



ANKENY CITY COUNCIL

Regular Meeting
Tuesday, January 20, 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=OEFocWZGS0NYUmtNVHNxcWZFak9Pd09>

Meeting ID: 973 1299 2966
Passcode: 1234

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

PROCEDURAL ACTIONS:

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

A. PUBLIC FORUM:

1. Special Presentation - Dylan Mullenix, Des Moines Area Metropolitan Planning Organization
2. Open Forum

B. APPROVAL OF AGENDA:

1. Approval of the January 20, 2026 Agenda

Consider motion to approve and accept the January 20, 2026 agenda, with or without amendment.

C. APPROVAL OF CONSENT AGENDA:

• **MINUTES**

- CA - 1.** Approval of official council actions of the regular meeting of January 5, 2026 as published, subject to correction, as recommended by the City Clerk.

• **LICENSES AND PERMITS**

- CA - 2.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• **FINANCE/BUDGET**

- CA - 3.** Consider motion to receive and file the Finance Reports for December 2025.
- CA - 4.** Consider motion to receive and file Building Permit Report for December 2025.
- CA - 5.** Consider motion to receive and file the Utility Billing Report for December 2025.
- CA - 6.** Consider motion to approve Change Order #2 increasing the contract amount by \$184.50 to Jasper Construction Services for construction services on the Trestle Ridge Park project.
- CA - 7.** Consider motion to approve Payment #9 in the amount of \$14,952.44 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 8.** Consider motion to approve Payment #13 in the amount of \$4,896.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 project.
- CA - 9.** Consider motion to approve Payment #9 in the amount of \$10,908.50 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
- CA - 10.** Consider motion to approve Payment #9 in the amount of \$730.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
- CA - 11.** Consider motion to approve Payment #18 in the amount of \$33,443.30 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.
- CA - 12.** Consider motion to approve Payment #15 in the amount of \$778.50 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 13.** Consider motion to approve Payment #2 in the amount of \$199,411.24 to Jasper Construction Services for construction services on the Trestle Ridge Park project.
- CA - 14.** Consider motion to approve Payment #2 in the amount of \$127,799.44 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.

- CA - 15.** Consider motion to approve Payment #22 in the amount of \$4,763.30 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.
- CA - 16.** Consider motion to approve Payment #4 in the amount of \$14,320.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
- CA - 17.** Consider motion to approve Payment #8 in the amount of \$162,967.54 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 18.** Consider motion to approve Payment #9 in the amount of \$13,711.04 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
- CA - 19.** Consider motion to approve the January 20, 2026 Accounts Payable.
- CA - 20.** Consider motion to adopt **RESOLUTION** accepting a proposal from Van Maanen Electric, Inc. in the amount of \$101,374.76 for Replacement of Damaged Fiber Optic Cable between NW 36th Street & State Street and Ankeny Water Tower on SW Irvinedale Drive.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 21.** Consider motion to adopt **RESOLUTION** waiving approval of the final plat for Saydel Commercial Plat 2.

- **ENGINEERING ITEMS**

- CA - 22.** Consider motion to adopt **RESOLUTION** accepting public improvements in Pine Lake Estates Plat 1.
- CA - 23.** Consider motion to adopt **RESOLUTION** accepting public improvements in Lakeview Woods Plat 1.
- CA - 24.** Consider motion to adopt **RESOLUTION** accepting public improvements in Greystones at Prairie Trail Plat 2.
- CA - 25.** Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of paving for SE Northstar Drive Intersection Improvements.

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 26. SW Walnut Street and SW Ordinance Road Water Main Project:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with On Track Construction, LLC in the amount of \$1,282,813.56; c) Final Change Order of \$44,592.15; and d) Final Payment #8 in the amount of \$38,849.92; Retainage Payment in the amount of \$64,140.68.
- CA - 27. SE 3rd Street Utility Improvements - Phase 2:** Consider motion to Approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with Rognes Corporation in the amount of \$2,248,890.65; and c) Final Payment #18 in the amount of \$0.00 and Release of Retainage in the amount of \$48,812.53.

- CA - 28.** Consider motion to approve the Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the Prairie Ridge Sports Complex Infield Reconstruction project in an amount not to exceed \$60,000.00.
- CA - 29.** Consider motion to approve the Professional Services Agreement with Confluence for the conceptual design, construction drawings and construction administration services for the development of Canyon Creek Park in an amount not to exceed \$88,500.00.
- CA - 30.** Consider motion to approve the Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the Hawkeye Sports Complex Tennis Court reconstruction project in an amount not to exceed \$51,500.00.
- CA - 31.** Consider motion to approve the Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the Sunrise Park Parking Lot Reconstruction project in an amount not to exceed \$25,000.00.
- CA - 32.** Consider motion to adopt **RESOLUTION** to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the County NW 72nd Place Westbound Right Turn Lane Project.
- CA - 33.** Consider motion to adopt **RESOLUTION** ordering construction on the NW 17th Street Storm Sewer & Pavement Improvements project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 2/10/26 @ 10:30 A.M. / date of hrg: 2/16/26 @ 5:30 P.M.)
- CA - 34.** Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC Pavement Preservation Program - Crack and Joint Filling project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 02/10/26 @ 10:30 A.M. / date of public hearing: 2/16/26 @ 5:30 P.M.)
- CA - 35.** Consider motion to adopt **RESOLUTION** ratifying, confirming and approving cancellation of receipt of bids and the public hearing for the Deer Creek Sanitary Trunk Sewer Extension Phase 1.

• **ADMINISTRATIVE ITEMS**

- CA - 36.** Consider motion to approve a license agreement between MidAmerican Energy Company and the City of Ankeny to install and operate cameras on MidAmerican utility poles.
- CA - 37.** Consider motion to approve certification to the Treasurer of State of Iowa the population of the DLE Four Way, LC annexed territory as determined by the last certified federal census of said territory.
- CA - 38.** Consider motion to adopt **RESOLUTION** setting dates of a consultation and a public hearing on proposed Amendment No. 5 to the Amended and Restated 1991 Ankeny Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/16/26 @ 5:30 p.m.)
- CA - 39.** Consider motion to adopt **RESOLUTION** setting dates of a consultation and a public hearing on proposed Amendment No. 15 to the 1989 Ankeny Economic Development

Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/16/26 @ 5:30 p.m.)

- CA - 40.** Consider motion to adopt **RESOLUTION** setting dates of a consultation and a public hearing on proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/16/26 @ 5:30 p.m.)
- CA - 41.** Consider motion to adopt **RESOLUTION** setting dates of a consultation and a public hearing on a proposed 2026 Corporate Woods Business Park Urban Renewal Plan I for a proposed urban renewal area in the City of Ankeny, State of Iowa. (date of hrg: 2/16/26 @ 5:30 p.m.)
- CA - 42.** Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny to submit an application for funding from Bravo for a Local Arts & Culture Grant to support enhanced events and attractions in Uptown and commitment of matching funds.
- CA - 43.** Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny to enter into a grant agreement with Bravo Greater Des Moines for a Public Art Grant for interactive lighting for the High Trestle Trail underpass.
- CA - 44.** Consider motion to approve award of the maintenance agreement for multi-function copy machines to Access Systems, Inc., and authorize the Mayor to sign the agreement.
- CA - 45.** Consider motion to approve a three-year subscription agreement with Environmental Systems Research Institute, Inc., for ArcGIS Enterprise and authorize the Mayor to sign the agreement.

- **APPROVAL OF CONSENT AGENDA ITEMS**

- 1. Consent Agenda Items CA-1 through CA-45

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-45.

D. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES**

- 46.** Ord 2247 An Ordinance vacating 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 accept second consideration of ORDINANCE 2247.

E. 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:**

- 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.
- Council Action Planning Session, 2/9/2026 at 5:30 p.m.
- Public Hearing - NW 17th St Storm Sewer and Pavement Improvements, 2/16/26 at 5:30 p.m.
- Public Hearing - 2026 PCC Pavement Preservation Program - Crack & Joint Filling, 2/16/26 at 5:30 p.m.
- Public Hearing -1991 City of Ankeny URP Amendment No. 5, 2/16/26 at 5:30 p.m.
- Public Hearing - 1989 Economic Development URP Amendment No. 15, 2/16/26 at 5:30 p.m.
- Public Hearing - NE Ankeny URP Amendment No. 2, 2/16/26 at 5:30 p.m.
- Public Hearing - 2026 Corporate Woods Business Park URP, 2/16/26 at 5:30 p.m.
- Council Action Planning Session, 2/23/2026 at 5:30 p.m.

F. ADJOURNMENT



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

Special Presentation - Dylan Mullenix, Des Moines Area Metropolitan Planning Organization

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

Open Forum

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 20, 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 20, 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 20, 2026 agenda, with or without amendment.

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 January 5, 2026 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, January 5, 2026, 5:30 p.m.

Ankeny Kirkendall Library - City Council Chambers

Mayor Bobbi Bentz

Mayor Pro Tem Todd Shafer

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

Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry, and Todd Shafer were in attendance. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

CEREMONY

The Oath of Office was administered to Mayor Bobbi Bentz by City Clerk Yuska and to Council Members Dustin Graber and Justin Hollinrake by Mayor Bentz.

APPROVAL OF AGENDA

1. Council Member Graber moved, Shafer seconded, to approve and accept the January 5, 2026 agenda without amendment. Ayes: 5.

PUBLIC HEARINGS

1. PH 2026-01. Mayor Bentz announced 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.

Eric Jensen, Director of Community Development, reported that Hope K Farms, LLC has requested the vacation. The vacated easement will be replaced with other easement(s) to facilitate future development.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Graber moved, Davis seconded, to close public hearing 2026-01. Ayes: 5. Council Member Hollinrake moved, Graber seconded, to accept first consideration of ORDINANCE 2247. Ayes: Hollinrake, Graber, Davis, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of December 15, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of December 2, 2025.

3. Receive and file minutes of the Zoning Board of Adjustment meeting of December 2, 2025.
4. Receive and file minutes of the Park Board meeting of October 27, 2025.

Licenses and Permits

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

Finance/Budget

6. Change Order #2 increasing the contract amount by \$22,383.14 to Shekar Engineering, PLC for construction services on the SW Des Moines Street Utility Improvements project.
7. 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.
8. 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.
9. Payment #36 in the amount of \$13,656.53 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
10. 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.
11. 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.
12. 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.
13. Payment #21 in the amount of \$4,893.30 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordnance Road Water Main project.
14. 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.
15. Payment #8 in the amount of \$136,888.91 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.
16. 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.
17. 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.
18. Payment #16 in the amount of \$8,020.25 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
19. 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.
20. January 5, 2026 Accounts Payable by fund: General \$370,413; Fire Gift \$580; Hotel Motel Tax \$115; Road Use Tax \$121,668; Police/Fire Pension \$2,964; Library Foundation \$541; Solid Waste \$16,260; Water \$768,383; Sewer \$17,674; Storm Water \$13,867; Golf Course \$10,656; Enterprise Project \$240,755; Revolving \$123,651; Risk Management \$28,800; Health Insurance \$1,219; Capital Projects \$280,329; Payroll Totals \$3,800,025; Transfers/ACH (\$477,424); Agenda Payments Approved Separately (\$404,700); Grand Total \$4,915,776.
21. Receive and file the City of Ankeny Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2025.

Personnel Items

22. Approve the revised classification position descriptions for Permit Technician I, Permit Technician II, and Permit Supervisor in the Community Development Department.
23. **RESOLUTION 2026-001** amending the 401 Plan Document Adoption Agreement for the City of Ankeny, Iowa.

Community Development Items

24. **RESOLUTION 2026-002** 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

25. **RESOLUTION 2026-003** 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.
26. **Watercrest Park Expansion**: Approve: a) Certificate of Completion; b) **RESOLUTION 2026-004** 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.
27. **Prairie Ridge Softball Batting Cages**: Approve: a) Change Order #1 increasing the contract amount by \$2,200.00; b) Certificate of Completion; c) **RESOLUTION 2026-005** 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.
28. **RESOLUTION 2026-006** 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.)
29. **RESOLUTION 2026-007** 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.)
30. **RESOLUTION 2026-008** 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.)
31. 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

32. 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.

RESOLUTION 2026-009 authorizing the sale of property vacated by the City of Ankeny, Iowa, to DRA Properties, LC.

APPROVAL OF CONSENT AGENDA

1. Council Member Hollinrake moved, seconded by Davis, to approve the recommendations for Consent Agenda Items CA-1 through CA-32. Ayes: Hollinrake, Davis, Graber, Perry, Shafer.

LEGISLATIVE BUSINESS

Boards and Commissions

34. Council Member Graber moved, Shafer seconded, to adopt **RESOLUTION 2026-010** appointing council and staff to serve on various committees and boards for 2026. Ayes: Graber, Shafer, Davis, Hollinrake, Perry. Council Member Perry moved, Graber seconded, to adopt **RESOLUTION 2026-011** appointing representatives to the Des Moines Area MPO Committees. Ayes: Perry, Graber, Davis, Hollinrake, Shafer.

ADJOURNMENT

Meeting was adjourned at 5:44 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 1/16/26.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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. Des Moines Area Community College d/b/a Des Moines Area Community College, 2006 S Ankeny Blvd, Bldg 7. - Special Class C Retail Alcohol License (BW) (Renewal) - Effective February 5, 2026.
2. Iowa CVS Pharmacy LLC d/b/a CVS/Pharmacy #10114, 104 E 1st St. - Class E Retail Alcohol License (LE) (Renewal) - Effective February 10, 2026.
3. ALDI Inc. d/b/a ALDI #35, 2075 N Ankeny Blvd - Class B Retail Alcohol License (LG) (Renewal) Effective February 1, 2026.
4. Great Caterers of Iowa Inc. d/b/a Great Caterers of Iowa, 1055 SW Prairie Trail (FFA Bldg) - Class C Retail Alcohol License (LC) (14 Days) Effective January 28, 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 20, 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 Finance Reports for December 2025.

ORIGINATING DEPARTMENT

Finance

COUNCIL GOAL

Exercise Financial Discipline

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. Finance Report - December

Memorandum

To: Honorable Mayor and City Council

Date: January 20, 2026

Re: Monthly Finance Report – December 2025

The financial reports for the month of December are submitted herewith. In the fall and early winter, the annual audit of the City's financial statements was conducted. With audit fieldwork complete comes the release of the City's Annual Comprehensive Financial Report (ACFR) for the year ending June 30, 2025. The City's independent auditors, Eide Bailly, LLP, released an unmodified opinion in December and the report has been submitted to the Government Finance Officers Association (GFOA) for consideration for the Certificate of Achievement for Excellence in Financial Reporting. The City hopes to receive this award for the 24th consecutive year. The Annual Comprehensive Financial Report was received and filed at the January 5, 2026, council meeting.

As for the current year, fiscal year 2026, December represents the fifty percent mark of the fiscal year. The Major Operating Funds – Budget versus Actual report shows that revenue and expenditure totals for most major operating funds are near or above the fifty percent mark. Other major funds with variances, primarily due to timing differences and seasonal activities, include the tax increment financing fund and the debt service fund.

The general fund is the primary operating fund of the City and is being highlighted. On the Revenue Summary by Fund report, general fund revenues total \$29,404,691 or 56.20% of budget. In general, the figures demonstrate that the City's operations are in line with budget expectations. When reviewing individual revenues on the Major Operating Funds Detailed Revenue Summary report, use of money and property revenue is strong at 92.02% of budget. These and other line items are being re-estimated for fiscal year 2026. Further details regarding revenue projections will be shared during the council budget workshops during the months of January and February.

On the expenditure side, overall spending in the general fund appears to be trending with projections. On the Expenditure Summary by Fund report, expenditures total \$25,624,489 or 49.03% of budget. When reviewing expenditures on the Major Operating Funds Budget versus Actual report, one program exceeding budget expectations is culture and recreation, at 55% of budget. This is due to the seasonal nature of many of these activities such as Aquatic Centers and Prairie Ridge Sports Complex.

Another indicator of the City's financial health is to compare the Cash Balance Summary report from this same month last fiscal year. The ending cash balance has increased considerably from \$172,219,438 at December 31, 2024, to \$183,145,196 at December 31, 2025. The cash balances of the sewer fund, storm water fund, golf course fund, and risk management fund experienced notable growth year over year. These increases are largely attributed to an increase in sewer rates, record setting attendance at the golf course and lower-than-anticipated property and liability claims.

The completion of the City's Annual Comprehensive Financial Report shifts the Finance Department's attention towards completing the budget for fiscal year 2027 and the re-estimation of the budget for fiscal year 2026. The re-estimated budget for fiscal year 2026 will not appear in the monthly financial reports until April 2026. The end of the calendar year is a good transition point for closing the previous year and to begin looking ahead to the next year.

CITY OF ANKENY
CASH AND INVESTMENT RECONCILIATION
ALL FUNDS
December 31, 2025

Cash Basis Fund Balances	<u><u>\$ 183,145,195.99</u></u>
Investments	\$ 158,786,041.26
Checking Account Balance (per bank)	24,682,467.89
Deposits in Transit	50,771.26
Outstanding Checks	(377,159.42)
Cash Drawer/Petty Cash *	<u>3,075.00</u>
Total	<u><u>\$ 183,145,195.99</u></u>

* Cash Drawer/Petty Cash:	
Aquatic Centers	\$ -
City Hall - Finance	200.00
City Hall - Front Desk	175.00
Library	300.00
Otter Creek Golf Course	800.00
Parks and Recreation	250.00
Parks - Hawkeye & Miracle Parks	-
Parks - PRSC Concessions	325.00
Parks - Senior Center	200.00
Police Department	100.00
Public Service Building	25.00
Community Development	100.00
Water Fund	600.00
	<u><u>\$ 3,075.00</u></u>

City of Ankeny
Cash Balance Summary
December 31, 2025

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance December 31, 2025
General:							
General	100	\$ 42,551,807.12	\$ 29,404,690.89	\$ -	\$ 25,624,489.31	\$ 1,594,216.44	\$ 44,737,792.26
Hotel/Motel Tax	233	1,137,852.82	-	1,594,216.44	1,033,772.31	-	1,698,296.95
Special Revenue:							
Fire Gift	220	32,715.31	4,845.00	-	1,515.00	-	36,045.31
Hawkeye Park Player Fees	240	30,588.07	2,360.00	-	-	-	32,948.07
Police Gift	250	13,853.60	3,600.00	-	-	-	17,453.60
Road Use Tax	260	11,424,243.75	5,756,905.20	-	4,894,663.74	-	12,286,485.21
Police Seizure	270	106,764.42	65,138.61	-	33,458.66	-	138,444.37
Tax Increment Financing	280	1,898,492.35	4,657,887.77	-	61,651.00	-	6,494,729.12
Police and Fire Retirement	290	1,521,051.91	1,690,165.19	-	1,653,477.94	-	1,557,739.16
Employee Benefits	292	-	956,913.75	-	-	-	956,913.75
Landfill Post-Closure	295	77,793.17	-	-	-	-	77,793.17
Friends of the Ankeny Library	430	82,845.54	14,124.65	-	28,192.68	-	68,777.51
Park Dedication	440	384,614.05	2,532.00	-	-	-	387,146.05
Sports Complex Foundation	445	182,060.69	10,275.00	-	-	-	192,335.69
Ankeny Garden Club	446	14,211.73	-	-	-	-	14,211.73
Miracle Park Fund	448	77,861.39	402.00	-	7,051.96	-	71,211.43
Dog Park Trust Fund	449	1,899.43	-	-	-	-	1,899.43
P&R Scholarship Fund	450	29,537.91	-	-	1,438.50	-	28,099.41
Debt Service	300	2,068,846.71	9,594,222.30	-	2,159,968.54	-	9,503,100.47
Enterprise:							
Solid Waste	500	642,622.45	780,647.59	-	732,492.63	-	690,777.41
Utility Deposits	505	434,165.22	119,112.52	-	92,775.00	-	460,502.74
Water Operations	510	22,970,210.88	20,943,134.62	-	23,221,008.38	1,555,678.26	19,136,658.86
Water Improvement	520	1,761,600.00	-	-	-	-	1,761,600.00
Water Sinking	530	3,018,710.34	-	1,555,678.26	404,401.02	-	4,169,987.58
Sewer Operations	550	20,257,578.54	9,589,246.72	-	7,232,914.43	-	22,613,910.83
Sewer Improvement	560	3,401,518.12	-	-	-	-	3,401,518.12
Storm Water	580	3,195,447.08	2,317,806.52	-	744,943.01	-	4,768,310.59
Golf Course	590	2,930,368.21	1,669,023.83	-	1,314,233.38	-	3,285,158.66
Capital Project:							
Utility Fund Capital Projects	6**	14,221,529.32	846,050.10	-	7,234,719.17	-	7,832,860.25
Special Assessments	8**	2,790,607.42	76,685.30	-	-	-	2,867,292.72
Capital Projects	8** & 9**	29,784,422.42	1,296,076.69	0.03	9,475,725.28	0.03	21,604,773.83
Total Budgeted		<u>\$ 167,045,819.97</u>	<u>\$ 89,801,846.25</u>	<u>\$ 3,149,894.73</u>	<u>\$ 85,952,891.94</u>	<u>\$ 3,149,894.73</u>	<u>\$ 170,894,774.28</u>
Internal Service:							
Revolving	710	768,919.09	689,313.94	-	644,655.11	-	813,577.92
Risk Management	720	1,260,346.96	2,117,049.82	-	1,465,296.81	-	1,912,099.97
Health Insurance	730	7,761,924.58	3,157,617.02	-	3,034,683.82	-	7,884,857.78
Sustainability Revolving Loan	770	32,663.90	-	-	-	-	32,663.90
Economic Development Revolving	780	302,957.05	-	-	-	-	302,957.05
Equipment Reserve	790	1,080,091.48	224,173.61	-	-	-	1,304,265.09
Total Unbudgeted		<u>\$ 11,206,903.06</u>	<u>\$ 6,188,154.39</u>	<u>\$ -</u>	<u>\$ 5,144,635.74</u>	<u>\$ -</u>	<u>\$ 12,250,421.71</u>
Total ⁽¹⁾		<u><u>\$ 178,252,723.03</u></u>	<u><u>\$ 95,990,000.64</u></u>	<u><u>\$ 3,149,894.73</u></u>	<u><u>\$ 91,097,527.68</u></u>	<u><u>\$ 3,149,894.73</u></u>	<u><u>\$ 183,145,195.99</u></u>

⁽¹⁾ Includes interfund transactions.

City of Ankeny
Utility Capital Projects Cash Balance Summary
December 31, 2025

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance December 31, 2025
Utility Fund Capital Projects:							
Water Main Replacement	610	\$ 2,825,264.64	\$ -	\$ -	\$ 414,383.45	\$ -	\$ 2,410,881.19
Northwest Water Tower	611	-	-	-	2,330,477.17	-	(2,330,477.17)
SE Magazine Storage Tank Repaint	612	21,745.00	-	-	3,925.00	-	17,820.00
East Water Tower	617	385,270.00	-	-	44,190.00	-	341,080.00
NE 36th St & NE 38th St Water Main Loop	618	972,133.22	-	-	-	-	972,133.22
SW Irvinedale Dr Transmission Main-Ph 3	623	(5,000.00)	-	-	-	-	(5,000.00)
High Trestle Trail Transmission Main	629	-	-	-	1,433.00	-	(1,433.00)
Aquifer Storage Replacement #1	632	143,766.06	-	-	178,619.39	-	(34,853.33)
S Ankeny Blvd Transmission Main	633	(131,782.45)	-	-	-	-	(131,782.45)
SW Walnut/SW Ordinance Water	635	115,334.71	846,050.10	-	1,029,955.60	-	(68,570.79)
SE Delaware Grnd Storage Tank Repaint	638	4,125.00	-	-	-	-	4,125.00
Sanitary Sewer Replacement	650	3,237,419.01	-	-	704,247.94	-	2,533,171.07
Trestle Ridge Trunk Sewer Cost Share	651	600,000.00	-	-	-	-	600,000.00
Otter Creek Trunk Sewer-Phase 4	655	174,327.72	-	-	17,424.98	-	156,902.74
SE 3rd Trunk Swr Ext-SE Grant to SE Sharon	658	811,308.44	-	-	460,238.41	-	351,070.03
Deer Creek Trunk Sewer	661	230,000.00	-	-	170,380.00	-	59,620.00
Storm Sewer Replacement	680	739,228.86	-	-	307,430.04	-	431,798.82
NW 17th St Storm Sewer & Pavement	681	11,500.00	-	-	-	-	11,500.00
Sawgrass Park Dam Improvement	686	665,008.32	-	-	111,913.36	-	553,094.96
High Trestle Trail Channel Stab. - Phase 1	688	(160,833.99)	-	-	-	-	(160,833.99)
Four Mile Creek 36th to 47th	691	439,000.00	-	-	131,079.99	-	307,920.01
Four Mile Creek Stabilization-Heritage	693	138,000.00	-	-	69,907.68	-	68,092.32
Four Mile Creek Channel Stabilization	694	690,186.32	-	-	646.77	-	689,539.55
SE 3rd Street Storm Sewer Improvements	695	1,276,863.22	-	-	500,640.15	-	776,223.07
Tributary to Four Mile Creek Stabilization	696	8,079.54	-	-	3,080.98	-	4,998.56
SW Des Moines St Utility Improvements	699	1,030,585.70	-	-	754,745.26	-	275,840.44
Total Utility Fund Capital Projects		<u>\$ 14,221,529.32</u>	<u>\$ 846,050.10</u>	<u>\$ -</u>	<u>\$ 7,234,719.17</u>	<u>\$ -</u>	<u>\$ 7,832,860.25</u>

City of Ankeny
Capital Projects Cash Balance Summary
December 31, 2025

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance December 31, 2025
Capital Project Funds:							
NW 18 Reconstruction-State St to Ash Dr	883	\$ 200,000.00	\$ -	\$ -	\$ 91,487.72	\$ -	\$ 108,512.28
S Anky Blvd Imprv-SE Pete to 1st Street	886	(353,153.15)	-	-	1,135.00	-	(354,288.15)
SW Magazine & SW State Intersection	887	363.00	-	-	-	-	363.00
Fiber Optic Network Upgrade	888	974,809.18	-	-	576,203.17	-	398,606.01
SE Corp Woods & SE Crosswinds Traffic	889	111,566.25	-	-	48,281.15	-	63,285.10
SW Oralabor & SW Irvinedale Intersection	891	202,890.08	-	-	136,306.06	-	66,584.02
NE 62nd RBC Culvert for 4 Mile Creek	892	173,592.65	-	-	-	-	173,592.65
NW 36th & NW Weigel Asphalt Overlays	895	3,585.44	-	-	-	-	3,585.44
Des Moines Street Parks Development	897	256,723.98	-	-	162,069.47	-	94,654.51
S Anky Blvd & SW Oralabor Improvement	899	105,461.70	-	-	68,384.60	-	37,077.10
BAN/Bond Activity	900	2,228,724.82	820,532.66	-	82,262.13	-	2,966,995.35
Fire Station No. 4	901	1,237,425.20	25,547.00	-	534,551.03	-	728,421.17
PRSC Softball Batting Cage Replace	902	133,500.00	25,000.00	-	73,761.82	-	84,738.18
Lakeside Center Repurposing	903	305,131.74	-	-	-	-	305,131.74
Senior Center	905	410,703.58	-	-	42,191.50	-	368,512.08
Public Works Winter Ops Satellite Facility	907	85,367.40	-	-	29,365.70	-	56,001.70
HTT Overlay W 1st St to NW 18th St	909	(24,709.63)	-	-	-	-	(24,709.63)
N Ankeny Blvd & 18th St Int Improvements	913	10,353.40	-	-	5,334.44	-	5,018.96
Pavement Preservation Program	915	36,850.30	-	-	104,506.98	-	(67,656.68)
Annual Street Replacement Program	916	3,016,611.72	-	-	729,039.31	-	2,287,572.41
Prairie Ridge Sports Complex	920	53,871.77	-	-	-	-	53,871.77
Sunrise Park Parking Lot	921	150,000.00	-	-	-	-	150,000.00
NW Irvinedale & NW 18th Inters Imprvmts	922	4,178,688.55	-	-	2,141,749.39	-	2,036,939.16
East of I-35 Land Acquisition	923	330,000.00	-	-	-	-	330,000.00
Miracle Field	925	41,534.66	-	-	-	-	41,534.66
Community Entrance Signage	927	50,861.49	-	-	-	-	50,861.49
Library	928	95,065.17	-	-	7,297.59	-	87,767.58
SW Oralabor & SW Edgewood Intersection	929	(120,191.70)	142,047.73	-	-	-	21,856.03
Public Facility Improvements	930	19,156.54	-	-	-	-	19,156.54
Annual Sidewalks/Trails	936	381,361.63	-	-	294,364.43	-	86,997.20
NW Prairie Ridge/Ash & 9th St Intersection	939	372,460.00	-	-	117,141.75	-	255,318.25
Facility Parking Lot Improvements	942	150,000.00	-	-	-	-	150,000.00
I35 & Corp Woods Interchange Report	946	50,000.00	-	-	-	-	50,000.00
I35/NE 36th Interchange Impvmts	948	427,247.00	-	-	24,811.34	-	402,435.66
N Ankeny Blvd Imprvmts - 1st St to 11th St	949	1,985,811.08	-	-	107,210.70	-	1,878,600.38
Asphalt Street Resurfacing	950	685,460.77	-	-	769,230.49	-	(83,769.72)
NW 18th Recon-NW Ash to N Anky Blvd	953	14,820.88	-	-	-	-	14,820.88
SE Creekview Drive Extension	954	(3,391.20)	1,151.21	-	138,469.28	-	(140,709.27)
Public Street Design Standard	956	1,500,000.00	-	-	-	-	1,500,000.00
Rock Creek Trail & Native Plantings	957	12,727.77	-	-	12,727.77	-	0.00
Uptown Lighting Upgrade	958	34,781.38	-	-	753.00	-	34,028.38
Street Patching Program	963	2,050,527.65	-	-	1,139,983.08	-	910,544.57
Traffic Signalization	965	1,036,800.13	-	-	230,365.36	-	806,434.77
NW 26th Street Widening	967	250,000.00	-	-	-	-	250,000.00
E 1st Widening-Frisk to Four Mile	969	26,500.00	-	-	-	-	26,500.00
W 1st Widening & Improvements-Phase 1	970	(0.01)	-	0.02	-	0.01	-
W 1st Widening & Improvements-Phase 2	971	1,019,125.61	-	0.01	855,868.16	0.02	163,257.44
Park Development	973	1,020,051.29	2,600.00	-	376,806.14	-	645,845.15
Park Land Acquisition	974	81,688.18	-	-	-	-	81,688.18
Uptown Parking Improvements	975	172,206.96	-	-	-	-	172,206.96
Prairie Trail Public Improvements	977	1,044,397.83	-	-	-	-	1,044,397.83
NE Delaware Reconstruction 5th-18th	979	380,685.81	-	-	230,213.12	-	150,472.69
SW Magazine/SW District Dr Signal	981	60,000.00	-	-	16,828.75	-	43,171.25
PRSC Parking Lot Improvements	987	90,667.00	-	-	-	-	90,667.00
High Trestle Trail Experience Park	990	189,173.99	-	-	-	-	189,173.99
NW 36th Widening from Ash to Anky Blvd	992	5,940.86	-	-	7,722.86	-	(1,782.00)
Street/Sidewalk Oversizing	995	85,750.27	-	-	49,187.00	-	36,563.27
Capital Projects Reserve	997	3,370,103.39	-	-	-	-	3,370,103.39
SW Oralabor & State Safety Improvements	998	(625,259.99)	279,198.09	-	270,114.99	-	(616,176.89)
Total Non Utility Fund Capital Projects		<u>\$ 29,784,422.42</u>	<u>\$ 1,296,076.69</u>	<u>\$ 0.03</u>	<u>\$ 9,475,725.28</u>	<u>\$ 0.03</u>	<u>\$ 21,604,773.83</u>

City of Ankeny

Revenue Summary by Fund

December 31, 2025

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of December 31, 2025	Variance	Percent ⁽²⁾
General:							
General	100	\$ 48,493,748.05	\$ 54,016,360.69	\$ 52,319,987.00	\$ 29,404,690.89	\$ (22,915,296.11)	56.20%
Hotel/Motel Tax	233	45,641.96	62,792.84	51,000.00	-	(51,000.00)	0.00%
Special Revenue:							
Fire Gift	220	4,284	4,175	6,100.00	4,845.00	(1,255.00)	79.43%
Hawkeye Park Player Fees	240	8,251.33	7,613.73	7,000.00	2,360.00	(4,640.00)	33.71%
Police Gift	250	24,323.44	4,163.18	5,700.00	3,600.00	(2,100.00)	63.16%
Road Use Tax	260	10,139,300.19	10,449,513.50	11,008,537.00	5,756,905.20	(5,251,631.80)	52.29%
Police Seizure	270	18,168.91	37,247.61	14,000.00	65,138.61	51,138.61	465.28%
Tax Increment Financing	280	11,270,675.11	8,226,882.14	8,570,035.00	4,657,887.77	(3,912,147.23)	54.35%
Police and Fire Retirement	290	2,684,595.94	3,078,145.10	3,255,339.00	1,690,165.19	(1,565,173.81)	51.92%
Employee Benefits	292	-	1,071,628.40	1,831,719.00	956,913.75	(874,805.25)	52.24%
Landfill Post-Closure	295	4,443.71	3,521.26	2,000.00	-	(2,000.00)	0.00%
Friends of the Ankeny Library	430	47,303.55	51,481.91	46,000.00	14,124.65	(31,875.35)	30.71%
Park Dedication	440	32,245.76	52,606.34	13,000.00	2,532.00	(10,468.00)	19.48%
Sports Complex Foundation	445	28,451.27	22,135.36	20,000.00	10,275.00	(9,725.00)	51.38%
Ankeny Garden Club	446	2,307.93	2,336.96	2,175.00	-	(2,175.00)	0.00%
Miracle Park Fund	448	9,716.92	12,027.34	7,000.00	402.00	(6,598.00)	5.74%
Dog Park Trust Fund	449	71.22	451.75	-	-	-	-
P&R Scholarship Fund	450	1,392.57	1,263.19	800.00	-	(800.00)	0.00%
Civic Trust Fund	484	17,267.92	-	-	-	-	-
Debt Service	300	15,695,498.14	17,625,104.02	18,530,034.00	9,594,222.30	(8,935,811.70)	51.78%
Enterprise:							
Solid Waste	500	1,472,676.35	1,537,316.46	1,613,000.00	780,647.59	(832,352.41)	48.40%
Utility Deposits	505	192,087.05	177,691.05	203,000.00	119,112.52	(83,887.48)	58.68%
Water Operations	510	21,463,858.13	22,294,169.41	31,534,315.00	20,943,134.62	(10,591,180.38)	66.41%
Water Improvement	520	-	-	-	-	-	-
Water Sinking	530	325,572.37	-	-	-	-	-
Sewer Operations	550	17,443,893.47	17,995,508.89	18,431,849.00	9,589,246.72	(8,842,602.28)	52.03%
Sewer Improvement	560	-	-	-	-	-	-
Storm Water	580	3,815,898.23	4,527,731.07	4,651,469.00	2,317,806.52	(2,333,662.48)	49.83%
Golf Course	590	2,760,675.08	2,922,037.01	2,540,000.00	1,669,023.83	(870,976.17)	65.71%
Capital Project:							
Utility Fund Capital Projects	6**	12,199,161.59	6,734,674.03	10,473,711.00	846,050.10	(9,627,660.90)	8.08%
Special Assessments	8**	1,537,275.87	1,231,173.84	-	76,685.30	76,685.30	-
Capital Projects	9**	26,184,641.53	20,751,599.41	28,989,823.00	1,296,076.69	(27,693,746.31)	4.47%
Total Budgeted Revenues		\$ 175,923,427.85	\$ 172,901,351.63	\$ 194,127,593.00	\$ 89,801,846.25	\$ (104,325,746.75)	46.26%
Internal Service:							
Revolving	710	\$ 1,536,759.05	\$ 1,415,410.58	\$ 1,738,208.00	\$ 689,313.94	\$ (1,048,894.06)	39.66%
Risk Management	720	1,582,252.79	2,511,399.01	2,203,000.00	2,117,049.82	(85,950.18)	96.10%
Health Insurance	730	5,957,327.24	5,724,527.31	6,287,000.00	3,157,617.02	(3,129,382.98)	50.22%
Sustainability Revolving Loan	770	1,538.22	1,396.89	1,100.00	-	(1,100.00)	0.00%
Economic Development Revolving	780	16,809.16	12,956.04	10,000.00	-	(10,000.00)	0.00%
Equipment Reserve	790	183,214.75	340,647.82	483,224.00	224,173.61	(259,050.39)	46.39%
Total Unbudgeted Revenues		\$ 9,277,901.21	\$ 10,006,337.65	\$ 10,722,532.00	\$ 6,188,154.39	\$ (4,534,377.61)	57.71%
Total All Revenues ⁽¹⁾		\$ 185,201,329.06	\$ 182,907,689.28	\$ 204,850,125.00	\$ 95,990,000.64	\$ (108,860,124.36)	46.86%

⁽¹⁾ Includes interfund transactions.

⁽²⁾ December is 50% of the fiscal year.

City of Ankeny
Expenditure Summary by Fund
December 31, 2025

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of December 31, 2025	Variance	Percent ⁽²⁾
General:							
General	100	\$ 42,720,711.66	\$ 47,578,157.18	\$ 52,267,500.00	\$ 25,624,489.31	\$ (26,643,010.69)	49.03%
Hotel/Motel Tax	233	1,352,529.65	1,843,584.12	1,840,989.00	1,033,772.31	(807,216.69)	56.15%
Special Revenue:							
Fire Gift	220	3,237	5,611	5,000.00	1,515.00	(3,485.00)	30.30%
Hawkeye Park Player Fees	240	16,781.40	6,346.37	11,159.00	-	(11,159.00)	0.00%
Police Gift	250	10,825.66	13,983.89	5,000.00	-	(5,000.00)	0.00%
Road Use Tax	260	8,431,134.88	8,870,082.92	9,543,022.00	4,894,663.74	(4,648,358.26)	51.29%
Police Seizure	270	34,989.64	13,054.50	17,900.00	33,458.66	15,558.66	186.92%
Tax Increment Financing	280	2,777,575.00	3,337,427.00	3,212,250.00	61,651.00	(3,150,599.00)	1.92%
Police and Fire Retirement	290	2,682,675.57	3,106,641.02	3,465,256.00	1,653,477.94	(1,811,778.06)	47.72%
Employee Benefits	292	-	-	-	-	-	
Landfill Post-Closure	295	-	-	-	-	-	
Friends of the Ankeny Library	430	51,417.36	51,340.13	49,000.00	28,192.68	(20,807.32)	57.54%
Park Dedication	440	-	-	-	-	-	
Sports Complex Foundation	445	-	-	-	-	-	
Ankeny Garden Club	446	-	-	1,000.00	-	(1,000.00)	0.00%
Miracle Park Fund	448	6,628.94	7,250.75	10,000.00	7,051.96	(2,948.04)	70.52%
Dog Park Trust Fund	449	-	-	-	-	-	
P&R Scholarship Fund	450	291.75	-	5,000.00	1,438.50	(3,561.50)	28.77%
Civic Trust Fund	484	-	-	-	-	-	
Debt Service	300	25,026,906.95	26,083,554.20	27,055,475.00	2,159,968.54	(24,895,506.46)	7.98%
Enterprise:							
Solid Waste	500	1,401,504.36	1,442,193.97	1,604,402.00	732,492.63	(871,909.37)	45.66%
Utility Deposits	505	164,525.00	177,350.00	182,000.00	92,775.00	(89,225.00)	50.98%
Water Operations	510	14,024,275.57	13,854,596.88	32,088,357.00	23,221,008.38	(8,867,348.62)	72.37%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	1,956,233.57	3,039,213.97	3,705,682.00	404,401.02	(3,301,280.98)	10.91%
Sewer Operations	550	9,615,399.02	10,777,154.67	12,606,218.00	7,232,914.43	(5,373,303.57)	57.38%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	1,170,265.90	1,279,558.17	1,592,893.00	744,943.01	(847,949.99)	46.77%
Golf Course	590	2,173,561.80	2,402,423.11	2,420,922.00	1,314,233.38	(1,106,688.62)	54.29%
Capital Project:							
Utility Fund Capital Projects	6**	15,117,017.15	12,723,363.58	17,139,011.00	7,234,719.17	(9,904,291.83)	42.21%
Special Assessments	8**	-	-	-	-	-	
Capital Projects	9**	29,734,504.44	29,334,724.83	29,219,591.00	9,475,725.28	(19,743,865.72)	32.43%
Total Budgeted Expenditures		\$ 158,472,992.27	\$ 165,947,612.49	\$ 198,047,627.00	\$ 85,952,891.94	\$ (112,094,735.06)	43.40%
Internal Service:							
Revolving	710	\$ 1,428,264.89	\$ 1,366,232.29	\$ 1,738,208.00	\$ 644,655.11	\$ (1,093,552.89)	37.09%
Risk Management	720	1,520,781.12	2,273,482.32	2,203,000.00	1,465,296.81	(737,703.19)	66.51%
Health Insurance	730	4,924,283.10	5,432,868.05	6,833,000.00	3,034,683.82	(3,798,316.18)	44.41%
Sustainability Revolving Loan	770	-	-	-	-	-	
Economic Development Revolving	780	-	-	-	-	-	
Equipment Reserve	790	-	1,527,716.00	-	-	-	
Total Unbudgeted Expenditures		\$ 7,873,329.11	\$ 10,600,298.66	\$ 10,774,208.00	\$ 5,144,635.74	\$ (5,629,572.26)	47.75%
Total All Expenditures ⁽¹⁾		\$ 166,346,321.38	\$ 176,547,911.15	\$ 208,821,835.00	\$ 91,097,527.68	\$ (117,724,307.32)	43.62%

⁽¹⁾ Includes interfund transactions.

⁽²⁾ December is 50% of the fiscal year.

City of Ankeny
Major Operating Funds
Detailed Revenue Summary
December 31, 2025

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of December 31, 2025	Over (under) Budget	Percent ⁽¹⁾
General Fund:						
Property Tax:						
General Property Tax	\$ 28,789,590	\$ 32,340,316	\$ 33,649,856	\$ 17,603,926	\$ (16,045,930)	52.32%
Ag Land Tax	14,655	14,400	15,370	10,685	(4,685)	69.52%
Airport Authority Levy	681,792	707,691	734,794	384,415	(350,379)	52.32%
Subtotal	\$ 29,486,038	\$ 33,062,407	\$ 34,400,020	\$ 17,999,025	\$ (16,400,995)	52.32%
Non-Property Taxes:						
Hotel/Motel Tax	\$ 2,120,556	\$ 2,659,074	\$ 2,362,000	\$ 1,594,216	\$ (767,784)	67.49%
Mobile Home Tax	17,380	15,862	16,300	12,633	(3,667)	77.50%
Utility Replacement Tax	199,256	189,665	185,283	91,706	(93,577)	49.50%
Utility Franchise Tax	1,527,814	1,632,678	1,616,000	865,382	(750,618)	53.55%
Cable TV Franchise Tax	181,794	145,653	116,000	59,228	(56,772)	51.06%
Subtotal	\$ 4,046,799	\$ 4,642,933	\$ 4,295,583	\$ 2,623,166	\$ (1,672,417)	61.07%
Licenses and Permits:						
Miscellaneous Licenses:						
Liquor Licenses	\$ 104,637	\$ 79,542	\$ 79,000	\$ 45,302	\$ (33,698)	57.34%
Cigarette Permits	5,500	8,150	5,000	10,375	5,375	207.50%
Solicitor Licenses	5,080	9,460	7,000	3,535	(3,465)	50.50%
Miscellaneous Business Licenses	20,390	11,910	9,000	3,700	(5,300)	41.11%
Garbage Licenses	1,400	1,200	1,400	-	(1,400)	0.00%
Pet Licenses	42,441	37,753	41,000	13,131	(27,869)	32.03%
Fire Permits	22,400	32,653	15,000	18,250	3,250	121.67%
Code Enforcement Licenses & Permits:						
Alarm Permits	11,810	11,270	12,000	4,960	(7,040)	41.33%
Building Permits	1,414,027	2,027,145	1,414,000	811,402	(602,598)	57.38%
Electrical Permits	126,394	170,655	126,000	65,246	(60,754)	51.78%
Heating Permits	88,137	101,214	88,000	52,726	(35,274)	59.92%
Plumbing Permits	75,496	118,070	75,000	53,769	(21,231)	71.69%
Driveway Permits	12,600	10,605	12,000	6,400	(5,600)	53.33%
Sidewalk Permits	12,510	11,305	12,000	6,650	(5,350)	55.42%
Moving/Demolition Permits	300	275	200	225	25	112.50%
Fence & Oversize Permits	54,657	71,931	60,000	51,676	(8,324)	86.13%
Subtotal	\$ 1,997,779	\$ 2,703,138	\$ 1,956,600	\$ 1,147,346	\$ (809,254)	58.64%
Use of Money and Property:						
Interest	\$ 4,120,576	\$ 4,264,554	\$ 3,400,000	\$ 3,257,580	\$ (142,420)	95.81%
Commissions	22,627	27,124	21,000	8,019	(12,981)	38.18%
Leases	62,820	51,048	52,358	9,152	(43,206)	17.48%
Community Centers Rental	119,478	116,165	104,000	60,923	(43,077)	58.58%
Park Shelter Rentals	21,989	22,849	22,000	9,870	(12,130)	44.86%
Sports Complex Rentals	170,400	163,732	142,000	129,287	(12,714)	91.05%
Aquatic Center Rentals	38,883	37,593	34,000	654	(33,346)	1.92%
Miscellaneous Rentals	91,192	72,213	25,000	21,733	(3,267)	86.93%
Subtotal	\$ 4,647,964	\$ 4,755,280	\$ 3,800,358	\$ 3,497,218	\$ (303,140)	92.02%
Intergovernmental Revenue:						
Local:						
Fire Protection	\$ 571,591	\$ 457,894	\$ 474,000	\$ 220,106	\$ (253,894)	46.44%
School/Police Agreements	225,186	251,307	311,914	159,459	(152,455)	51.12%
County Library Contribution	161,032	158,260	158,260	93,252	(65,008)	58.92%
Other Local Contributions	110,452	197,390	80,000	(22,281)	(102,281)	-27.85%
State:						
Commercial & Industrial Replacement	401,351	261,005	127,956	63,989	(63,967)	50.01%
Business Property Tax Credit	211,780	215,718	184,322	102,865	(81,457)	55.81%
Library Contribution	26,085	26,689	26,689	28,295	-	106.02%
Miscellaneous Grants	4,950	19,772	-	-	-	
Federal:						
Public Safety Grants	91,127	83,423	60,000	39,837	(20,163)	66.40%
Subtotal	\$ 1,803,554	\$ 1,671,458	\$ 1,423,141	\$ 685,523	\$ (737,618)	48.17%
Service Charges:						
Police and Fire:						
Insurance Reports	\$ 12,042	\$ 13,600	\$ 12,000	\$ 5,931	\$ (6,069)	49.43%
Fire/Ambulance Reports	80	120	100	40	(60)	40.00%
False Alarm Fees	775	450	1,000	200	(800)	20.00%
Ambulance Charges	2,842,156	2,931,267	2,880,447	1,686,444	(1,194,003)	58.55%
Fingerprinting	11,442	8,832	11,000	3,015	(7,985)	27.41%
Towing Surcharge	2,050	1,500	2,000	1,060	(940)	53.00%
Plan Review Fees	7,111	2,400	5,000	(3)	(5,003)	-0.06%
Parks and Recreation:						
Admissions	718,279	682,870	598,000	436,516	(161,484)	73.00%
Season Passes	514,550	572,433	547,000	84,236	(462,764)	15.40%
Special Programs	128,896	149,812	139,000	46,745	(92,255)	33.63%

	2023-24	2024-25	2025-26	As of	Over (under)	Percent ⁽¹⁾
	Actual	Actual	Budget	December 31, 2025	Budget	
Rec Programs - Tax Exempt	594,582	680,525	570,000	320,949	(249,051)	56.31%
Swimming Lessons	122,998	143,534	125,000	11,215	(113,785)	8.97%
Dog Park Passes	29,779	28,103	30,000	8,440	(21,560)	28.13%
Housing and Subdivision:						
Housing Code	86,324	146,255	86,000	74,765	(11,235)	86.94%
Plan Review Fees	196,823	416,751	196,000	138,266	(57,734)	70.54%
Site Plan Review	13,560	16,400	13,000	7,400	(5,600)	56.92%
Zoning	13,595	6,635	5,000	1,170	(3,830)	23.40%
Subdivision Filing Fees	9,985	9,045	7,000	5,620	(1,380)	80.29%
Board of Adjustment Fees	2,660	1,950	2,000	1,900	(100)	95.00%
Architect Review Board Fees	2,065	2,665	2,000	840	(1,160)	42.00%
Miscellaneous Service Charges:						
Information Systems - Enterprise Funds	396,142	385,687	436,424	209,408	(227,016)	47.98%
Animal Impound Fees	2,468	2,848	2,000	543	(1,457)	27.15%
Copy Charges	12,027	12,574	10,000	7,830	(2,170)	78.30%
Miscellaneous Service Charges	35,665	81,190	66,800	35,081	(31,719)	52.52%
Subtotal	\$ 5,756,054	\$ 6,297,446	\$ 5,746,771	\$ 3,087,613	\$ (2,659,158)	53.73%
Other Revenues:						
Map Sales	\$ 35	\$ 10	\$ -	\$ -	\$ -	
Sales/Salvages	11,575	98,132	400	24,602	24,202	6150.43%
Concessions	310,217	283,056	277,000	159,234	(117,766)	57.49%
Contributions-Private Sources	23,714	17,700	-	4,630	4,630	
Program Sponsorships	31,415	30,218	28,000	15,190	(12,810)	54.25%
Refunds/Rebates	376	14,581	-	3,003	3,003	
Prairie Ridge Maint Reimb	263,863	329,636	311,114	64,032	(247,083)	20.58%
Police OT Reimb	18,390	19,470	12,000	16,420	4,420	136.83%
Court Fines	42,272	46,019	42,000	13,323	(28,677)	31.72%
Library Fines	18,257	18,085	16,000	8,194	(7,806)	51.21%
Miscellaneous Library Revenues	13,232	6,993	6,000	3,553	(2,447)	59.22%
Miscellaneous Revenues	21,120	17,617	5,000	51,565	46,565	1031.30%
Overages/Shortages	1,095	2,184	-	1,057	1,057	
Subtotal	\$ 755,560	\$ 883,700	\$ 697,514	\$ 364,801	\$ (332,713)	52.30%
Fund Total	\$ 48,493,748	\$ 54,016,361	\$ 52,319,987	\$ 29,404,691	\$ (22,915,296)	56.20%
Hotel/Motel Tax Fund						
Other Revenue:						
Interest	\$ 45,642	\$ 62,793	\$ 51,000	\$ -	\$ (51,000)	0.00%
Refunds/Reimbursements	-	-	-	-	-	
Fund Total	\$ 45,642	\$ 62,793	\$ 51,000	\$ -	\$ (51,000)	0.00%
Road Use Tax Fund:						
Intergovernmental Revenue:						
Road Use Taxes	\$ 9,595,382	\$ 9,966,603	\$ 10,654,537	\$ 5,480,649	\$ (5,173,888)	51.44%
Interest	540,503	456,352	351,000	-	(351,000)	0.00%
Grants	(4,950)	4,950	-	-	-	
Salvage Sales	3,556	2,589	3,000	2,381	(619)	79.37%
Refunds	1,026	17,782	-	249,282	249,282	
Reimbursements	3,783	1,238	-	24,594	24,594	
Fund Total	\$ 10,139,300	\$ 10,449,514	\$ 11,008,537	\$ 5,756,905	\$ (5,251,632)	52.29%
Tax Increment Financing Fund:						
Property Tax:						
TIF District Urban Renewal I	\$ 8,914,746	\$ 6,902,828	\$ 7,092,254	\$ 3,996,826	\$ (3,095,428)	56.35%
TIF District Urban Renewal II	568,305	516,006	620,625	338,469	(282,156)	54.54%
TIF District Urban Renewal III	863,401	514,613	609,156	322,593	(286,563)	52.96%
Use of Money and Property:						
Interest	384,371	293,435	248,000	-	(248,000)	0.00%
Other Reimbursements	539,853	-	-	-	-	
Fund Total	\$ 11,270,675	\$ 8,226,882	\$ 8,570,035	\$ 4,657,888	\$ (3,912,147)	54.35%
Police and Fire Retirement Fund:						
Property Tax:						
General Property Tax	\$ 2,552,663	\$ 2,953,611	\$ 3,134,545	\$ 1,639,715	\$ (1,494,830)	52.31%
Non-property Taxes:						
Mobile Home Tax	1,500	1,410	1,000	1,138	138	113.84%
Utility Replacement Tax	17,258	16,950	16,891	8,360	(8,531)	49.49%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	34,746	23,316	11,665	5,831	(5,834)	49.99%
School Police Agreements	33,836	37,534	54,435	25,744	(28,691)	47.29%
Business Property Tax Credit	18,343	19,018	16,803	9,377	(7,426)	55.81%
Use of Money and Property:						
Interest	26,250	26,306	20,000	-	(20,000)	0.00%
Fund Total	\$ 2,684,596	\$ 3,078,145	\$ 3,255,339	\$ 1,690,165	\$ (1,565,174)	51.92%
Debt Service Fund:						
Property Tax:						
General Property Tax	\$ 15,015,401	\$ 17,016,365	\$ 18,048,107	\$ 9,457,701	\$ (8,590,406)	52.40%
Non-property Taxes:						
Mobile Home Tax	8,190	7,691	8,000	6,209	(1,791)	77.62%
Utility Replacement Tax	94,137	92,457	92,130	45,600	(46,530)	49.50%

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of December 31, 2025	Over (under) Budget	Percent ⁽¹⁾
Intergovernmental Revenue:						
Commercial & Industrial Replacement	204,349	134,342	67,144	33,563	(33,581)	49.99%
Business Property Tax Credit	100,053	103,732	91,653	51,149	(40,504)	55.81%
Use of Money and Property:						
Interest	273,368	270,517	223,000	-	(223,000)	0.00%
Fund Total	\$ 15,695,498	\$ 17,625,104	\$ 18,530,034	\$ 9,594,222	\$ (8,935,812)	51.78%
Solid Waste Fund:						
Recycling Fees	\$ 1,425,436	\$ 1,490,959	1,571,000	770,324	(800,676)	49.03%
Service Charges	21,010	20,583	21,000	10,324	(10,676)	49.16%
Interest	26,230	25,774	21,000	-	(21,000)	0.00%
Fund Total	\$ 1,472,676	\$ 1,537,316	\$ 1,613,000	\$ 780,648	\$ (832,352)	48.40%
Water Fund:						
Refunds	\$ 12,449	\$ 15,791	10,000	2,600	\$ (7,400)	26.00%
Sales Tax	22	171	-	29	29	
Excise Tax	1,087,401	1,125,223	1,250,000	611,761	(638,239)	48.94%
Cell Tower Lease	56,144	56,744	60,725	23,249	(37,476)	38.29%
Outside Billing	29,060	34,903	28,000	5,250	(22,750)	18.75%
Water Sales	15,460,204	15,858,730	16,559,770	8,721,943	(7,837,827)	52.67%
Hook Up Fees	263,502	299,542	200,000	99,302	(100,698)	49.65%
Meter Sales	414,112	466,957	431,000	196,371	(234,629)	45.56%
Temporary Water Sales	54,460	75,020	60,000	29,900	(30,100)	49.83%
Water Availability	3,810,091	4,094,002	4,203,820	2,177,538	(2,026,282)	51.80%
Service Charges	169,199	154,356	151,000	79,470	(71,530)	52.63%
Unapplied Credits	(4,310)	(684)	-	(5,766)	(5,766)	
Deposits	192,087	177,691	203,000	119,113	(83,887)	58.68%
Interest	105,000	105,223	80,000	-	(80,000)	0.00%
Bond Proceeds	325,572	-	8,500,000	-	(8,500,000)	0.00%
Loan/Note Proceeds	-	-	-	8,998,780	8,998,780	
Miscellaneous	6,525	8,190	-	2,709	2,709	
Fund Total	\$ 21,981,518	\$ 22,471,860	\$ 31,737,315	\$ 21,062,247	\$ (10,675,068)	66.36%
Sewer Fund:						
Sales Tax	\$ 260,283	\$ 255,460	\$ 300,000	\$ 133,844	\$ (166,156)	44.61%
Miscellaneous	9,649	-	-	-	-	
Miscellaneous Service Charge	60,577	51,995	60,000	26,443	(33,557)	44.07%
Sewer Usage	9,597,819	10,215,955	10,523,849	5,507,116	(5,016,733)	52.33%
Hook Up Fees	886,353	606,438	300,000	186,628	(113,372)	62.21%
Sewer Availability	6,534,713	6,756,739	7,166,000	3,692,958	(3,473,042)	51.53%
Interest	94,500	108,922	82,000	42,257	(39,743)	51.53%
Fund Total	\$ 17,443,893	\$ 17,995,509	\$ 18,431,849	\$ 9,589,247	\$ (8,842,602)	52.03%
Storm Water Fund						
Permits	\$ 73,760	\$ 79,361	\$ 72,000	\$ 63,750	\$ (8,250)	88.54%
Interest	166,196	162,649	130,000	-	(130,000)	0.00%
Sales Tax	69,187	84,786	95,000	44,456	(50,544)	46.80%
Service Charges	3,496,365	4,197,835	4,339,469	2,207,200	(2,132,269)	50.86%
Miscellaneous	10,391	3,100	15,000	2,400	(12,600)	16.00%
Fund Total	\$ 3,815,898	\$ 4,527,731	\$ 4,651,469	\$ 2,317,807	\$ (2,333,662)	49.83%
Golf Course Fund:						
Refunds	\$ 1,836	\$ 1,284	\$ 1,000	\$ 255	\$ (745)	25.49%
Commissions	1,008	3,432	1,000	3,638	2,638	363.80%
Miscellaneous Service Charges	25,582	59,201	74,000	46,668	(27,332)	63.06%
Gift Certificates	10,517	4,575	-	(5,227)	(5,227)	
Driving Range	228,752	247,012	202,000	136,163	(65,837)	67.41%
Rec Program Fees	28,930	28,772	26,000	(105)	(26,105)	-0.40%
Overages (Shortages)	(1,372)	(432)	-	56	56	
Food and Beverage Sales	306,141	288,601	270,000	191,794	(78,206)	71.03%
Clubhouse and Banquet Rental	24,291	18,643	27,000	7,230	(19,770)	26.78%
Alcoholic Beverage Sales	332,115	356,616	313,000	217,796	(95,204)	69.58%
Season Passes	110,772	112,831	112,000	2,637	(109,363)	2.35%
Greens Fees	824,833	871,453	717,000	573,768	(143,232)	80.02%
Merchandise Sales	141,340	154,435	130,000	79,459	(50,541)	61.12%
Cart Rental	470,217	501,143	427,000	316,316	(110,684)	74.08%
Equipment Rental	3,230	3,645	3,000	3,635	635	121.17%
Sales Tax	48,454	53,349	43,000	29,797	(13,203)	69.29%
Miscellaneous Revenue	98,393	102,470	102,000	65,144	(36,856)	63.87%
Interest	104,588	115,008	92,000	-	(92,000)	0.00%
Other Reimbursement	1,050	-	-	-	-	
Fund Total	\$ 2,760,675	\$ 2,922,037	\$ 2,540,000	\$ 1,669,024	\$ (870,976)	65.71%
Total - Major Operating Funds	\$ 135,804,120	\$ 142,913,252	\$ 152,708,565	\$ 86,522,844	\$ (66,185,722)	56.66%

⁽¹⁾ December is 50% of the fiscal year.

**City of Ankeny
Major Operating Funds
Budget versus Actual
December 31, 2025**

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
General Fund									
Public Safety:									
Police Administration	1111	\$ 3,000	\$ 15,647	\$ 12,647	522%	\$ 2,167,272	\$ 1,053,830	\$ (1,113,442)	49%
Police Operations	1112	428,914	172,268	(256,646)	40%	9,606,991	4,678,476	(4,928,515)	49%
Police Support Services	1114	36,000	14,022	(21,978)	39%	2,902,423	1,382,819	(1,519,604)	48%
Crossing Guards	1119	-	-	-	N/A	139,709	40,701	(99,008)	29%
Emergency Preparedness	1140	-	-	-	N/A	440,700	405,429	(35,271)	92%
Fire Administration	1141	494,100	239,793	(254,307)	49%	1,498,229	762,391	(735,838)	51%
Fire Suppression	1142	1,000	15,731	14,731	1573%	4,807,584	2,258,164	(2,549,420)	47%
Emergency Medical Services	1144	2,880,447	1,687,732	(1,192,715)	59%	8,423,107	3,619,923	(4,803,184)	43%
Code Enforcement	1460	2,023,200	1,218,887	(804,313)	60%	2,374,112	1,152,759	(1,221,353)	49%
Animal Control	2224	2,000	543	(1,457)	27%	32,000	7,645	(24,355)	24%
Subtotal		\$ 5,868,661	\$ 3,364,624	\$ (2,504,037)	57%	\$ 32,392,127	\$ 15,362,137	\$ (17,029,990)	47%
Culture & Recreation:									
Library	2331	\$ 242,349	\$ 162,829	\$ (79,520)	67%	\$ 3,053,793	\$ 1,553,592	\$ (1,500,201)	51%
Park Administration	2440	72,000	18,306	(53,694)	25%	393,676	194,539	(199,137)	49%
Park Maintenance	2441	-	214	214	N/A	2,236,523	1,246,982	(989,541)	56%
Recreation	2442	675,000	334,648	(340,352)	50%	1,004,800	554,069	(450,731)	55%
Community Centers	2443	292,000	189,151	(102,849)	65%	634,584	318,724	(315,860)	50%
Aquatic Centers	2444	1,463,000	655,378	(807,622)	45%	1,833,898	1,172,861	(661,037)	64%
Prairie Ridge Sports Complex	2445	476,167	176,422	(299,745)	37%	1,310,628	721,185	(589,443)	55%
Hawkeye Concessions	2446	67,800	52,230	(15,570)	77%	71,430	26,641	(44,789)	37%
Cemetery	3547	-	-	-	N/A	600	-	(600)	0%
Subtotal		\$ 3,288,316	\$ 1,589,178	\$ (1,699,138)	48%	\$ 10,539,932	\$ 5,788,593	\$ (4,751,339)	55%
Public Works:									
Airport Authority	3548	\$ 745,727	\$ 390,208	\$ (355,519)	52%	\$ 745,736	\$ 372,868	-	50%
Subtotal		\$ 745,727	\$ 390,208	\$ (355,519)	52%	\$ 745,736	\$ 372,868	-	50%
Community & Economic Development:									
Development Engineering	3545	\$ 48,000	\$ 45,701	\$ (2,299)	95%	\$ 1,103,229	\$ 580,317	\$ (522,912)	53%
Housing Authority	3648	-	-	-	N/A	14,237	9,237	(5,000)	65%
Economic Development	4886	-	-	-	N/A	417,927	219,719	(198,208)	53%
Community Development	4887	30,000	18,130	(11,870)	60%	1,414,869	629,010	(785,859)	44%
Subtotal		\$ 78,000	\$ 63,831	\$ (14,169)	82%	\$ 2,950,262	\$ 1,438,283	\$ (1,511,979)	49%
General Government:									
Communications	2335	\$ -	\$ -	\$ -	N/A	\$ 489,943	\$ 237,098	\$ (252,845)	48%
Mayor and City Council	4881	-	-	-	N/A	184,967	140,794	(44,173)	76%
Human Resources	4882	-	-	-	N/A	574,002	314,884	(259,118)	55%
City Manager	4883	-	2,525	2,525	N/A	1,278,364	469,986	(808,378)	37%
City Clerk	4884	142,400	76,544	(65,856)	54%	582,129	273,074	(309,055)	47%
Finance	4885	41,760,459	23,708,353	(18,052,106)	57%	679,983	322,420	(357,563)	47%
Information Technology	4889	436,424	209,408	(227,016)	48%	1,745,696	838,361	(907,335)	48%
City Hall Building	4891	-	20	20	N/A	104,359	65,991	(38,368)	63%
Subtotal		\$ 42,339,283	\$ 23,996,851	\$ (18,342,432)	57%	\$ 5,639,443	\$ 2,662,607	\$ (2,976,836)	47%
Total General Fund		\$ 52,319,987	\$ 29,404,691	\$ (22,915,296)	56%	\$ 52,267,500	\$ 25,624,489	\$ (26,643,011)	49%
Hotel/Motel Tax Fund									
Community and Economic Development	2233	\$ 51,000	\$ -	\$ (51,000)	0%	\$ 1,840,989	\$ 1,033,772	\$ (807,217)	56%
Road Use Tax Fund									
Public Works:									
Street Lighting	1260	\$ -	\$ -	\$ -	N/A	\$ 750,000	\$ 347,716	\$ (402,284)	46%

Revenue						Expenditures					
		Budget	Actual	Variance	%	Budget	Actual	Variance	%		
Public Works Engineering	3261	11,008,537	5,756,905	(5,251,632)	52%	2,435,550	1,194,147	(1,241,403)	49%		
Public Works Maintenance	3262	-	-	-	N/A	3,397,314	1,753,386	(1,643,928)	52%		
Snow and Ice Control	3263	-	-	-	N/A	1,214,930	892,220	(322,710)	73%		
Traffic Engineering	3265	-	-	-	N/A	1,745,228	707,194	(1,038,034)	41%		
Total Road Use Tax Fund		\$ 11,008,537	\$ 5,756,905	\$ (5,251,632)	52%	\$ 9,543,022	\$ 4,894,664	\$ (4,648,358)	51%		
Tax Increment Financing											
Community and Economic Development	4280	\$ 8,570,035	\$ 4,657,888	\$ (3,912,147)	54%	\$ 3,212,250	\$ 61,651	\$ (3,150,599)	2%		
Police and Fire Retirement											
Public Safety:	4290	\$ 3,255,339	\$ 1,690,165	\$ (1,565,174)	52%	\$ 3,465,256	\$ 1,653,478	\$ (1,811,778)	48%		
Debt Service											
Debt Service:	4300	\$ 18,530,034	\$ 9,594,222	\$ (8,935,812)	52%	\$ 27,055,475	\$ 2,159,969	\$ (24,895,506)	8%		
Solid Waste											
Enterprise:	3500	\$ 1,613,000	\$ 780,648	\$ (832,352)	48%	\$ 1,604,402	\$ 732,493	\$ (871,909)	46%		
Water											
Enterprise:											
Utility Deposits	3505	\$ 203,000	\$ 119,113	\$ (83,887)	59%	\$ 182,000	\$ 92,775	\$ (89,225)	51%		
Water Administration	3510	31,534,315	20,943,135	(10,591,180)	66%	28,720,114	21,780,806	(6,939,308)	76%		
Water Maintenance	3512	-	-	-	N/A	3,368,243	1,440,202	(1,928,041)	43%		
Water Improvement	3520	-	-	-	N/A	-	-	-	N/A		
Water Sinking	3530	-	-	-	N/A	3,705,682	404,401	(3,301,281)	11%		
Total Water Fund		\$ 31,737,315	\$ 21,062,247	\$ (10,675,068)	66%	\$ 35,976,039	\$ 23,718,184	\$ (12,257,855)	66%		
Sewer											
Enterprise:											
Sewer Administration	3550	\$ 18,431,849	\$ 9,589,247	\$ (8,842,602)	52%	\$ 10,395,128	\$ 5,908,000	\$ (4,487,128)	57%		
Sewer Maintenance	3552	-	-	-	N/A	2,211,090	1,324,915	(886,175)	60%		
Sewer Improvement	3560	-	-	-	N/A	-	-	-	N/A		
Total Sewer Fund		\$ 18,431,849	\$ 9,589,247	\$ (8,842,602)	52%	\$ 12,606,218	\$ 7,232,914	\$ (5,373,304)	57%		
Storm Water											
Enterprise:											
Storm Water Administration	3580	\$ 4,651,469	\$ 2,317,807	\$ (2,333,662)	50%	\$ 1,319,639	\$ 636,721	\$ (682,918)	48%		
Street Cleaning	3584	-	-	-	N/A	273,254	108,222	(165,032)	40%		
Total Storm Water Fund		\$ 4,651,469	\$ 2,317,807	\$ (2,333,662)	50%	\$ 1,592,893	\$ 744,943	\$ (847,950)	47%		
Golf Course											
Enterprise:											
Golf Course Maintenance	2591	\$ 1,000	\$ -	\$ (1,000)	0%	\$ 824,355	\$ 453,523	\$ (370,832)	55%		
Golf Course Pro Shop	2592	1,795,000	1,174,915	(620,085)	65%	802,722	397,949	(404,773)	50%		
Golf Course Banquet Services	2595	744,000	494,109	(249,891)	66%	793,845	462,762	(331,083)	58%		
Total Golf Course Fund		\$ 2,540,000	\$ 1,669,024	\$ (870,976)	66%	\$ 2,420,922	\$ 1,314,233	\$ (1,106,689)	54%		
Total		\$ 152,708,565	\$ 86,522,844	\$ (66,185,721)	57%	\$ 151,584,966	\$ 69,170,791	\$ (82,414,175)	46%		

**City of Ankeny
Investment Schedule
December 2025**

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance December 31, 2025
Capital Projects													
104092373377	Robert W. Baird & Co. FNMA		Federal Security	4.407%	9/3/2024	8/25/2025	356	\$ 5,000,000.00	\$ -	\$ (188,525.65)	\$ 197,900.65	\$ 4,811,474.35	\$ -
	Community Choice Cr€ CD		CD	4.250%	9/27/2024	9/27/2025	364	4,000,000.00	-	-	169,028.12	4,000,000.00	-
	Robert W. Baird & Co. T-Note		T-Note	4.128%	9/5/2024	2/15/2026	528	5,000,000.00	-	(170,858.59)	40,625.00	-	4,829,141.41
	RBC Wealth Managem MUFG Bank		Commercial Paper	3.953%	10/1/2025	6/26/2026	268	1,942,826.66	-	-	-	-	1,942,826.66
	RBC Wealth Managem T-Note		T-Note	3.891%	9/3/2024	8/15/2026	711	5,000,000.00	-	43,848.75	109,375.00	-	5,043,848.75
	Robert W. Baird & Co. T-Note		T-Note	3.660%	10/2/2025	10/31/2026	394	5,000,000.00	23,692.26	(131,603.12)	4,432.74	-	4,868,396.88
	RBC Wealth Managem Federal Farm Credits		Federal Security	3.557%	10/2/2025	8/27/2027	694	5,000,000.00	17,621.53	6,021.30	-	-	5,023,642.83
	RBC Wealth Managem Federal Farm Credits		Federal Security	3.507%	12/18/2025	12/9/2027	721	4,000,000.00	3,500.00	(537.04)	-	-	4,002,962.96
	RBC Wealth Managem T-Note		T-Note	3.625%	12/18/2025	12/31/2028	1109	4,000,000.00	25,557.07	(246,300.00)	1,942.93	-	3,753,700.00
Subtotal								\$ 38,942,826.66	\$ 70,370.86	\$ (687,954.35)	\$ 523,304.44	\$ 8,811,474.35	\$ 29,464,519.49
Equipment Reserve													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000.00
Subtotal								\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000.00
General Funds													
0015592889-1003	Robert W. Baird & Co. Natixis		Commercial Paper	4.468%	12/12/2024	8/7/2025	238	\$ 4,856,538.90	\$ -	\$ -	\$ 143,461.10	\$ 4,856,538.90	\$ -
	Robert W. Baird & Co. T-Note		T-Note	4.282%	12/13/2024	8/31/2025	261	5,000,000.00	-	(139,860.95)	146,110.95	4,860,139.05	-
	RBC Wealth Managem MUFG Bank		Commercial Paper	4.442%	12/12/2024	9/5/2025	267	4,840,541.65	-	-	159,458.35	4,840,541.65	-
	Green State Credit Uni CD		CD	4.500%	9/16/2024	9/16/2025	365	5,000,000.00	-	-	225,294.73	5,000,000.00	-
	40029324 Two Rivers Bank & Tru CD		CD	4.250%	9/27/2024	9/27/2025	365	5,000,000.00	-	-	212,499.53	5,000,000.00	-
	260007020 Community State CD		CD	4.400%	4/4/2025	10/1/2025	180	5,000,000.00	-	-	106,273.98	5,000,000.00	-
	RBC Wealth Managem FHLMC		Federal Security	4.204%	4/16/2025	10/15/2025	182	1,310,000.00	21.83	(23,056.00)	26,964.17	1,286,944.00	-
	RBC Wealth Managem FHLMC		Federal Security	4.197%	4/16/2025	10/27/2025	194	1,140,000.00	-	(21,318.00)	24,738.00	1,118,682.00	-
	Robert W. Baird & Co. T-Note		T-Note	4.256%	12/13/2024	11/30/2025	352	5,000,000.00	-	(179,750.00)	189,125.00	4,820,250.00	-
6901143053	Robert W. Baird & Co. T-Note		T-Note	4.068%	4/16/2025	1/31/2026	290	5,000,000.00	27,192.68	(55,531.25)	38,432.32	-	4,944,468.75
	BMO CD		CD	4.180%	4/4/2025	4/4/2026	365	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co. T-Note		T-Note	3.955%	4/16/2025	4/15/2026	364	5,000,000.00	512.30	(9,828.12)	93,237.70	-	4,990,171.88
	0028778 Community Choice Cr€ CD		CD	4.000%	10/16/2025	4/16/2026	181	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co. Lloyds Bank		Commercial Paper	3.885%	10/17/2025	5/31/2026	226	4,890,222.20	-	-	-	-	4,890,222.20
	1393737 IPAIT CD		CD	3.710%	12/22/2025	6/22/2026	182	5,000,000.00	-	-	-	-	5,000,000.00
	3001266051 Lincoln Savings Bank CD		CD	4.000%	10/16/2025	7/17/2026	273	5,000,000.00	-	-	-	-	5,000,000.00
	3001275234 Lincoln Savings Bank CD		CD	3.710%	12/22/2025	9/22/2026	273	5,000,000.00	-	-	-	-	5,000,000.00
	0028661 Community Choice Cr€ CD		CD	4.000%	10/1/2025	10/1/2026	364	2,000,000.00	-	-	-	-	2,000,000.00
3001266043	Lincoln Savings Bank CD		CD	4.000%	10/16/2025	10/16/2026	364	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co. T-Note		T-Note	3.554%	10/20/2025	10/31/2026	376	5,000,000.00	38,196.33	(95,851.56)	2,428.67	-	4,904,148.44
	3001274814 Lincoln Savings Bank CD		CD	3.760%	12/22/2025	12/22/2026	364	5,000,000.00	-	-	-	-	5,000,000.00
	3000907325 Lincoln Savings Bank MM		Money market	2.722%	N/A	N/A	MM	7,831,610.75	-	-	117,701.17	3,500,021.40	4,331,589.35
	IA02-39246-101 IPAIT MM		Money market	3.723%	N/A	N/A	MM	87,911,371.15	-	-	1,099,118.43	51,000,000.00	36,911,371.15
	Farmers State Bank MM		Money market	3.390%	N/A	N/A	MM	25,849,550.00	-	-	507,488.25	1,000,000.00	24,849,550.00
Subtotal								\$ 215,629,834.65	\$ 65,923.14	\$ (525,195.88)	\$ 3,092,332.35	\$ 92,283,117.00	\$ 122,821,521.77
Police/Fire Pension													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
Subtotal								\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
Sewer Improvement Fund													
104092373377	Community Choice Cr€ CD		CD	4.250%	9/27/2024	9/27/2025	364	\$ 1,000,000.00	\$ -	\$ -	\$ 42,257.03	\$ 1,000,000.00	\$ -
260007546	Community State CD		CD	4.170%	6/24/2025	6/24/2026	365	1,000,000.00	-	-	-	-	1,000,000.00
0028661	Community Choice Cr€ CD		CD	4.000%	10/1/2025	10/1/2026	364	1,000,000.00	-	-	-	-	1,000,000.00
Subtotal								\$ 3,000,000.00	\$ -	\$ -	\$ 42,257.03	\$ 1,000,000.00	\$ 2,000,000.00

**City of Ankeny
Investment Schedule
December 2025**

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance December 31, 2025
Water Fund													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000.00
Subtotal								\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000.00
Total Investments								\$ 262,072,661.31	\$ 136,294.00	\$ (1,213,150.23)	\$ 3,657,893.82	\$ 102,094,591.35	\$ 158,786,041.26
<u>Totals by Institution</u>													
Bankers Trust								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BMO								5,000,000.00	-	-	-	-	5,000,000.00
Community Choice Credit Union								13,000,000.00	-	-	211,285.15	5,000,000.00	8,000,000.00
Community State								10,500,000.00	-	-	106,273.98	5,000,000.00	5,500,000.00
Farmers State Bank								25,849,550.00	-	-	507,488.25	1,000,000.00	24,849,550.00
First Interstate Bank								-	-	-	-	-	-
First National Bank								-	-	-	-	-	-
Great Southern Bank								-	-	-	-	-	-
Green State Credit Union								5,000,000.00	-	-	225,294.73	5,000,000.00	-
IPAIT								92,911,371.15	-	-	1,099,118.43	51,000,000.00	41,911,371.15
Lincoln Savings Bank								27,831,610.75	-	-	117,701.17	3,500,021.40	24,331,589.35
Northwest Bank								-	-	-	-	-	-
RBC Wealth Management								27,233,368.31	46,700.43	(241,340.99)	322,478.45	7,246,167.65	19,766,981.20
Robert W. Baird & Co.								49,746,761.10	89,593.57	(971,809.24)	855,754.13	19,348,402.30	29,426,549.56
South Story Bank & Trust								-	-	-	-	-	-
Two Rivers Bank & Trust								5,000,000.00	-	-	212,499.53	5,000,000.00	-
Veridian Credit Union								-	-	-	-	-	-
Wells Fargo Bank								-	-	-	-	-	-
Total								\$ 262,072,661.31	\$ 136,294.00	\$ (1,213,150.23)	\$ 3,657,893.82	\$ 102,094,591.35	\$ 158,786,041.26
<u>Totals by Type</u>													
CD								\$ 63,500,000.00	\$ -	\$ -	\$ 755,353.39	\$ 20,000,000.00	\$ 43,500,000.00
Commercial paper								16,530,129.41	-	-	302,919.45	9,697,080.55	6,833,048.86
Money market								121,592,531.90	-	-	1,724,307.85	55,500,021.40	66,092,510.50
Federal security								16,450,000.00	21,143.36	(227,415.39)	249,602.82	7,217,100.35	9,026,605.79
T-Bill								-	-	-	-	-	-
T-Note								44,000,000.00	115,150.64	(985,734.84)	625,710.31	9,680,389.05	33,333,876.11
								\$ 262,072,661.31	\$ 136,294.00	\$ (1,213,150.23)	\$ 3,657,893.82	\$ 102,094,591.35	\$ 158,786,041.26



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 Building Permit Report for December 2025.

ORIGINATING DEPARTMENT
Community Development

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. Monthly Building Report December 2025

**City of Ankeny
Building Permit Report**

Month of December 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	December-25		December-24		1/1/2025-12/31/2025		1/1/2024-12/31/2024		7/1/2025-12/31/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	31	\$12,406,607	8	\$3,185,020	355	\$143,315,563	393	\$151,787,800	193	\$79,810,124
New Single Family Attached/Duplex	10	\$2,995,234	30	\$5,888,548	327	\$86,975,696	259	\$64,212,195	94	\$27,002,112
New Multi - Family	0	\$0	1	\$50,386	8	\$73,852,252	9	\$18,439,709	1	\$4,003,375
Total New Residential Permits	41	\$15,401,841	39	\$9,123,954	690	\$304,143,511	661	\$234,439,704	288	\$110,815,611
Additions/Alterations/Other (1)	29	\$478,579	22	\$354,352	765	\$25,294,583	753	\$8,967,695	371	\$3,348,495
Total New Dwelling Units	41		38		1293		834		308	
NON-RESIDENTIAL										
New Commercial	3	\$1,382,573	4	\$34,649,696	27	\$88,177,796	18	\$81,408,786	13	\$32,682,763
COM Additions/Alterations/Other	7	\$1,927,176	6	\$1,628,638	79	\$23,003,332	100	\$49,086,193	39	\$6,173,684
New Church	0	\$0	0	\$0	1	\$300,000	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	5	\$7,907,744	5	\$317,908	3	\$4,366,794
New School	0	\$0	0	\$0	3	\$30,649,960	0	\$0	3	\$30,649,960
SCH Additions/Alterations/Other	0	\$0	0	\$0	4	\$832,250	2	\$3,612,000	2	\$273,760
Total Non Residential Permits	10	\$3,309,749	10	\$36,278,334	119	\$150,871,082	125	\$134,424,887	60	\$74,146,961
MISC PERMITS (2)	38	\$58,183	36	\$108,517	919	\$2,029,351	807	\$1,270,391	437	\$695,687
TOTALS	118	\$19,248,352	107	\$45,865,157	2493	\$482,338,527	2346	\$379,102,677	1156	\$189,006,754

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Date xlRange from December 2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	12/1/2025	\$264,616	25-6897-NEW	4305 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	12/1/2025	\$278,975	25-6898-NEW	4309 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	12/2/2025	\$725,805	25-6814-NEW	1213 NE Vista Ct	Black Birch Homes LLC	Black Birch Homes LLC
Single Family Detached	New Building	12/2/2025	\$548,041	25-7142-NEW	104 NE 64th Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	12/3/2025	\$353,476	25-7187-NEW	5813 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/4/2025	\$330,478	25-7188-NEW	5814 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/4/2025	\$417,421	25-7189-NEW	5818 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/4/2025	\$360,844	25-7190-NEW	5817 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/5/2025	\$351,978	25-7005-NEW	3826 NW Reinhart Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	12/5/2025	\$538,234	25-7132-NEW	2904 NW 27th Ct	Genesis Homes Inc	Genesis Homes Inc
Single Family Detached	New Building	12/8/2025	\$539,989	25-6580-NEW	1607 NE 19th St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	12/8/2025	\$350,916	25-7191-NEW	5903 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/8/2025	\$349,716	25-7192-NEW	5904 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/8/2025	\$364,280	25-7193-NEW	4216 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/8/2025	\$431,245	25-7194-NEW	4219 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/9/2025	\$416,141	25-7195-NEW	4212 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/9/2025	\$390,001	25-7196-NEW	4205 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/10/2025	\$321,807	25-6878-NEW	2824 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$337,458	25-6879-NEW	2902 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$433,684	25-6881-NEW	2906 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$345,419	25-6882-NEW	2910 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$372,325	25-6883-NEW	2914 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$432,175	25-6888-NEW	2515 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/15/2025	\$425,916	25-7291-NEW	6307 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	12/16/2025	\$373,185	25-7263-NEW	507 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/16/2025	\$337,598	25-7264-NEW	508 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/16/2025	\$405,092	25-7267-NEW	511 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/16/2025	\$356,015	25-7268-NEW	515 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/16/2025	\$449,286	25-7270-NEW	512 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/18/2025	\$401,229	25-7390-NEW	6226 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	12/30/2025	\$403,262	25-7400-NEW	1407 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Attached	New Building	12/8/2025	\$319,295	25-5851-NEW	201 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	12/8/2025	\$317,754	25-5940-NEW	205 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	12/8/2025	\$317,754	25-5943-NEW	209 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	12/8/2025	\$319,295	25-5944-NEW	213 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7179-NEW	1421 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7180-NEW	1417 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7181-NEW	1413 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7182-NEW	1409 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7183-NEW	1405 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7184-NEW	1401 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC

Single Family Detached	Building Alteration	12/1/2025	\$20,000	25-6976-ALT	817 SE Michael Dr	Pacers Construction	Pacers Construction
Single Family Detached	Building Alteration	12/1/2025	\$2,500	25-7017-ALT	209 SW Oak Ln	Kim Griffin	Kim Griffin
Single Family Detached	Building Alteration	12/1/2025	\$21,357	25-7066-ALT	3020 NW Reinhart Dr	Central Elite Construction	Central Elite Construction
Single Family Detached	Building Alteration	12/3/2025	\$32,039	25-6870-ALT	601 NW Applewood St	FOUNDATION RECOVERY SYSTEMS	FOUNDATION RECOVERY SYSTEMS
Single Family Detached	Solar	12/5/2025	\$56,488	25-7011-SOL	1335 NE Milan Ave	True Solar LLC	True Solar LLC
Single Family Detached	Building Alteration	12/8/2025	\$20,349	25-7266-ALT	3419 NE 11th St	Bryan Flooring & Construction LLC	Bryan Flooring & Construction LLC
Single Family Detached	Solar	12/9/2025	\$29,809	25-6174-SOL	103 NW Westwood St	True Solar LLC	True Solar LLC
Single Family Detached	Building Alteration	12/9/2025	\$21,798	25-7282-ALT	5524 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	12/10/2025	\$43,785	25-7178-ALT	2405 NW 29th St	Grant Judkins	Grant Judkins
Single Family Detached	Building Alteration	12/11/2025	\$16,286	25-6616-ALT	511 NE 57th Ct	Kevin Sheahan	Kevin Sheahan
Single Family Detached	Building Alteration	12/11/2025	\$48,825	25-7316-ALT	3609 NW 27th St	Puroclean of Des Moines Central	Puroclean of Des Moines Central
Single Family Detached	Building Alteration	12/11/2025	\$12,687	25-7333-ALT	1201 SE Sharon Dr	FOUNDATION RECOVERY SYSTEMS	FOUNDATION RECOVERY SYSTEMS
Single Family Detached	Building Alteration	12/12/2025	\$5,000	25-7293-ALT	6227 NE Grant Ln	CJC Construction LLC	CJC Construction LLC
Single Family Detached	Building Alteration	12/12/2025	\$5,000	25-7294-ALT	6309 NE Grant Ln	CJC Construction LLC	CJC Construction LLC
Single Family Detached	Building Alteration	12/15/2025	\$15,844	25-7380-ALT	4318 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	12/15/2025	\$6,615	25-7391-ALT	4408 NE 16th St	Ross Homes	Ross Homes
Single Family Detached	Building Alteration	12/17/2025	\$35,704	25-7402-ALT	426 SW Oak Ln	IA Real Estate Holdings LLC	IA Real Estate Holdings LLC
Single Family Detached	Porch	12/18/2025	\$2,720	25-7344-PRCH	2402 SW Westbrooke Cir	Terry Murphy	Terry Murphy
Single Family Detached	Building Alteration	12/22/2025	\$10,000	25-7452-ALT	802 NE Michael Dr	ARC Electric	ARC Electric
Single Family Detached	Building Alteration	12/23/2025	\$28,791	25-7480-ALT	4412 NE 8th St	Logan Remetch	Logan Remetch
Single Family Attached	Building Alteration	12/26/2025	\$27,688	25-7321-ALT	1101 NW Jackson Dr	Jason South	Jason South
Single Family Detached	Shed	12/1/2025	\$2,800	25-7172-SHD	1307 NW Benjamin Dr	Jamie Simmons	Justin's Premier Shed Sales
Single Family Detached	Shed	12/8/2025	\$2,000	25-7243-SHD	3906 NW 10th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	12/29/2025	\$2,000	25-7470-SHD	2205 NE 19th St	Tuff Shed	Tuff Shed
Single Family Detached	Deck	12/8/2025	\$2,016	25-7061-DECK	3015 SW Westwood St	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Deck	12/22/2025	\$2,304	25-6588-DECK	1419 SE Wanda Dr	Brittany Frances Jacobson	Brittany Frances Jacobson
Single Family Detached	Deck	12/31/2025	\$960	25-7006-DECK	1222 SW 3rd St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	12/31/2025	\$3,216	25-7007-DECK	1222 SW 3rd St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Spa/Hot Tub	12/3/2025	\$0	25-7215-SPA	510 NW Somerset Ct	Randy Wiseman	Hot Springs Spa
Retail	New Building	12/2/2025	\$772,572	25-4709-NEW	2135 NE 36th St	Daniel Willrich	Daniel Willrich
Retail	New Building	12/2/2025	\$535,001	25-5089-NEW	2135 NE 36th St	Daniel Willrich	Daniel Willrich
Retail	New Building	12/2/2025	\$75,000	25-6182-NEW	2135 NE 36th St	Daniel Willrich	Daniel Willrich
Mixed Use	Building Alteration	12/1/2025	\$100,000	25-6251-ALT	1345 SW Park Square Dr	DRA Properties	DRA Properties LLC
Mixed Use	Building Alteration	12/1/2025	\$150,000	25-6991-ALT	1610 SW Main St Ste 203	DRA Properties	DRA Properties LLC
Industrial	Building Addition	12/2/2025	\$1,082,176	25-5282-ADD	3758 SE Convenience Blvd	Nathan Stieler	Nathan Stieler
Manufacturing	Building Addition	12/15/2025	\$150,000	25-7113-ADD	1505 NE 36th St	DRA Properties	DRA Properties LLC
Office	Ramp	12/18/2025	\$0	25-6782-RAMP	1950 SW Magazine Rd	DOWNING CONSTRUCTION, INC.	DOWNING CONSTRUCTION, INC.
Industrial	Building Alteration	12/23/2025	\$200,000	25-7340-ALT	7125 SE Delaware Ave Ste 105	Rock Valley Construction	Rock Valley Construction
Other	Building Alteration	12/31/2025	\$245,000	25-7500-ALT	802 SE Shurfine Dr	Rock Valley Construction	Rock Valley Construction
Single Family Detached	Fence/Wall	12/1/2025	\$0	25-7089-FNCE	517 NE 58th St	Elite IntEx Solutions	Elite IntEx Solutions
Single Family Detached	Fence/Wall	12/3/2025	\$0	25-7040-FNCE	1015 NE 59th Ct	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	12/4/2025	\$0	25-7230-FNCE	422 NW Skyline Dr	American Fence Company	American Fence Co

Single Family Detached	Fence/Wall	12/5/2025	\$0 25-6669-FNCE	3522 SW Maize Dr	Strong Fencing & Decking LLC	Strong Fencing & Decking LLC
Single Family Attached	Fence/Wall	12/5/2025	\$0 25-5158-FNCE	2301 NW 5th St	Tracy Cosner	A1 Fence
Mixed Use	Fence/Wall	12/8/2025	\$0 25-6647-FNCE	102 SE 30th St	Eric Schumacher	Ace Handyman Services
Single Family Detached	Fence/Wall	12/8/2025	\$0 25-6997-FNCE	3102 SW Prairie View Rd	Tracy Cosner	Tracy Cosner
Single Family Detached	Fence/Wall	12/8/2025	\$0 25-6162-FNCE	1113 SE Rio Dr	Alexandria Queener	Alexandria Queener
Single Family Detached	Fence/Wall	12/9/2025	\$0 25-7083-FNCE	706 NW Logan St	JG Fencing	JG Fencing
Single Family Detached	Fence/Wall	12/19/2025	\$0 25-7343-FNCE	2402 SW Westbrooke Cir	Terry Murphy	Terry Murphy
Single Family Detached	Fence/Wall	12/23/2025	\$0 25-6429-FNCE	3603 NW 13th St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	12/24/2025	\$0 25-7286-FNCE	1225 SW 28th St	Superior Fence & Rail	Superior Fence and Rail
Retail	Sign	12/2/2025	\$14,000 25-5672-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$1,000 25-5673-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$2,665 25-5674-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Single Family Detached	Sign	12/2/2025	\$2,200 25-5675-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$1,100 25-5676-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$1,100 25-5677-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$2,500 25-5678-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$2,500 25-5679-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$4,600 25-5680-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Multi-Family	Sign	12/3/2025	\$7,100 25-7052-SIGNP	1380 SW District Dr	Signarama Urbandale	Signarama Urbandale
Multi-Family	Sign	12/4/2025	\$6,258 25-5857-SIGNP	2840 S Ankeny Blvd	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	12/8/2025	\$495 25-6651-SIGNP	518 SW 3rd St	Signcraft LLC	Signcraft LLC
Other	Sign	12/12/2025	\$1,665 25-7259-SIGNP	732 SE Shurfine Dr	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Other	Sign	12/12/2025	\$3,500 25-7348-SIGNP	1515 SE Corporate Woods Dr	CAT Scale Company	Eagle Sign Company
Retail	Sign	12/29/2025	\$7,500 25-7495-SIGNP	165 SW Magazine Rd	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Church	Temporary Sign	12/18/2025	\$0 25-7429-SIGNT	510 E 1st St	Our Lady's Immaculate Heart Church	Our Lady's Immaculate Heart Church
Single Family Detached	Drive Approach	12/10/2025	\$0 25-7255-RSTRM	514 SE Sharon Dr	Iowa Contracting Inc	Iowa Contracting Inc
Single Family Detached	Sidewalk	12/10/2025	\$0 25-7295-RSWRP	514 SE Sharon Dr	Iowa Contracting Inc	Iowa Contracting Inc
Office	Fuel Tanks	12/3/2025	\$0 25-7175-FUEL	1201 S Ankeny Blvd	Primus Companies, Inc.	Primus Companies, Inc.
Multi-Family	Fuel Tanks	12/4/2025	\$0 25-6237-FUEL	1010 SW Magazine Rd	Haverkamp Construction	Haverkamp Construction
Other	Fuel Tanks	12/4/2025	\$0 25-7234-FUEL	1201 SE Mill Pond Ct	Centurion Stone of Iowa	Centurion Stone of Iowa
Multi-Family	Fuel Tanks	12/10/2025	\$0 25-7186-FUEL	1380 SW District Dr	JCorp Inc	JCorp Inc
Other	Fuel Tanks	12/12/2025	\$0 25-7345-FUEL	1930 SW Magazine Rd	Centurion Stone Of Iowa	Centurion Stone Of Iowa
Mixed Use	Fuel Tanks	12/18/2025	\$0 25-7423-FUEL	1340 SW District Dr	DRA Properties	DRA Properties LLC
Single Family Attached	Demolition	12/18/2025	\$0 25-7427-DEMO	425 SE Delaware Ave	Michele Pfeiffer	Iowa Demolition
Single Family Detached	Demolition	12/18/2025	\$0 25-7428-DEMO	505 SE Delaware Ave	Michele Pfeiffer	Iowa Demolition



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 Utility Billing Report for December 2025.

ORIGINATING DEPARTMENT

Finance

COUNCIL GOAL

Exercise Financial Discipline

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. Utility Billing Report FY26

City of Ankeny
To the Mayor and City Council
Utility Billing Report

Month	Customers Billed	Billed Consumption (Gallons)	Water Billings	Revenue / 1000 Gal	Water Svc. Avail.	# W.A. Chg.	Total Tax	Misc. Charges	Sewer Billings	Sewer Svc. Avail.	# S.A. Chg.	Storm Water Billings	Total Monthly Billings
July	31,200	162,923,336	\$ 1,202,102	\$ 7.38	\$ 359,978	28,507	\$ 116,728	\$ 15,858	\$ 875,670	\$ 615,825	27,952	\$ 363,056	\$ 3,432,489
August	31,373	181,829,986	\$ 1,382,154	\$ 7.60	\$ 361,877	28,684	\$ 128,420	\$ 15,964	\$ 968,502	\$ 619,148	28,128	\$ 364,894	\$ 3,712,538
September	31,256	218,220,451	\$ 1,681,646	\$ 7.71	\$ 362,134	28,687	\$ 145,730	\$ 15,959	\$ 926,928	\$ 619,506	28,129	\$ 364,935	\$ 3,971,109
October	31,420	218,995,284	\$ 1,716,625	\$ 7.84	\$ 362,891	28,752	\$ 147,741	\$ 15,994	\$ 948,086	\$ 620,872	28,189	\$ 365,989	\$ 4,030,457
November	31,293	152,934,312	\$ 1,173,977	\$ 7.68	\$ 362,209	28,756	\$ 115,210	\$ 16,028	\$ 909,239	\$ 623,378	28,250	\$ 366,941	\$ 3,451,771
December	31,216	131,775,851	\$ 1,013,483	\$ 7.69	\$ 361,226	28,747	\$ 106,395	\$ 16,033	\$ 885,543	\$ 622,762	28,220	\$ 367,399	\$ 3,266,447
January													
February													
March													
April													
May													
June													
FY Total	187,758	1,066,679,220	\$ 8,169,986	\$ 45.90	\$ 2,170,315	172,133	\$ 760,225	\$ 95,836	\$ 5,513,969	\$ 3,721,491	168,868	\$ 2,193,214	\$ 21,864,811
FY 26 Average	31,293	177,779,870	\$ 1,361,664	\$ 7.65	\$ 361,719	28,689	\$ 126,704	\$ 15,973	\$ 918,995	\$ 620,248	28,145	\$ 365,536	\$ 3,644,135
FY 25 Average	30,427	180,456,272	\$ 1,337,726	\$ 7.42	\$ 343,839	28,117	\$ 123,198	\$ 15,656	\$ 852,429	\$ 565,876	27,602	\$ 354,699	\$ 3,470,225
FY 24 Average	29,518	184,849,235	\$ 1,277,823	\$ 6.90	\$ 322,576	27,466	\$ 117,868	\$ 15,297	\$ 814,787	\$ 551,982	26,961	\$ 294,717	\$ 3,277,182
FY 23 Average	28,338	188,099,141	\$ 1,183,291	\$ 6.32	\$ 299,367	26,581	\$ 110,645	\$ 14,818	\$ 821,186	\$ 533,485	26,102	\$ 284,256	\$ 3,136,403
FY 22 Average	27,012	173,720,262	\$ 1,039,721	\$ 5.96	\$ 279,636	25,615	\$ 100,602	\$ 14,280	\$ 839,667	\$ 531,081	25,155	\$ 270,547	\$ 2,974,932
FY 21 Average	25,514	175,191,103	\$ 1,004,651	\$ 5.65	\$ 261,517	24,564	\$ 97,325	\$ 13,675	\$ 893,718	\$ 543,516	24,102	\$ 255,531	\$ 2,972,609
FY 20 Average	24,069	148,457,846	\$ 790,912	\$ 5.23	\$ 248,219	23,477	\$ 81,443	\$ 13,067	\$ 790,209	\$ 519,384	23,018	\$ 198,220	\$ 2,560,012
FY 19 Average	23,157	141,721,265	\$ 703,451	\$ 4.89	\$ 239,513	22,642	\$ 76,042	\$ 12,604	\$ 765,640	\$ 500,957	22,194	\$ 191,607	\$ 2,413,772
FY 18 Average	22,199	148,299,683	\$ 717,639	\$ 4.75	\$ 229,309	21,696	\$ 74,396	\$ 12,079	\$ 732,055	\$ 479,581	21,257	\$ 168,141	\$ 2,338,804
FY 17 Average	21,118	130,754,905	\$ 573,655	\$ 4.34	\$ 203,156	20,629	\$ 63,715	\$ 11,495	\$ 715,618	\$ 454,144	20,208	\$ 160,807	\$ 2,118,875
FY 16 Average	20,144	122,786,371	\$ 498,547	\$ 4.03	\$ 181,657	19,695	\$ 57,931	\$ 10,977	\$ 700,667	\$ 432,333	19,276	\$ 154,242	\$ 1,978,423
FY 15 Average	19,002	114,382,217	\$ 448,375	\$ 3.89	\$ 165,892	18,592	\$ 52,152	\$ 9,481	\$ 621,465	\$ 381,931	18,171	\$ 146,989	\$ 1,774,134
FY 14 Average	18,188	130,473,575	\$ 524,615	\$ 3.93	\$ 157,676	17,824	\$ 54,495	\$ 9,082	\$ 575,219	\$ 347,744	17,409	\$ 141,544	\$ 1,755,881
FY 13 Average	17,461	127,259,667	\$ 498,872	\$ 3.84	\$ 147,519	17,146	\$ 49,939	\$ 8,749	\$ 516,957	\$ 308,223	16,745	\$ 96,329	\$ 1,576,649
FY 12 Average	16,898	119,790,894	\$ 443,102	\$ 3.64	\$ 135,767	16,620	\$ 44,904	\$ 8,477	\$ 459,863	\$ 271,187	16,213	\$ 93,307	\$ 1,411,702
FY 11 Average	16,415	105,824,267	\$ 343,916	\$ 3.24	\$ 118,519	16,175	\$ 36,560	\$ 7,621	\$ 427,041	\$ 247,677	15,724	\$ 90,746	\$ 1,235,520
FY 10 Average	15,932	109,564,150	\$ 325,559	\$ 2.94	\$ 104,065	15,673	\$ 32,792	\$ 7,243	\$ 375,098	\$ 210,202	15,216	\$ 88,351	\$ 1,110,519
FY 09 Average	15,325	109,776,358	\$ 316,943	\$ 2.84	\$ 96,801	15,261	\$ 30,993	\$ 7,060	\$ 350,002	\$ 195,507	14,806	\$ -	\$ 966,313
FY 08 Average	14,934	112,497,657	\$ 326,578	\$ 2.86	\$ 90,607	14,742	\$ 28,423	\$ 12,328	\$ 309,562	\$ 163,141	14,274	\$ -	\$ 930,639
FY 07 Average	14,345	111,387,042	\$ 310,964	\$ 2.74	\$ 83,528	14,099	\$ 26,133	\$ 10,755	\$ 257,067	\$ 137,350	13,634	\$ -	\$ 825,795
FY 06 Average	13,420	108,202,296	\$ 291,748	\$ 2.66	\$ 73,332	13,109	\$ 23,924	\$ 9,694	\$ 233,797	\$ 109,441	12,668	\$ -	\$ 741,937
FY 05 Average	12,259	99,314,970	\$ 220,166	\$ 2.24	\$ 63,148	14,096	\$ 18,767	\$ 7,304	\$ 209,495	\$ 80,757	13,687	\$ -	\$ 599,637
FY 04 Average	11,160	106,031,112	\$ 223,285	\$ 2.10	\$ 57,886	13,782	\$ 17,891	\$ 4,312	\$ 189,435	\$ 70,582	13,393	\$ -	\$ 563,392
FY 03 Average	10,241	90,622,843	\$ 190,558	\$ 2.09	\$ 54,239	12,914	\$ 15,965	\$ 2,836	\$ 179,169	\$ 66,118	12,546	\$ -	\$ 508,886
FY 02 Average	9,538	86,506,417	\$ 179,109	\$ 2.06	\$ 51,377	12,233	\$ 15,237	\$ 2,865	\$ 175,727	\$ 62,666	11,891	\$ -	\$ 486,982
FY 01 Average	8,968	75,203,817	\$ 161,137	\$ 2.13	\$ 49,015	11,670	\$ 14,113	\$ 2,386	\$ 169,540	\$ 59,883	11,363	\$ -	\$ 456,075
FY 00 Average	8,943	76,589,060	\$ 161,036	\$ 2.10	\$ 46,920	11,171	\$ 11,686	\$ 2,411	\$ 163,674	\$ 57,273	10,868	\$ -	\$ 442,999
FY 99 Average	8,402	66,329,874	\$ 137,536	\$ 2.07	\$ 44,676	10,637	\$ 10,510	\$ 2,168	\$ 156,069	\$ 55,530	10,537	\$ -	\$ 406,489
FY 98 Average	8,014	63,130,217	\$ 135,586	\$ 2.15	\$ 42,754	10,180	\$ 10,520	\$ 2,445	\$ 153,575	\$ 52,226	9,910	\$ -	\$ 396,835
FY 97 Average	7,631	62,277,745	\$ 130,853	\$ 2.10	\$ 41,003	9,763	\$ 9,892	\$ 2,373	\$ 146,976	\$ 50,743	9,629	\$ -	\$ 381,841



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 \$184.50 to Jasper Construction Services for construction services on the Trestle Ridge Park project.

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

This change order changes a small portion of paving around the proposed shelter from Type 1 5" sidewalk to 6" P.C.C. reinforced shelter pad due to a minor size difference in the column spacing.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Change Order #2

city of
Ankeny
bringing it all together

Page 41 of 483



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #9 in the amount of \$14,952.44 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. AECOM - Pymt #9

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: ²⁰²¹ January 19, 2026 **Payment Application #:** 9

Payment Period: From: November 1, 2025 Through: January 2, 2026

Contract Summary:

Original Contract Amount:	\$	141,600.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	141,600.00	
Total Completed and Stored to Date:	\$	59,566.78	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	59,566.78	
Less Previous Applications for Payment:	\$	44,614.34	
SUBTOTAL:	\$		14,952.44

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 14,952.44

Balance to Finish, Including Retainage: \$ 82,033.22

Contract Time Remaining (Substantial): - #

Contract Time Remaining (Full): - #

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

Construction Contractor Approval: N/A

Firm Name

Signature

Date

Engineer / Consultant Approval: AECOM Technical Services, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

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

E-mail: lhart@ankenyiowa.gov

Phone Number: 515-963-3548

Date Printed: 1/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 21, 2025	\$ 6,106.32
2	May 19, 2025	\$ 2,409.25
3	June 16, 2025	\$ 11,287.43
4	July 7, 2025	\$ 7,317.00
5	August 18, 2025	\$ 4,982.27
6	September 15, 2025	\$ 4,479.74
7	October 6, 2025	\$ 6,192.38
8	November 17, 2025	\$ 1,839.95
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 44,614.34

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining: N/A

Contract Period: _____

Construction Start Date: _____

Substantial Completion:

Contract Working Days: _____

Added by Change Order: _____

Total Working Days: 0.0

Working Days Used to Date: _____

Working Days Remaining: 0.0

Full Completion:

Contract Working Days: _____

Added by Change Order: _____

Total Working Days: 0.0

Working Days Used to Date: _____

Working Days Remaining: 0.0



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

515.323.7910 tel
515.244.4803 fax

January 6, 2026

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

Subject: **I35 and NE 36th Street Interchange Improvements**
Progress Report No. 09
AECOM #60751780

Dear Ms. Hart:

This progress report summarizes the work completed on the I35 and NE 36th Street Interchange project from November 1, 2025, through January 2, 2026. The following activities were accomplished during this time period:

1. Continued work on the Operational Analysis Memo.
2. Submitted revised Traffic Forecast Memo, revised Methods and Assumptions Memo and Safety Analysis Memo to City of Ankeny for review and submission to Iowa DOT.

The following work is anticipated during the upcoming weeks:

1. Finalize the Operational Analysis Memo and the Evaluation Matrix.

The project is proceeding within the current contract budget. Please contact us if you have any questions regarding this report.

Yours sincerely,

Todd L. Allyn, PE

Michelle M. Sweeney, PE, PTOE

L:\DCS\Projects\ITRN\60751780_ANK_I35-NE_36th_Interchan\300_Communications\310_Client\PR 08 - I35 and NE 36th.docx

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

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

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



501 Sycamore Street, Suite 222, Waterloo, IA 50703

Tel: 319-232-6531

Fax: 319-232-0271

Federal Tax ID No. 95-2661922

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

Invoice Date: 06-JAN-26
Invoice Number: 2001100131

Agreement Number: 60751780
Agreement Description:

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

Project Number : 60751780
Bill Through Date : 01-NOV-25 - 02-JAN-26
AECOM Project Manager: Allyn, Todd L
Agreement Dated 02/17/2025

Project Name : ANK - I35 and NE 36th St Interchange

Labor Multiplier						
Employee Name/Title	Title/Expenditure	Date	Hours	Rate	Raw Cost	Billed Amt
Adhikari, Rosy (Rosy)	Professional	21-NOV-25	4.00	35.38	141.52	
Adhikari, Rosy (Rosy)	Professional	12-DEC-25	4.00	35.38	141.51	
Adhikari, Rosy (Rosy)	Professional	19-DEC-25	0.50	35.38	17.69	
Allyn, Todd L	Project Professional	14-NOV-25	3.00	75.66	226.98	
Allyn, Todd L	Project Professional	28-NOV-25	2.00	75.66	151.32	
Allyn, Todd L	Project Professional	05-DEC-25	4.00	75.66	302.64	
Allyn, Todd L	Project Professional	12-DEC-25	3.00	75.66	226.98	
Allyn, Todd L	Project Professional	19-DEC-25	16.00	75.66	1,210.55	
Allyn, Todd L	Project Professional	26-DEC-25	9.00	75.66	680.94	
Allyn, Todd L	Project Professional	02-JAN-26	2.00	75.66	151.32	
Bernhardt, Mary E	Project Support	07-NOV-25	1.00	45.75	45.75	
Bernhardt, Mary E	Project Support	05-DEC-25	0.25	45.75	11.44	
Bernhardt, Mary E	Project Support	19-DEC-25	0.50	45.75	22.88	
Salomonsen, Derek A	Staff Professional	07-NOV-25	5.00	64.54	322.70	
Salomonsen, Derek A	Staff Professional	14-NOV-25	2.00	64.54	129.08	
Salomonsen, Derek A	Staff Professional	21-NOV-25	3.00	64.54	193.62	
Salomonsen, Derek A	Staff Professional	28-NOV-25	2.00	64.54	129.08	
Salomonsen, Derek A	Staff Professional	05-DEC-25	6.50	64.54	419.51	
Salomonsen, Derek A	Staff Professional	12-DEC-25	5.00	64.54	322.70	
Salomonsen, Derek A	Staff Professional	19-DEC-25	7.50	64.54	484.05	
Salomonsen, Derek A	Staff Professional	26-DEC-25	2.00	64.54	129.08	
Sweeney, Michelle	Senior Professional	19-DEC-25	0.50	100.56	50.28	
Van Sickle, Ethan (Ethan)	Professional	14-NOV-25	1.00	39.59	39.60	
Van Sickle, Ethan (Ethan)	Professional	12-DEC-25	1.00	39.59	39.59	
Van Sickle, Ethan (Ethan)	Professional	19-DEC-25	4.00	39.59	158.36	
Van Sickle, Ethan (Ethan)	Professional	02-JAN-26	3.00	39.59	118.77	

Total Labor Multiplier 91.75 5,867.94 5,867.94

OverHead Markup 7,364.31

Labor CPFF Total 13,232.25

Lump Sum

Description	Billed Amt
Fixed Fee Labor	1,720.19

Total Lump Sum 1,720.19

Project Total : ANK - I35 and NE 36th St Interchange 14,952.44

Invoice Summaries

Total Current Amount :	14,952.44
Retention Amount :	0.00
Pre-Tax Amount :	14,952.44
Tax Amount :	0.00
Total Invoice Amount :	14,952.44

Billing Summaries

<u>Billing Summary</u>	<u>Current</u>	<u>Prior</u>	<u>Total</u>	<u>Limit</u>	<u>Remain</u>
Billings	14,952.44	44,614.34	59,566.78	141,600.00	82,033.22
Tax	0.00	0.00	0.00		
Billing Total :	14,952.44	44,614.34	59,566.78		

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2001100131

Invoice Date: 06-JAN-26

Invoice Due Date: 05-FEB-26

Amount Due: \$14,952.44 USD

Project Number: 60751780

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

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

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

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

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

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #13 in the amount of \$4,896.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #13

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Otter Creek Trunk Sewer Extension - Phase 4
Contractor: Civil Design Advantage
Address: 4121 NW Urbandale Drive, Urbandale, IA 50322
Finance Budget Code: 655.3655.4210 **Finance Project Code:** 655.4210
Vendor Project or Invoice #: _____ **PO #** _____
Original Contract Date: May 15, 2023 **Vendor #** 2407

Date of Council Meeting 1/20/2026 **PAYMENT REQUEST #** 13
PAYMENT PERIOD: From: 12/01/25 through: 12/28/25

Contract Summary

Original Contract Amount:	\$	<u>148,500.00</u>	
Net change by Change Orders:	\$	<u>85,577.00</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>234,077.00</u>	
Total completed and stored to date:	\$	<u>99,993.26</u>	
Retainage: _____ % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>99,993.26</u>	
Less previous applications for payment:	\$	<u>95,097.26</u>	
SUBTOTAL	\$		<u>4,896.00</u>

OTHER CHARGES (Please attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 4,896.00

Balance to finish, including retainage: \$ 134,083.74

Contract Time Remaining (If applicable) _____ - CALENDAR DAYS

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

Construction Contractor Approval:

Firm Name _____

Signature _____

Date _____

Engineer/Consultant Approval: Civil Design Advantage

Firm Name

Eric Schultz

Signature

01/08/2026

Date

City of Ankeny Staff Approval

Signature _____

Date

1-8-26

Submit to: _____

Email: _____ Phone: _____ Fax: _____

Date Printed: 1/8/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	6/19/2023	\$ 15,410.28
2	7/17/2023	\$ 25,623.00
3	8/21/2023	\$ 8,896.50
4	9/18/2023	\$ 14,921.00
5	10/16/2023	\$ 8,096.50
6	11/20/2023	\$ 2,216.00
7	12/18/2023	\$ 1,151.00
8	1/4/2024	\$ 1,358.00
9	9/15/2025	\$ 3,126.00
10	10/20/2025	\$ 4,257.03
11	11/17/2025	\$ 4,956.95
12	12/15/2025	\$ 5,085.00
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TOTAL \$ 95,097.26

#	Date	Amount
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Record of Change Orders

#	Date	Amount
1	1/5/2026	\$ 85,577.00
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TOTAL		\$ 85,577.00

Contract Time Remaining:

CONTRACT PERIOD:	CALENDAR DAYS
Original Contract Date:	May 15, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0

Civil Design Advantage LLC
 4121 NW Urbandale Drive
 Urbandale, Iowa 50322
 (515) 369-4400



INVOICE

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

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

January 7, 2026
 Project No: 2304.288
 Invoice No: 51362
 Due Date: February 6, 2026

Project 2304.288 C. Ankeny - Otter Creek Trunk Sewer Ph 4
Professional Services from December 1, 2025 through December 28, 2025

Task	103	Topo/Boundary Survey	Total this Task	0.00
Task	206	Wetland Services (Impact 7G)	Total this Task	0.00
Task	222	Joint Application	Total this Task	0.00
Task	230	Existing Utility Information	Total this Task	0.00
Task	231	Project Manual Preparation	Total this Task	0.00
Task	302	Construction Drawing Preparation	Total this Task	0.00
Task	306	Prem/Temp Easement Plat	Total this Task	0.00
Task	501	Preconstruction Meeting	Total this Task	0.00

Task 504 Bidding Services/Construction Letting

Professional Personnel

	Hours	Rate	Amount	
Principal/Senior Engineer	8.00	215.00	1,720.00	
Engineer 4	8.00	136.00	1,088.00	
Engineer 7	12.00	174.00	2,088.00	
Total Labor				4,896.00
		Total this Task		\$4,896.00

Task	601	Construction Staking	Total this Task	0.00
------	-----	----------------------	------------------------	-------------

Task	603	Construction Administration
------	-----	-----------------------------

Project	2304.288	C. Ankeny - Otter Creek Trunk Sewer Ph 4	Invoice	51362
			Total this Task	0.00
Task	604	Construction Observation		
			Total this Task	0.00
Task	605	Record Drawings		
			Total this Task	0.00
Task	607	Shop Drawing Review		
			Total this Task	0.00
Task	701	Soils Investigation (ABE)		
			Total this Task	0.00
Task	702	Subconsultant Construction Services		
			Total this Task	0.00
Task	998	Permits & Fees		
			Total this Task	0.00
Task	999	Reimbursable Expenses		
			Total this Task	0.00

Billing Limits	Current	Prior	To-Date	
Total Billings	4,896.00	95,097.26	99,993.26	
Limit			234,077.00	
Remaining			134,083.74	
			Total this Invoice	<u>\$4,896.00</u>

Should full compensation of invoice not be provided to Civil Design Advantage, LLC within 30 days of invoice date, said compensation shall be deemed past-due and shall accrue interest at 1.5% per month.

Project Manager Eric Schulte

January 08, 2026

Attn: Don Clark, P.E.
City of Ankeny, Director of Municipal Utilities
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: Billing Information Report #13
Otter Creek Trunk Sewer Extension – Phase 4
Ankeny, Iowa
CDA 2304.288

Dear Don:

Enclosed is a copy of Billing Information Report #13 for Otter Creek Trunk Sewer Extension – Phase 4.

During this time, Civil Design Advantage has provided bidding and construction letting services, including answering contractor bidding questions, and prepared a bid tab summary, and coordinated contract document information and signatures with the apparent low bidder. CDA also prepared a contract amendment for construction services and was approved on January 5th, 2026 for the Otter Creek Trunk Sewer Extension – Phase 4 project.

Please contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Eric Schulte, P.E.
Project Manager

Enclosures



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #9 in the amount of \$10,908.50 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #9

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Creekview Drive Extension (RISE)
Contractor: Civil Design Advantage, LLC
Address: 4121 NW Urbandale Drive Urbandale, Iowa 50322
Finance Budget Code: 954.3954.4210 Finance Project #: 954.4210
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: July 1, 2024 Vendor Account #: 2407

Date of Council Meeting: January 20, 2026 Payment Application #: 9

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

Contract Summary:

Original Contract Amount:	\$	177,500.00	
Net Change by Change Orders:	\$	139,576.00	
Contract Amount to Date: (line 1 ± 2)	\$	317,076.00	
Total Completed and Stored to Date:	\$	227,218.54	
Retainage: _____ % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	227,218.54	
Less Previous Applications for Payment:	\$	216,310.04	
SUBTOTAL:	\$	10,908.50	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	10,908.50	

Balance to Finish, Including Retainage: \$ 89,857.46

Contract Time Remaining (Substantial): - #

Contract Time Remaining (Full): - #

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Civil Design Advantage

Firm Name

Signature

01/08/2026

Date

City of Ankeny Staff Approval:

Signature

1-8-26

Date

Submit to: Mitch Wedell, Development Engineering Manager

E-mail: MWeddell@AnkenyIowa.gov

Phone Number: (515) 963-3523

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	August 19, 2024	\$ 63,913.10
2	September 16, 2024	\$ 45,238.73
3	October 21, 2024	\$ 42,903.50
4	November 18, 2024	\$ 5,448.75
5	December 16, 2024	\$ 17,693.50
6	November 3, 2025	\$ 2,302.42
7	November 17, 2025	\$ 30,844.94
8	December 15, 2025	\$ 7,965.10
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 216,310.04

Record of Change Orders:

No.	Date	Amount
1	November 3, 2025	\$ 139,576.00
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CHANGE ORDER TOTAL = \$ 139,576.00

Contract Time Remaining:

Contract Period: _____
Construction Start Date: _____

Substantial Completion:

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

Full Completion:

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

Civil Design Advantage LLC
 4121 NW Urbandale Drive
 Urbandale, Iowa 50322
 (515) 369-4400



INVOICE

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

City of Ankeny
 Attn: Accounts Payable
 401 West First Street
 Ankeny, IA 50023-1557

January 7, 2026
 Project No: 2404.267
 Invoice No: 51363
 Due Date: February 6, 2026

Project 2404.267 C. Ankeny SE Creekview Drive Extension
Professional Services from December 1, 2025 through December 28, 2025

Task	103	Topo Survey & Boundary Research		
			Total this Task	0.00

Task	106	Ex Utility Info/Coordination		
			Total this Task	0.00

Task	601	Construction Staking		
Professional Personnel				
			Hours	Rate
				Amount
		Technician 1	6.00	62.00
		Senior Technician	7.50	158.00
		Total Labor		1,557.00
			Total this Task	\$1,557.00

Task	603	Construction Administration		
Professional Personnel				
			Hours	Rate
				Amount
		Engineer 4	5.50	136.00
		Engineer 7	18.00	174.00
		Total Labor		3,880.00
			Total this Task	\$3,880.00

Task	604	Construction Observation		
Professional Personnel				
			Hours	Rate
				Amount
		Engineer 7	10.00	174.00
		Technician 2	42.00	76.00
		Technician 4	2.50	101.00
		Total Labor		5,184.50
			Total this Task	\$5,184.50

Task	605	Record Drawings		
			Total this Task	0.00

Task	607	Shop Drawing Review		
			Total this Task	0.00

Task	701	Geotechnical Investigation		
------	-----	----------------------------	--	--

Project	2404.267	C. Ankeny SE Creekview Drive Extension	Invoice	51363
			Total this Task	0.00
Task	998	Permits & Fees		
			Total this Task	0.00
Task	999	Reimbursable Expenses		
Unit Billing				
12/1/2025	Mileage	410.0 miles @ 0.70	287.00	
	Total Units		287.00	287.00
			Total this Task	\$287.00
Billing Limits				
		Current	Prior	To-Date
Total Billings		10,908.50	216,310.04	227,218.54
Limit				317,076.00
Remaining				89,857.46
			Total this Invoice	<u>\$10,908.50</u>

Should full compensation of invoice not be provided to Civil Design Advantage, LLC within 30 days of invoice date, said compensation shall be deemed past-due and shall accrue interest at 1.5% per month.

Project Manager Eric Schulte



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #9 in the amount of \$730.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Payment #9

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 20, 2025 Payment Application #: 9

Payment Period: From: November 21, 2025 Through: December 20, 2025

Contract Summary:

Original Contract Amount:	\$	49,500.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	49,500.00	
Total Completed and Stored to Date:	\$	46,960.00	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	46,960.00	
Less Previous Applications for Payment:	\$	46,230.00	
SUBTOTAL:	\$		730.00

OTHER CHARGES:

CURRENT PAYMENT DUE: \$ 730.00

Balance to Finish, Including Retainage: \$ 2,540.00

Contract Time Remaining: - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Confluence

Firm Name

Roger J. Silver

12-31-2025

Signature

Date

City of Ankeny Staff Approval:

[Signature]

1/5/25

Signature

Date

Submit to:

Nick Lenox

E-mail:

nlenox@ankenyiowa.gov

Phone Number:

515.963.3576

Date Printed: 12/31/2025

CONFLUENCE

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

City of Ankeny, IA
Nick Lenox
Parks Department
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023

Invoice number 33654
Date 12/30/2025
Project 24421 Trestle Ridge Park

Professional Services through December 20, 2025

Send invoice to: NLenox@AnkenyIowa.gov

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Phase 1	49,500.00	94.87	46,230.00	46,960.00	730.00
Total	49,500.00	94.87	46,230.00	46,960.00	730.00

Invoice total 730.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
33396	11/24/2025	1,690.00		1,690.00			
33654	12/30/2025	730.00	730.00				
Total		2,420.00	730.00	1,690.00	0.00	0.00	0.00



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #18 in the amount of \$33,443.30 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Foth - Payment #18

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 20, 2025 ^{2026 KLO} Payment Application #: 18 ✓

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

Contract Summary:

Original Contract Amount:	\$	746,690.00	
Net Change by Change Orders:	\$	507,980.00	
Contract Amount to Date: (line 1 ± 2)	\$		1,254,670.00
Total Completed and Stored to Date:	\$	1,157,665.69	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$		1,157,665.69
Less Previous Applications for Payment:	\$		1,124,222.39
SUBTOTAL:			\$ 33,443.30

OTHER CHARGES: 1 \$ -

CURRENT PAYMENT DUE: \$ 33,443.30

Balance to Finish, Including Retainage: \$ 97,004.31

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

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Foth Infrastructure & Environment, LLC

Firm Name

Brad Hopkey

Digitally signed by Brad Hopkey
DN: CN=Brad Hopkey, OU=Active User Accounts, OU=Members, DC=foth, DC=com
Reason: I am approving this document
Date: 2026.01.09 12:14:55-06'00'

January 9, 2026

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

1/9/2026

Submit to:

Jim Haberichter, P.E. - Civil Engineer II

E-mail:

JHaberichter@Ankenylowa.gov

Phone Number:

515-963-3536

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 17, 2024	\$ 51,003.36
2	August 5, 2024	\$ 84,823.16
3	September 3, 2024	\$ 37,528.40
4	October 7, 2024	\$ 94,076.12
5	December 2, 2024	\$ 88,846.88
6	February 3, 2025	\$ 30,131.30
7	February 17, 2025	\$ 62,112.50
8	March 3, 2025	\$ 62,164.68
9	April 7, 2025	\$ 69,389.10
10	April 21, 2025	\$ 26,635.00
11	July 7, 2025	\$ 90,612.60
12	July 21, 2025	\$ 19,242.40
13	August 4, 2025	\$ 96,672.40
14	September 15, 2025	\$ 88,423.40
15	October 6, 2025	\$ 135,909.55
16	November 3, 2025	\$ 55,315.49
17	December 1, 2025	\$ 31,336.05
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 1,124,222.39

Record of Change Orders:

No.	Date	Amount
1	May 19, 2025	\$ 507,980.00
2		
3		
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10		

CHANGE ORDER TOTAL = \$ 507,980.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

Invoice

REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418



Note: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

December 17, 2025

Project No: 0024A002.00

Invoice No: 101310

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

Invoice Total USD 33,443.30

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

Professional Services through November 30, 2025

Professional Personnel

	Hours	Rate	Amount
Engineer/Planner/Scientist VIII	30.50	228.00	6,954.00
Engineer/Planner/Scientist VII	1.00	213.00	213.00
Engineer/Planner/Scientist III	8.00	153.00	1,224.00
Project Administrator V	1.00	110.00	110.00
Totals	40.50		8,501.00
Total Labor			8,501.00

Subconsultants

24,942.30 ✓

Billing Limits

	Current	Prior	To-Date
Total Billings	33,443.30	1,124,222.39	1,157,665.69
Limit			1,254,670.00
Remaining			97,004.31

Total This Invoice USD 33,443.30 ✓



JCG Land Services, Inc.
224 South Bell Ave, Ste A
Ames, IA 50010
515-382-1698
www.jcgland.com

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

INVOICE

Invoice Date: 11/12/25
Total Amount: \$24,942.30
Number: 7906.255115
Invoice Period: 10/01/25 - 10/31/25
PO Number: IE-P00003534
Terms: Net 30
Project: 7906 - Ankeny W 1st St. Phase 2

INVOICE SUMMARY

Task	Billed Hrs	Rate	Amount
Document Management	25.00	\$105.00	\$2,625.00
QC - Documents	0.75	\$105.00	\$78.75
Acquisition	127.00	\$115.00	\$14,605.00
Abstracting	27.25	\$115.00	\$3,133.75
ROW Clerk	1.00	\$115.00	\$115.00
Project Management	30.00	\$140.00	\$4,200.00
TOTAL FEES	211.00		\$24,757.50

Code	Quant	Rate	Amount
Copies	--	\$0.00	\$116.20
Mileage 2025	98.00	\$0.70	\$68.60
TOTAL EXPENSE CHARGES	98.00		\$184.80

TOTAL AMOUNT DUE	\$24,942.30 ✓
-------------------------	----------------------

PO IE-P00003534
Project #24A002.00

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

Summary of Services Report - Project Code: 971.4210

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

Period: November 1, 2025 to November 30, 2025

Work Completed:

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

- Project coordination and project management.
- Utility coordination continues.
- Prepare for condemnation hearings for NH1 & NH2.
- Compile pre-construction CAD files and points files for city.
- Develop scope and fee for construction services agreement.

Work Scheduled:

The following tasks will be completed in December of 2025:

- Continue coordination with utility companies.
- Attend condemnation hearings for NH1 & NH2.
- Finalize scope and fee for construction services agreement.

Submittal Schedule:

The following dates are according to the original project contract:

Scoping Meeting with City Personnel	January 26, 2024
Professional Services Agreement Approved	April 15, 2024
Design Survey and Mapping	April 2024 – May 2024
Stormwater Analysis	May 2024 – June 2024
Traffic Study	May 2024 – June 2024
Functional Design	June 2024 – August 2024
Preliminary Design	September 2024 – December 2024
ROW Negotiations	April 2025 – August 2025
Final Design	May 2025 – August 2025

General Comments:

- Executed Amendment 1 received on May 20, 2025.
- Letting date moved from November to December.
- Check plans submitted to DOT on August 5, 2025.
- Final plans will be submitted to DOT on September 16, 2025.
- Letting moved to January due to condemnation in December.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #15 in the amount of \$778.50 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 #15

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 10, 2026 ^{20 MG} Payment Application #: 15

Payment Period: From: November 29, 2025 Through: December 26, 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:	\$	780,863.02	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$		780,863.02
Less Previous Applications for Payment:	\$		780,084.52
SUBTOTAL:	\$		778.50

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 778.50

Balance to Finish, Including Retainage: \$ 4.98

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

January 7, 2026

City of Ankeny Staff Approval:

Signature

Date

1/7/2026

Submit to: Matt Grgurich, Civil Engineer II

E-mail: mgrgurich@ankenyiowa.gov

Phone Number: 515-963-3549

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

[illegible]

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

7.00 FINAL DESIGN										7.00										7.00										7.00									
Engineering	EA	1.00								1.00	\$	2,347.50	\$	2,347.50	1.00	\$	2,347.50	1.00	\$	2,347.50	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	17,593.25	\$	17,593.25	1.00	\$	17,593.25	1.00	\$	17,593.25	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	41,461.75	\$	41,461.75	1.00	\$	41,461.75	1.00	\$	41,461.75	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	58,377.25	\$	58,377.25	1.00	\$	58,377.25	1.00	\$	58,377.25	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	41,781.00	\$	41,781.00	1.00	\$	41,781.00	1.00	\$	41,781.00	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	16,043.25	\$	16,043.25	1.00	\$	16,043.25	1.00	\$	16,043.25	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	21,655.25	\$	21,655.25	1.00	\$	21,655.25	1.00	\$	21,655.25	0.00	100.00%																	
Engineering	EA	1.00								1.00					1.00			1.00			0.00	100.00%																	
Engineering	EA	1.00								1.00			\$	-				0.00	\$	-	1.00	0.00%																	
9.00 CONSTRUCTION PHASE SERVICES																																							
Engineering	EA	1.00								1.00	\$	35,204.99	\$	35,204.99	1.00	\$	35,204.99	1.00	\$	35,204.99	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	24,622.51	\$	24,622.51	1.00	\$	24,622.51	1.00	\$	24,622.51	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	64,638.24	\$	64,638.24	1.00	\$	64,638.24	1.00	\$	64,638.24	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	59,077.66	\$	59,077.66	1.00	\$	59,077.66	1.00	\$	59,077.66	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	33,476.10	\$	33,476.10	1.00	\$	33,476.10	1.00	\$	33,476.10	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	48,532.80	\$	48,532.80	1.00	\$	48,532.80	1.00	\$	48,532.80	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	40,484.30	\$	40,484.30	1.00	\$	40,484.30	1.00	\$	40,484.30	0.00	100.00%																	
Engineering	EA	1.00								1.00	\$	778.50	\$	778.50	1.00	\$	778.50	1.00	\$	778.50	0.00	100.00%																	
TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK										CONTRACT = \$ 780,863.02 PAY PERIOD = \$ 780,863.02										COMPLETED = \$ 780,863.02 100.00%																			

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
14	January 5, 2026	\$ 40,484.30
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Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
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68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 780,084.52

Record of Change Orders:

No.	Date	Amount
1	January 6, 2025	\$ 69,053.00
2	February 17, 2025	\$ 313,415.00
3		
4		
5		
6		
7		
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12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ 382,468.00

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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



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

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

December 26, 2025
 Project No: 220196.01
 Invoice No: 197102
Invoice Total: \$778.50

Project 220196.01 Ankeny, IA - NW 18th Street & NW Irvinedale Drive Design
Professional Services Through December 26, 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	1.00	245.00	
Field Personnel	3.00	500.00	
Totals	4.00	745.00	
Total Labor			745.00

Unit Charges

Mileage 0.67	33.50	
Total Unit Charges	33.50	33.50

Total this Phase \$778.50

Total this Project \$778.50

Billing Limits

	Current	Prior	To-Date
Total Billings	778.50	780,084.52	780,863.02
Limit			780,868.00
Remaining			4.98

Total this Invoice \$778.50



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

▷ HRGREEN.COM

January 6, 2026

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 #	197102
Period covered by invoice	11/29/25 – 12/26/25
Amount this invoice	\$778.50
Total billings to date, including this invoice	\$780,863.02
Contract maximum fee	\$780,868.00
% of Contract billed to date	100%

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.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 \$199,411.24 to Jasper Construction Services for construction services on the Trestle Ridge Park project.

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

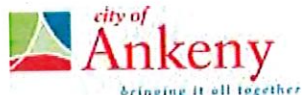
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Payment #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Trestle Ridge Park
Contractor: Jasper Construction Services, Inc.
Address: 928 N. 19th Ave. E. Newton, IA 50208
Finance Budget Code: 973.2973.4408 **Finance Project #:** 973.4408
Vendor Project #: **Purchase Order #:** 2
Original Contract Date: Sept. 02, 2025 **Vendor Account #:** 9517

Date of Council Meeting: January 20, 2026 **Payment Application #:** 2

Payment Period: From: November 1, 2025 Through: January 6, 2026

Contract Summary:

Original Contract Amount:	\$	469,159.00	
Net Change by Change Orders:	\$	257.59	
Contract Amount to Date: (line 1 ± 2)	\$	469,416.59	
Total Completed and Stored to Date:	\$	394,494.09	
Retainage: 3 % of Completed Work:	\$	11,834.82	
Total Earned Less Retainage:	\$	382,659.27	
Less Previous Applications for Payment:	\$	183,248.03	
SUBTOTAL:	\$		199,411.24

OTHER CHARGES:

CURRENT PAYMENT DUE:

Balance to Finish, Including Retainage: \$ 86,757.32

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: Jasper Construction Services, Inc.

Signature: [Signature] Date: 1-9-2026
 Firm Name

Engineer / Consultant Approval:

Signature: [Signature: Roger J. Silber] Date: 1-9-2026
 Firm Name: Confluence

City of Ankeny Staff Approval:

Signature: [Signature] Date: 1/12/26

Submit to: Nick Lenox, Parks & Recreation Director
 E-mail: NLenox@Ankenylowa.gov Phone Number: 1-515-963-3576

Date Printed: 1/9/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF WORK	REMAINING QUANTITY	PERCENT COMPLETE
GRADING & EARTHWORK														
1	Topsoil, On-site	CY	2,350		2,350.00	\$ 12.00	\$ 28,200.00	1,057.50	\$ 12,690.00	1,175.00	2,232.50	\$ 26,790.00	117.50	95.00%
2	Excavation, Class 10	CY	1,900		1,900.00	\$ 10.00	\$ 19,000.00	380.00	\$ 3,800.00	1,520.00	1,900.00	\$ 19,000.00	0.00	100.00%
3	Subgrade Preparation, 12 In. Depth	SY	3,600		3,600.00	\$ 3.00	\$ 10,800.00	180.00	\$ 540.00	3,420.00	3,600.00	\$ 10,800.00	0.00	100.00%
4	Subbase, 6" Pea Gravel	SY	640		640.00	\$ 18.00	\$ 11,520.00	640.00	\$ 11,520.00		640.00	\$ 11,520.00	0.00	100.00%
UTILITIES														
5	Storm Sewer, Trenched, HDPE, 6 In.	LF	26		26.00	\$ 50.00	\$ 1,300.00		\$ -	26.00	26.00	\$ 1,300.00	0.00	100.00%
6	Storm Sewer, Trenched, HDPE, 12 In.	LF	50		50.00	\$ 62.00	\$ 3,100.00		\$ -	50.00	50.00	\$ 3,100.00	0.00	100.00%
7	Storm Sewer, Trenched, HDPE, 18 In.	LF	652		652.00	\$ 80.00	\$ 52,160.00		\$ -	652.00	652.00	\$ 52,160.00	0.00	100.00%
8	Pipe Apron, CMP, 18 In.	EA	1		1.00	\$ 965.00	\$ 965.00		\$ -	1.00	1.00	\$ 965.00	0.00	100.00%
9	Footing for Metal Apron, CMP, 18 In.	EA	1		1.00	\$ 1,200.00	\$ 1,200.00		\$ -	1.00	1.00	\$ 1,200.00	0.00	100.00%
10	Pipe Apron Guard	EA	1		1.00	\$ 230.00	\$ 230.00		\$ -	1.00	1.00	\$ 230.00	0.00	100.00%
11	Storm Sewer, Trenched, Subdrain, 6 In.	LF	92		92.00	\$ 40.00	\$ 3,680.00	72.00	\$ 2,880.00	20.00	92.00	\$ 3,680.00	0.00	100.00%
12	Water Service Line, Trenched, Type K Copper, 1 In.	LF	420		420.00	\$ 45.00	\$ 18,900.00		\$ -	420.00	420.00	\$ 18,900.00	0.00	100.00%
13	Drinking Fountain Install	EA	1		1.00	\$ 3,534.00	\$ 3,534.00		\$ -		1.00	\$ -	1.00	0.00%
14	Water Pit Assembly Installation	EA	1		0.00	\$ 2,360.00	\$ -		\$ -		0.00	\$ -	0.00	0.00%
15	Special Isolation valve with Pit	EA	1		1.00	\$ 1,265.00	\$ 1,265.00		\$ -	1.00	1.00	\$ 1,265.00	0.00	100.00%
16	Intake, Type SW-502, Circular Single Grate Intake, 48 In. Dia.	EA	1		1.00	\$ 3,750.00	\$ 3,750.00		\$ -	1.00	1.00	\$ 3,750.00	0.00	100.00%
17	Intake, HDPE Intake Basin, Circular Area Intake, 24 In. Dia.	EA	4		4.00	\$ 3,990.00	\$ 15,960.00		\$ -	4.00	4.00	\$ 15,960.00	0.00	100.00%
18	Manhole Adjustment, Minor	EA	1		1.00	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00		1.00	\$ 3,000.00	0.00	100.00%
SURFACING & HARDSCAPE														
19	Type 1 P.C.C. Paving, 5" Sidewalks	SY	1,708	(4.10)	1,703.90	\$ 55.00	\$ 93,604.50	1,678.40	\$ 92,367.00	26.60	1,706.00	\$ 93,630.00	(4.10)	100.24%
20	Type 2 P.C.C. Paving, 6" Parking & Drives	SY	1,061		1,061.00	\$ 60.00	\$ 63,660.00	656.60	\$ 39,396.00	404.40	1,061.00	\$ 63,660.00	0.00	100.00%
21	Type 3 P.C.C. Paving, 7" Drive Approach within R.O.W.	SY	68		68.00	\$ 75.00	\$ 5,100.00	68.00	\$ 5,100.00		68.00	\$ 5,100.00	0.00	100.00%
22	6" P.C.C. Shelter Pad - Reinforced	SY	38	4.10	42.10	\$ 100.00	\$ 4,210.00	36.00	\$ 3,600.00	0.10	36.00	\$ 3,600.00	4.10	89.78%
23	PCC Pavement Samples & Testing	LS	1		1.00	\$ 750.00	\$ 750.00	0.85	\$ 637.50	0.15	0.85	\$ 637.50	0.05	95.00%
24	Detachable Warning Panels	SF	44		44.00	\$ 50.00	\$ 2,200.00	44.00	\$ 2,200.00		44.00	\$ 2,200.00	0.00	100.00%
25	Sidewalk Assurance Testing	LS	1		1.00	\$ 750.00	\$ 750.00		\$ -		1.00	\$ -	1.00	0.00%
26	Basketball Hoop Foundations	EA	2		2.00	\$ 1,000.00	\$ 2,000.00	1.00	\$ 1,000.00		1.00	\$ 1,000.00	1.00	50.00%
27	Shelter & Installation	EA	1		1.00	\$ 40,000.00	\$ 40,000.00		\$ -		1.00	\$ -	1.00	0.00%
28	Playground Maintenance Curb	LF	230		230.00	\$ 45.00	\$ 10,350.00	222.00	\$ 9,990.00		222.00	\$ 9,990.00	8.00	96.52%
DEMOLITION														
29	Curb Grinding	LF	55		55.00	\$ 14.00	\$ 770.00		\$ -	55.00	55.00	\$ 770.00	0.00	100.00%
30	Sidewalk Removal	SY	50		50.00	\$ 15.00	\$ 750.00		\$ -	50.00	50.00	\$ 750.00	0.00	100.00%
TRAFFIC CONTROL														
31	Pavement Markings	LS	1		1.00	\$ 2,950.00	\$ 2,950.00		\$ -		0.00	\$ -	1.00	0.00%
32	Traffic Control	LS	1		1.00	\$ 1,500.00	\$ 1,500.00	0.30	\$ 450.00	0.50	0.80	\$ 1,200.00	0.20	80.00%
33	Traffic Sign	EA	3		3.00	\$ 200.00	\$ 600.00		\$ -		0.00	\$ -	3.00	0.00%
SEEDING & LANDSCAPE														
34	Lawn Seeding & Mulching	AC	2.9		2.90	\$ 1,750.00	\$ 5,075.00		\$ -		0.00	\$ -	2.90	0.00%
35	Overstory Trees, 2" caliper	EA	12		12.00	\$ 475.00	\$ 5,700.00		\$ -		0.00	\$ -	12.00	0.00%
36	Conifer Trees, 6-7' ht.	EA	10		10.00	\$ 460.00	\$ 4,600.00		\$ -		0.00	\$ -	10.00	0.00%
37	Ornamental Trees, 1.5-1.75" caliper	EA	10		10.00	\$ 430.00	\$ 4,300.00		\$ -		0.00	\$ -	10.00	0.00%
38	Shrub, 5 gallon	EA	19		19.00	\$ 65.00	\$ 1,235.00		\$ -		0.00	\$ -	19.00	0.00%
39	Shredded Hardwood Mulch	SY	34		34.00	\$ 20.00	\$ 680.00		\$ -		0.00	\$ -	34.00	0.00%
EROSION CONTROL														
40	SWPPP Preparation	LS	1		1.00	\$ 2,400.00	\$ 2,400.00	0.25	\$ 600.00	0.50	0.75	\$ 1,800.00	0.25	75.00%
41	Rip Rap, Class 'E'	TON	7		7.00	\$ 165.00	\$ 1,155.00	7.00	\$ 1,155.00		7.00	\$ 1,155.00	0.00	100.00%
42	Silt Fence	LF	2,400		2,400.00	\$ 1.50	\$ 3,600.00		\$ -	1,389.00	1,389.00	\$ 2,083.50	1,011.00	57.88%
43	Silt Fence Removal	LF	2,400		2,400.00	\$ 0.01	\$ 24.00		\$ -		0.00	\$ -	2,400.00	0.00%
44	Stabilized Construction Entrance	TON	100		100.00	\$ 2.00	\$ 2,000.00		\$ -		0.00	\$ -	100.00	0.00%
45	Inlet Protection Device	EA	5		5.00	\$ 50.00	\$ 250.00	4.00	\$ 200.00	1.00	5.00	\$ 250.00	0.00	100.00%
46	Inlet Protection Device, Maint. & Removal	EA	5		5.00	\$ 1.00	\$ 5.00		\$ -		0.00	\$ -	5.00	0.00%
GENERAL														
47	Mobilization	LS	1		1.00	\$ 22,000.00	\$ 22,000.00	0.50	\$ 11,000.00	0.50	1.00	\$ 22,000.00	0.00	100.00%
48	Concrete Washout	LS	1		1.00	\$ 1,200.00	\$ 1,200.00	0.85	\$ 1,020.00	0.10	0.95	\$ 1,140.00	0.05	95.00%
BID ALTERNATE 1														
BA-1	Existing Lawn Improvements	AC	1.8		1.80	\$ 4,000.00	\$ 7,200.00		\$ -	1.80	1.80	\$ 7,200.00	0.00	100.00%
CO-1	Compaction Testing	LS	1.0		1.00	\$ 2,433.09	\$ 2,433.09		\$ -	1.00	1.00	\$ 2,433.09	0.00	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 459,416.59 PAY PERIOD = \$ 203,145.50

COMPLETED = \$ 394,494.09

84.04%



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 \$127,799.44 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Manatts - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Creekview Drive Extension (RISE)
Contractor: Manatt's Inc.
Address: PO Box 535 1775 Old 6 Rd. Brooklyn, IA 52211
Finance Budget Code: 954.3954.4451 **Finance Project #** 954.4451
Vendor Project or Invoice #: N/A **PO #** N/A
Original Contract Date: November 3, 2025 **Vendor #** 2207

Date of Council Meeting: January 20, 2026 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: November 29, 2025 Through: January 3, 2026

Contract Summary

Original Contract Amount:	\$	1,180,130.25
Net change by Change Orders:	\$	-
Contract Amount to Date: (line 1 ± 2)	\$	1,180,130.25
Total completed and stored to date:	\$	229,812.80
Retainage: 3 % of Completed Work:	\$	6,894.38
Total Earned less Retainage:	\$	222,918.42
Less previous applications for payment:	\$	95,118.98
SUBTOTAL	\$	127,799.44

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 127,799.44

Balance to finish, including retainage: \$ 957,211.83

Contract Time Remaining (If applicable) 58.5 Working Days

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

Construction Contractor Approval: Manatt's Inc.

Connor Young Digitally signed by Connor Young
DN: c=US, e=Connor@manatts.com, cn=Connor Young
Reason: I am approving this document
Contact Info: Connor@manatts.com
Date: 2026.01.07 12:42:24-0600
Signature 1/07/2026
Date

Engineer / Consultant Approval: Civil Design Advantage

Eric Schultz
Signature 01/07/2026
Date

City of Ankeny Staff Approval:

Mitch Wedell **WMM**
Signature 1-7-26
Date

Submit to: Mitch Wedell, P.E.
E-mail: MWedell@Ankenylowa.gov **Phone:** (515) 963-3523 **Fax:** (515) 963-3536

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	ORIGINAL TOTAL QUANTITY	QUANTITY CHANGE DIV. 1 (BY CHANGE ORDER)	QUANTITY CHANGE DIV. 2 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	DIVISION 1 EXTENDED PRICE	DIVISION 2 EXTENDED PRICE	DIV. 1 TOTAL QUANTITY THIS PAY PERIOD	DIV. 2 TOTAL QUANTITY THIS PAY PERIOD	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE	
EARTHWORK																					
2.01	Clearing and Grubbing	LS	1.00		1.00			1.00	\$ 14,000.00	\$ 14,000.00	\$ -			0.00	\$ -		1.00	1.00	\$ 14,000.00	0.00	100.00%
2.02	Loathing/Repairing Tile Lines	STA	21.00		21.00			21.00	\$ 21.00	\$ 440.00	\$ -			0.00	\$ -		0.00	0.00	\$ -	21.00	0.00%
2.03	Topsail, Onsite	CY	9,100.00		9,100.00			9,100.00	\$ 8.00	\$ 72,800.00	\$ -			0.00	\$ -		0.00	0.00	\$ -	9,100.00	0.00%
2.04	Excavation, Class 10 (On-site)	CY	14,158.00		14,158.00			14,158.00	\$ 4.50	\$ 63,711.00	\$ -			0.00	\$ -		0.00	0.00	\$ -	14,158.00	0.00%
2.05	Subgrade Preparation, 12" Depth	SY	4,971.00		4,971.00			4,971.00	\$ 2.50	\$ 12,427.50	\$ -			0.00	\$ -		0.00	0.00	\$ -	4,971.00	0.00%
2.06	Subbase, Modified, Virgin Aggregate	SY	4,971.00		4,971.00			4,971.00	\$ 11.25	\$ 55,923.75	\$ -			0.00	\$ -		0.00	0.00	\$ -	4,971.00	0.00%
2.07	Compaction Testing	LS	1.00		1.00			1.00	\$ 3,500.00	\$ 3,500.00	\$ -			0.00	\$ -		0.00	0.00	\$ -	1.00	0.00%
TRENCH EXCAVATION AND BACKFILL																					
3.01	TRENCH COMPACTION TESTING	LS	1.00		1.00			1.00	\$ 5,000.00	\$ 5,000.00	\$ -	0.25		0.25	\$ 1,250.00		0.25	0.25	\$ 1,250.00	0.75	25.00%
SEWERS AND DRAINS																					
4.01	Sanitary Sewer Gravity Main, Trenched, PVC, 8" Dia.	LF		561.00	561.00			561.00	\$ 89.00	\$ -	\$ 49,929.00		486.00	486.00	\$ 43,254.00	0.00	486.00	\$ 43,254.00	75.00	86.63%	
4.02	Sanitary Sewer Service Smb, Trenched, PVC, 6" Dia.	LF		148.00	148.00			148.00	\$ 80.00	\$ -	\$ 11,840.00		115.00	115.00	\$ 9,200.00	0.00	115.00	\$ 9,200.00	33.00	77.27%	
4.03	Storm Sewer, Trenched, RCP, 15" Dia.	LF		528.00	528.00			528.00	\$ 66.00	\$ 34,848.00	\$ -			0.00	\$ -		0.00	\$ -	528.00	0.00%	
4.04	Storm Sewer, Trenched, RCP, 18" Dia.	LF		170.00	170.00			170.00	\$ 77.50	\$ 13,175.00	\$ -			0.00	\$ -		0.00	\$ -	170.00	0.00%	
4.05	Storm Sewer, Trenched, RCP, 24" Dia.	LF		268.00	268.00			268.00	\$ 83.00	\$ 22,244.00	\$ -			0.00	\$ -		0.00	\$ -	268.00	0.00%	
4.06	Storm Sewer, Trenched, RCP, 30" Dia.	LF		175.00	175.00			175.00	\$ 144.00	\$ 25,200.00	\$ -			0.00	\$ -		0.00	\$ -	175.00	0.00%	
4.07	Storm Sewer, Trenched, RCP, 36" Dia.	LF		190.00	190.00			190.00	\$ 127.00	\$ 24,130.00	\$ -			0.00	\$ -		0.00	\$ -	190.00	0.00%	
4.08	Pipe Apron, RCP, 36" Dia.	EA		1.00	1.00			1.00	\$ 1,730.00	\$ 1,730.00	\$ -	1.00		1.00	\$ 1,730.00	0.00	1.00	\$ 1,730.00	0.00	100.00%	
4.09	Pipe Apron, RCP, 30" Dia.	EA		1.00	1.00			1.00	\$ 2,145.00	\$ 2,145.00	\$ -			0.00	\$ -		0.00	\$ -	1.00	0.00%	
4.10	Footings for Concrete Apron, RCP, 30" Dia.	EA		1.00	1.00			1.00	\$ 700.00	\$ 700.00	\$ -			0.00	\$ -		0.00	\$ -	1.00	0.00%	
4.11	Footings for Concrete Apron, RCP, 36" Dia.	EA		1.00	1.00			1.00	\$ 700.00	\$ 700.00	\$ -			0.00	\$ -		0.00	\$ -	1.00	0.00%	
4.12	Pipe Apron Guard	EA		2.00	2.00			2.00	\$ 3,100.00	\$ 6,200.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%	
4.13	Subdrain, Corrugated PVC, 8" Dia.	LF		2,360.00	2,360.00			2,360.00	\$ 16.50	\$ 38,940.00	\$ -			0.00	\$ -		0.00	\$ -	2,360.00	0.00%	
4.14	Subdrain, Corrugated PVC, 8" Dia.	EA		2.00	2.00			2.00	\$ 500.00	\$ 1,000.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%	
4.15	Subdrain, Corrugated PVC, 8" Dia.	EA		30.00	30.00			30.00	\$ 115.00	\$ 3,450.00	\$ -			0.00	\$ -		0.00	\$ -	30.00	0.00%	
WATER MAINS AND APPURTENANCES																					
5.01	Water Main, Trenched, PVC, 8" Dia. Service (includes Tap)	LF		306.00	306.00			306.00	\$ 195.00	\$ -	\$ 59,670.00			0.00	\$ -		0.00	\$ -	306.00	0.00%	
5.02	Water Main, Trenched, PVC, 12" Dia.	LF		23.00	23.00			23.00	\$ 235.00	\$ -	\$ 5,385.00			0.00	\$ -		0.00	\$ -	23.00	0.00%	
5.03	Blowoff Hydrant	EA		4.00	4.00			4.00	\$ 4,450.00	\$ -	\$ 17,800.00			0.00	\$ -		0.00	\$ -	4.00	0.00%	
5.04	Valve Gate, 12"	EA		2.00	2.00			2.00	\$ 9,600.00	\$ -	\$ 19,200.00		1.00	1.00	\$ 9,600.00	0.00	1.00	\$ 9,600.00	1.00	50.00%	
5.05	Fire Hydrant Assembly (includes Solid Sleeve)	EA		2.00	2.00			2.00	\$ 9,050.00	\$ -	\$ 18,100.00			0.00	\$ -		0.00	\$ -	2.00	0.00%	
STRUCTURES FOR SANITARY AND STORM SEWERS																					
6.01	Manhole, Type SW-501, 48" Dia.	EA		4.00	4.00			4.00	\$ 5,850.00	\$ -	\$ 23,400.00			3.00	\$ 17,550.00	0.00	3.00	\$ 17,550.00	1.00	75.00%	
6.02	Manhole, Type SW-401, 60" Dia.	EA		1.00	1.00			1.00	\$ 8,800.00	\$ 8,800.00	\$ -			0.00	\$ -		0.00	\$ -	1.00	0.00%	
6.03	Intake, Type SW-501, 3'-0" x 2'-0"	EA		2.00	2.00			2.00	\$ 4,050.00	\$ 8,100.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%	
6.04	Intake, Type SW-501, 3'-0" x 2'-0"	EA		2.00	2.00			2.00	\$ 5,800.00	\$ 11,600.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%	
6.05	Intake, Type SW-505, 6'-8" x 2'-0"	EA		6.00	6.00			6.00	\$ 8,400.00	\$ 50,400.00	\$ -	2.00		2.00	\$ 16,800.00	0.00	2.00	\$ 16,800.00	4.00	33.33%	
6.06	Intake, Type SW-506, 6'-8" x 2'-0"	EA		4.00	4.00			4.00	\$ 8,400.00	\$ 33,600.00	\$ -			0.00	\$ -		0.00	\$ -	4.00	0.00%	
6.07	Intake, Type SW-513, 4'-0" x 4'-0"	EA		2.00	2.00			2.00	\$ 5,550.00	\$ 11,100.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%	
6.08	Intake, Type SW-513, 5'-0" x 5'-0"	EA		1.00	1.00			1.00	\$ 7,350.00	\$ 7,350.00	\$ -	1.00		1.00	\$ 7,350.00	0.00	1.00	\$ 7,350.00	0.00	100.00%	
6.09	Intake Adjustment, Minor	EA		2.00	2.00			2.00	\$ 1,050.00	\$ 2,100.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%	
6.10	Manhole Adjustment, Minor	EA		2.00	2.00			2.00	\$ 2,100.00	\$ 4,200.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%	
6.11	Connection to Existing Manhole, Sanitary Sewer	EA		2.00	2.00			2.00	\$ 1,550.00	\$ -	\$ 3,100.00		1.00	1.00	\$ 1,550.00	0.00	1.00	\$ 1,550.00	1.00	50.00%	
6.12	Connection to Existing Intake	EA		1.00	1.00			1.00	\$ 2,050.00	\$ 2,050.00	\$ -			0.00	\$ -		0.00	\$ -	1.00	0.00%	
STREETS AND RELATED WORK																					
7.01	Pavement, PCC, 9" C&SD	SY	4,158.00		4,158.00			4,158.00	\$ 59.00	\$ 245,322.00	\$ -			0.00	\$ -		0.00	\$ -	4,158.00	0.00%	
7.02	PCC Pavement, Slopes and Testing	LS	1.00		1.00			1.00	\$ 5,000.00	\$ 5,000.00	\$ -			0.00	\$ -		0.00	\$ -	1.00	0.00%	
7.03	Sidewalk, PCC, 4"	SY	776.00		776.00			776.00	\$ 42.00	\$ 32,592.00	\$ -			0.00	\$ -		0.00	\$ -	776.00	0.00%	
7.04	Subbase, Overexcavation	TON	250.00		250.00			250.00	\$ 45.00	\$ 11,250.00	\$ -			0.00	\$ -		0.00	\$ -	250.00	0.00%	
7.05	Granular Trenchroad, 6" Medium, 6" Class A Crushed Stone	SY	241.00		241.00			241.00	\$ 40.00	\$ 9,640.00	\$ -			0.00	\$ -		0.00	\$ -	241.00	0.00%	
7.06	Pavement Removal, PCC, 9"	SY	45.00		45.00			45.00	\$ 25.00	\$ 1,125.00	\$ -			0.00	\$ -		0.00	\$ -	45.00	0.00%	
TRAFFIC CONTROL																					
8.01	Temporary Traffic Control	LS	1.00		1.00			1.00	\$ 2,000.00	\$ 2,000.00	\$ -			0.00	\$ -		1.00	1.00	\$ 2,000.00	0.00	100.00%
8.02	Traffic Signs	EA		12.00	12.00			12.00	\$ 200.00	\$ 2,400.00	\$ -			0.00	\$ -		0.00	\$ -	12.00	0.00%	
SITE WORK AND LANDSCAPING																					
9.01	Conventional Seeding, Seeding, Fertilizer, Type 1	AC	6.63		6.63			6.63	\$ 1,025.00	\$ 6,795.75	\$ -			0.00	\$ -		0.00	\$ -	6.63	0.00%	
9.02	Conventional Seeding and Mulching, Wetland Seeding	AC		0.02	0.02			0.02	\$ 6,050.00	\$ -	\$ 121.00			0.00	\$ -		0.00	\$ -	0.02	0.00%	
9.03	Conventional Seeding and Mulching, Wetland Seeding	AC	8.10		8.10			8.10	\$ 215.00	\$ 1,741.50	\$ -			0.00	\$ -		0.00	\$ -	8.10	0.00%	
9.04	Hydraulic Mulching (BPM)	AC	6.63		6.63			6.63	\$ 2,650.00	\$ 17,565.50	\$ -			0.00	\$ -		0.00	\$ -	6.63	0.00%	
9.05	Filter Socks, 12"	LF	41.00		41.00			41.00	\$ 5.00	\$ 205.00	\$ -			0.00	\$ -		0.00	\$ -	41.00	0.00%	
9.06	Filter Socks, Removal	LF	41.00		41.00			41.00	\$ 1.00	\$ 41.00	\$ -			0.00	\$ -		0.00	\$ -	41.00	0.00%	
9.07	Check Dam, Rock (Temporary)	EA	7.00		7.00			7.00	\$ 1,000.00	\$ 7,000.00	\$ -			0.00	\$ -		0.00	\$ -	7.00	0.00%	
9.08	Rep Run, Class E	TON	65.00		65.00			65.00	\$ 215.00	\$ 13,975.00	\$ -			0.00	\$ -		0.00	\$ -	65.00	0.00%	
9.09	Tree Retention Min. Type 2	SG	6.00		6.00			6.00	\$ 40.00	\$ 240.00	\$ -			0.00	\$ -		0.00	\$ -	6.00	0.00%	

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	ORIGINAL PROPOSED TOTAL QUANTITY	QUANTITY CHANGE DIV. 1 (BY CHANGE ORDER)	QUANTITY CHANGE DIV. 2 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	DIVISION 1 EXTENDED PRICE	DIVISION 2 EXTENDED PRICE	DIV. 1 TOTAL QUANTITY THIS PAY PERIOD	DIV. 2 TOTAL QUANTITY THIS PAY PERIOD	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETED	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
9.10	Silt Fence	LF	6,349.00		6,349.00			6,349.00	1.70	\$ 10,793.30	\$ -			0.00	\$ -	3,144.00	3,144.00	\$ 5,344.80	3,205.00	49.52%
9.11	Silt Fence, Removal of Device	LF	6,349.00		6,349.00			6,349.00	0.05	\$ 317.45	\$ -			0.00	\$ -		0.00	\$ -	6,349.00	0.00%
9.12	Stabilized Construction Entrance	SY	120.00		120.00			120.00	25.00	\$ 3,000.00	\$ -	120.00		120.00	\$ 3,000.00	0.00	120.00	\$ 3,000.00	0.00	100.00%
9.13	Erosion Control Muleh, Straw	AC	8.10		8.10			8.10	625.00	\$ 5,062.50	\$ -			0.00	\$ -		0.00	\$ -	8.10	0.00%
9.14	Inlet Protection Device, Surface Applied	EA	4.00		4.00			4.00	135.00	\$ 540.00	\$ -			0.00	\$ -		0.00	\$ -	4.00	0.00%
9.15	Inlet Protection Device, Drop-In	EA	14.00		14.00			14.00	165.00	\$ 2,310.00	\$ -	4.00		4.00	\$ 660.00		4.00	\$ 660.00	10.00	28.57%
9.16	Inlet Protection Device, Maintenance	EA	18.00		18.00			18.00	25.00	\$ 450.00	\$ -			0.00	\$ -		0.00	\$ -	18.00	0.00%
9.17	Temporary Fence, Orange Mesh Safety Fence	LF	80.00		80.00			80.00	20.00	\$ -	\$ 1,600.00				\$ -	40.00	40.00	\$ 800.00	40.00	50.00%
MISCELLANEOUS																				
11.01	Mobilization	LS	1.00		1.00			1.00	\$ 60,000.00	\$ 60,000.00	\$ -	0.10		0.10	\$ 6,000.00		0.20	\$ 12,000.00	0.30	30.00%
11.02	Concrete Washout	EA	2.00		2.00			2.00	\$ 1,000.00	\$ 2,000.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%
CHANGE ORDER ITEMS																				
									Division 1:	\$954,655.25										
									Division 2:	\$ 225,475.00										
									CONTRACT =	\$1,180,130.25										
									PAY PERIOD =	\$131,752.00										
									COMPLETED =	\$ 229,612.80										
																				19.47%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

PRICE DETAILED BY DIVISION SUMMARY

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	UNIT PRICE	TOTAL DIV. 1 QUANTITY COMPLETE	DIV. 1 TOTAL VALUE OF COMPLETED WORK	TOTAL DIV. 2 QUANTITY COMPLETE	DIV. 2 TOTAL VALUE OF COMPLETED WORK	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK											
2.01	Clearing and Grubbing	LS	\$ 14,000.00	1.00	\$ 14,000.00		\$ -	1.00	\$ 14,000.00	0.00	100%
2.02	Locating/Repairing Tile Lines	STA	\$ 400.00	0.00	\$ -		\$ -	0.00	\$ -	21.00	0%
2.03	Topsoil, Onsite	CY	\$ 8.00	4,450.00	\$ 35,600.00		\$ -	4,450.00	\$ 35,600.00	4650.00	49%
2.04	Excavation, Class 10 (On-site)	CY	\$ 4.00	7,079.00	\$ 28,316.00		\$ -	7,079.00	\$ 28,316.00	7079.00	50%
2.05	Subgrade Preparation, 12" Depth	SY	\$ 2.50	0.00	\$ -		\$ -	0.00	\$ -	4971.00	0%
2.06	Subbase, Modified, Virgin Aggregate	SY	\$ 11.25	0.00	\$ -		\$ -	0.00	\$ -	4971.00	0%
2.07	Compaction Testing	LS	\$ 3,500.00	0.00	\$ -		\$ -	0.00	\$ -	1.00	0%
TRENCH EXCAVATION AND BACKFILL											
3.01	TRENCH COMPACTION TESTING	LS	\$ 5,000.00	0.25	\$ 1,250.00		\$ -	0.25	\$ 1,250.00	0.75	25%
SEWERS AND DRAINS											
4.01	Sanitary Sewer Gravity Main, Trenched, PVC, 8" Dia.	LF	\$ 89.00		\$ -	486.00	\$ 43,254.00	486.00	\$ 43,254.00	75.00	87%
4.02	Sanitary Sewer Service Stub, Trenched, PVC, 6" Dia.	LF	\$ 80.00		\$ -	115.00	\$ 9,200.00	115.00	\$ 9,200.00	33.00	78%
4.03	Storm Sewer, Trenched, RCP, 15" Dia.	LF	\$ 66.00	0.00	\$ -		\$ -	0.00	\$ -	528.00	0%
4.04	Storm Sewer, Trenched, RCP, 18" Dia.	LF	\$ 77.50	0.00	\$ -		\$ -	0.00	\$ -	170.00	0%
4.05	Storm Sewer, Trenched, RCP, 24" Dia.	LF	\$ 83.00	0.00	\$ -		\$ -	0.00	\$ -	268.00	0%
4.06	Storm Sewer, Trenched, RCP, 30" Dia.	LF	\$ 144.00	132.00	\$ 19,008.00		\$ -	132.00	\$ 19,008.00	43.00	75%
4.07	Storm Sewer, Trenched, RCP, 36" Dia.	LF	\$ 127.00	0.00	\$ -		\$ -	0.00	\$ -	190.00	0%
4.08	Pipe Apron, RCP, 30" Dia.	EA	\$ 1,730.00	1.00	\$ 1,730.00		\$ -	1.00	\$ 1,730.00	0.00	100%
4.09	Pipe Apron, RCP, 36" Dia.	EA	\$ 2,145.00	0.00	\$ -		\$ -	0.00	\$ -	1.00	0%
4.10	Footing for Concrete Apron, RCP, 30" Dia.	EA	\$ 700.00	0.00	\$ -		\$ -	0.00	\$ -	1.00	0%
4.11	Footing for Concrete Apron, RCP, 36" Dia.	EA	\$ 700.00	0.00	\$ -		\$ -	0.00	\$ -	1.00	0%
4.12	Pipe Apron Guard	EA	\$ 3,100.00	0.00	\$ -		\$ -	0.00	\$ -	2.00	0%
4.13	Subdrain, Corrugated PVC, 8" Dia.	LF	\$ 16.50	0.00	\$ -		\$ -	0.00	\$ -	2360.00	0%
4.14	Subdrain Cleanout, Type B, 24" Dia.	EA	\$ 500.00	0.00	\$ -		\$ -	0.00	\$ -	2.00	0%
4.15	Subdrain Outlets and Connections, RCP/Intake/Manhole, 8" Dia.	EA	\$ 115.00	0.00	\$ -		\$ -	0.00	\$ -	30.00	0%
WATER MAINS AND APPURTENANCES											
5.01	Water Main, Trenched, PVC, 8" Dia. Service (Includes Tap)	LF	\$ 195.00		\$ -	0.00	\$ -	0.00	\$ -	306.00	0%
5.02	Water Main, Trenched, PVC, 12" Dia.	LF	\$ 255.00		\$ -	0.00	\$ -	0.00	\$ -	23.00	0%
5.03	Blowoff Hydrant	EA	\$ 4,450.00		\$ -	0.00	\$ -	0.00	\$ -	4.00	0%
5.04	Valve, Gate, 12"	EA	\$ 9,600.00		\$ -	1.00	\$ 9,600.00	1.00	\$ 9,600.00	1.00	50%
5.05	Fire Hydrant Assembly (includes Solid Sleeve)	EA	\$ 9,050.00		\$ -	0.00	\$ -	0.00	\$ -	2.00	0%
STRUCTURES FOR SANITARY AND STORM SEWERS											
6.01	Manhole, Type SW-301, 48" Dia.	EA	\$ 5,850.00		\$ -	3.00	\$ 17,550.00	3.00	\$ 17,550.00	1.00	75%
6.02	Manhole, Type SW-401, 60" Dia.	EA	\$ 8,800.00	0.00	\$ -		\$ -	0.00	\$ -	1.00	0%
6.03	Intake, Type SW-501, 3'-0" x 2'-0"	EA	\$ 4,050.00	0.00	\$ -		\$ -	0.00	\$ -	2.00	0%
6.04	Intake, Type SW-503, 3'-0" x 6'-0"	EA	\$ 5,800.00	0.00	\$ -		\$ -	0.00	\$ -	2.00	0%
6.05	Intake, Type SW-505, 6'-8" x 2'-0"	EA	\$ 5,800.00	2.00	\$ 11,600.00		\$ -	2.00	\$ 11,600.00	4.00	33%
6.06	Intake, Type SW-506, 6'-8" x 6'-0"	EA	\$ 8,400.00	0.00	\$ -		\$ -	0.00	\$ -	4.00	0%
6.07	Intake, Type SW-513, 4'-0" x 4'-0"	EA	\$ 5,550.00	0.00	\$ -		\$ -	0.00	\$ -	2.00	0%
6.08	Intake, Type SW-513, 5'-0" x 5'-0"	EA	\$ 7,350.00	1.00	\$ 7,350.00		\$ -	1.00	\$ 7,350.00	0.00	100%
6.09	Intake Adjustment, Minor	EA	\$ 1,050.00	0.00	\$ -		\$ -	0.00	\$ -	2.00	0%
6.10	Manhole Adjustment, Major, Sanitary	EA	\$ 2,100.00		\$ -	0.00	\$ -	0.00	\$ -	2.00	0%
6.11	Connection to Existing Manhole, Sanitary Sewer	EA	\$ 1,550.00		\$ -	1.00	\$ 1,550.00	1.00	\$ 1,550.00	1.00	50%
6.12	Connection to Existing Intake	EA	\$ 2,050.00	0.00	\$ -		\$ -	0.00	\$ -	1.00	0%
STREETS AND RELATED WORK											
7.01	Pavement, PCC, 9", C-SUD	SY	\$ 59.00	0.00	\$ -		\$ -	0.00	\$ -	4158.00	0%
7.02	PCC Pavement Samples and Testing	LS	\$ 5,000.00	0.00	\$ -		\$ -	0.00	\$ -	1.00	0%
7.03	Sidewalk, PCC, 4"	SY	\$ 42.00	0.00	\$ -		\$ -	0.00	\$ -	776.00	0%
7.04	Subbase, Over-excavation	TON	\$ 45.00	0.00	\$ -		\$ -	0.00	\$ -	250.00	0%
7.05	Granular Turnaround, 6" Macadam, 6" Class A Crushed Stone	SY	\$ 40.00	0.00	\$ -		\$ -	0.00	\$ -	241.00	0%
7.06	Pavement Removal, PCC, 9"	SY	\$ 25.00	0.00	\$ -		\$ -	0.00	\$ -	45.00	0%
TRAFFIC CONTROL											
8.01	Temporary Traffic Control	LS	\$ 2,000.00	1.00	\$ 2,000.00		\$ -	1.00	\$ 2,000.00	0.00	100%
8.02	Traffic Signs	EA	\$ 200.00	0.00	\$ -		\$ -	0.00	\$ -	12.00	0%
SITE WORK AND LANDSCAPING											
9.01	Conventional Seeding, Seeding, Fertilizing, Type 1	AC	\$ 1,025.00	0.00	\$ -		\$ -	0.00	\$ -	6.63	0%
9.02	Conventional Seeding and Mulching, Wetland Seeding	AC	\$ 6,050.00		\$ -	0.00	\$ -	0.00	\$ -	0.02	0%
9.03	Conventional Seeding, Seeding, Fertilizing, Type 4 (Temp Seeding)	AC	\$ 215.00	0.00	\$ -		\$ -	0.00	\$ -	8.10	0%
9.04	Hydraulic Mulching (BFM)	AC	\$ 2,650.00	0.00	\$ -		\$ -	0.00	\$ -	6.63	0%
9.05	Filter Socks, 12"	LF	\$ 5.00	0.00	\$ -		\$ -	0.00	\$ -	41.00	0%
9.06	Filter Socks, Removal	LF	\$ 1.00	0.00	\$ -		\$ -	0.00	\$ -	41.00	0%
9.07	Check Dam, Rock (Temporary)	EA	\$ 1,000.00	0.00	\$ -		\$ -	0.00	\$ -	7.00	0%
9.08	Rip Rap, Class E	TON	\$ 71.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	215.00	0%
9.09	Turf Reinforcing Mats, Type 2	SQ	\$ 40.00	0.00	\$ -		\$ -	0.00	\$ -	6.00	0%
9.10	Silt Fence	LF	\$ 1.70	3,144.00	\$ 5,344.80		\$ -	3,144.00	\$ 5,344.80	3205.00	50%
9.11	Silt Fence, Removal of Device	LF	\$ 0.05	0.00	\$ -		\$ -	0.00	\$ -	6349.00	0%
9.12	Stabilized Construction Entrance	SY	\$ 25.00	120.00	\$ 3,000.00		\$ -	120.00	\$ 3,000.00	0.00	100%
9.13	Erosion Control Mulch, Straw	AC	\$ 625.00	0.00	\$ -		\$ -	0.00	\$ -	8.10	0%
9.14	Inlet Protection Device, Surface Applied	EA	\$ 135.00	0.00	\$ -		\$ -	0.00	\$ -	4.00	0%
9.15	Inlet Protection Device, Drop-In	EA	\$ 165.00	4.00	\$ 660.00		\$ -	4.00	\$ 660.00	10.00	29%
9.16	Inlet Protection Device, Maintenance	EA	\$ 25.00	0.00	\$ -		\$ -	0.00	\$ -	18.00	0%
9.17	Temporary Fence, Orange Mesh Safety Fence	LF	\$ 20.00		\$ -	40.00	\$ 800.00	40.00	\$ 800.00	40.00	50%
MISCELLANEOUS											
11.01	Mobilization	LS	\$ 60,000.00	0.30	\$ 18,000.00		\$ -	0.30	\$ 18,000.00	0.70	30%
11.02	Concrete Washout	EA	\$ 1,000.00	0.00	\$ -		\$ -	0.00	\$ -	2.00	0%
CHANGE ORDER ITEMS											

DIV. 1 COMPLETED = \$147,858.80

DIV. 2 COMPLETED = \$ 81,954.00

TOTAL DIVISION AND VALUE OF COMPLETED WORK

COMPLETED = \$229,812.80

19.47%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 15, 2025	\$ 95,118.98
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Previous Applications for Payment

No.	Date	Amount
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PREVIOUS PAY APP TOTAL = \$ 95,118.98

Record of Change Orders

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -**Contract Time Remaining**

Contract Period:	Working Days
Construction Start Date:	November 4, 2025

Substantial Completion

Contract Working Days:	80.0
Added by Change Order:	
Total Working Days:	80.0
Working Days Used to Date:	21.5
Working Days Remaining:	58.5

Full Completion

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #22 in the amount of \$4,763.30 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. McClure - Pymt #22

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 20, 2026 Payment Application #: 22

Payment Period: From: November 30, 2025 Through: December 27, 2025

Contract Summary:

Original Contract Amount:	\$	235,900.00	
Net Change by Change Orders:	\$	236,000.00	
Contract Amount to Date: (line 1 ± 2)	\$	471,900.00	
Total Completed and Stored to Date:	\$	403,831.18	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	403,831.18	
Less Previous Applications for Payment:	\$	399,067.88	
SUBTOTAL:	\$	4,763.30	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 4,763.30

Balance to Finish, Including Retainage: \$ 68,068.82

Contract Time Remaining (Substantial): - Working Days

Contract Time Remaining (Full): - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering

Firm Name

Signature

Date

January 7, 2026

City of Ankeny Staff Approval:

Signature

Date

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

E-mail: bford@ankenyiowa.gov

Phone Number: 515-963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 15, 2024	\$ 41,613.75
2	May 25, 2024	\$ 31,766.90
3	June 17, 2024	\$ 27,986.25
4	August 5, 2024	\$ 27,468.75
5	August 19, 2024	\$ 18,762.50
6	October 7, 2024	\$ 11,495.27
7	November 4, 2024	\$ 16,174.50
8	November 18, 2024	\$ 19,013.75
9	January 6, 2025	\$ 10,212.40
10	January 21, 2025	\$ 4,781.50
11	March 3, 2025	\$ 24,419.25
12	March 17, 2025	\$ 2,701.25
13	May 19, 2025	\$ 13,370.41
14	May 19, 2025	\$ 18,037.75
15	July 7, 2025	\$ 24,377.30
16	July 21, 2025	\$ 23,248.25
17	August 18, 2025	\$ 19,591.80
18	October 6, 2025	\$ 18,269.60
19	October 20, 2025	\$ 11,512.50
20	November 17, 2025	\$ 12,104.80
21	December 15, 2025	\$ 22,159.40
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

No.	Date	Amount
1	February 17, 2025	\$ 236,000.00
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CHANGE ORDER TOTAL = \$ 236,000.00

Contract Time Remaining:

Contract Period: Working Days
 Construction Start Date:

Substantial Completion:

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

Full Completion:

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

PREVIOUS PAY APPS TOTAL = \$ 399,067.88

PROGRESS REPORT #22

SW Des Moines Street Utility Improvements

Date: January 7, 2026

McClure Project #: 2024000157-000

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

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

Email: bford@ankenyiowa.gov

Principal: Scott Port, PE

Date Range of Report: November 30, 2025 – December 27, 2025

1. SUMMARY OF WORK DONE LAST PERIOD

- a. Processing pay app and change order
- b. Construction administration
- c. As-built survey

2. FORECAST OF ACTIVITIES PLANNED FOR NEXT PERIOD

- a. Construction has stopped on the site for the year. Construction will resume on Stage 3 in the spring

3. SCOPE CHANGES / VALUE ADDED

- a. None

4. STATUS OF RECENT PREVIOUS INVOICES

INVOICE #	DATE SENT	INVOICE TOTAL	STATUS
161315	July 31, 2025	\$19,591.80	Paid
162031	September 10, 2025	\$18,269.60	Paid
163106	October 9, 2025	\$11,512.50	Paid
163490	November 3, 2025	\$12,104.80	Paid
164138	December 5, 2025	\$22,159.40	Paid
164933	January 7, 2026	\$4,763.30	Submitted

5. INPUT NEEDED / ACTION ITEMS

- a. None

6. SCHEDULE MILESTONES

a. See below for completed and remaining milestones

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



1360 NW 121st Street
Clive, IA 50325

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

December 29, 2025
Project No: 2024000157-000
Invoice No: 164933
Due Date: January 28, 2026

Project 2024000157-000 Ankeny SW Des Moines Street Utility Improvements

Professional Services from November 30, 2025 to December 27, 2025

Phase 600 Construction Administration
Task 601 Construction Administration

	Hours	Rate	Amount	
Engineer III	8.00	185.00	1,480.00	
Engineer I	5.25	125.00	656.25	
Totals	13.25		2,136.25	
Total Labor				2,136.25
Total this Task				\$2,136.25
Total this Phase				\$2,136.25

Phase 650 Onsite Project Representative
Task 651 Resident Project Representative

	Hours	Rate	Amount	
On-Site Representative I	8.00	115.00	920.00	
Intern	8.00	75.00	600.00	
Totals	16.00		1,520.00	
Total Labor				1,520.00

Mileage (.70/.686 p/mile)

3.50			
Total this Task \$1,523.50			
Total this Phase \$1,523.50			

Phase 700 Survey Services
Task 760 Construction Staking

	Hours	Rate	Amount	
Crew Chief	7.00	150.00	1,050.00	
Totals	7.00		1,050.00	
Total Labor				1,050.00

Project	2024000157-000	Ankeny SW Des Moines St Utility Improve.	Invoice	164933
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Mileage (.90 p/mile)

19.80

Total this Task **\$1,069.80**

Total this Phase **\$1,069.80**

Phase	850	Project Management and Coordination
Task	851	Project Management and Coordination

	Hours	Rate	Amount	
Project Coordinator	.25	135.00	33.75	
Totals	.25		33.75	
Total Labor				33.75
			Total this Task	\$33.75
			Total this Phase	\$33.75

	Current	Prior	To-Date	
Total Billings	4,763.30	399,067.88	403,831.18	
Contract Limit (not-to-exceed)			471,900.00	
Contract Limit Remaining			68,068.82	
		Total Due this Invoice		\$4,763.30



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #4 in the amount of \$14,320.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Nilles - Pymt #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 20, 2026 Payment Application #: 4

Payment Period: From: November 1, 2025 Through: December 31, 2025

Contract Summary:

Original Contract Amount:	\$	191,300.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	191,300.00	

Total Completed and Stored to Date:	\$	184,700.00	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	184,700.00	
Less Previous Applications for Payment:	\$	170,380.00	
SUBTOTAL:	\$	14,320.00	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 14,320.00

Balance to Finish, Including Retainage: \$ 6,600.00

Contract Time Remaining (Substantial): - #

Contract Time Remaining (Full): - #

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

Construction Contractor Approval: Nilles Associates, Inc.

Firm Name

Signature

January 9, 2026

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

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

E-mail: DClark@Ankenylowa.gov Phone Number: 515-963-3529

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	October 6, 2025	\$ 93,780.00
2	November 17, 2025	\$ 36,340.00
3	December 1, 2025	\$ 40,260.00
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 170,380.00

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: _____
Construction Start Date: _____

Substantial Completion:

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



Nilles Associates, Inc.

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

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

INVOICE

INVOICE DATE: 1/10/2026
INVOICE NO: 25057.04
BILLING FROM: 11/1/2025
BILLING TO: 12/31/2025

25057 - Deer Creek Sanitary Trunk Sewer

Managed By: Jake Nilles

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
25057 - Deer Creek Sanitary Trunk Sewer - Preliminary Design Phase	\$104,200.00	100.00	\$104,200.00	\$104,200.00	\$0.00
25057 - Deer Creek Sanitary Trunk Sewer - Easement Acquisition and Negotiation	\$13,000.00	80.00	\$10,400.00	\$6,500.00	\$3,900.00
25057 - Deer Creek Sanitary Trunk Sewer - Geotechnical Report	\$18,000.00	100.00	\$18,000.00	\$18,000.00	\$0.00
25057 - Deer Creek Sanitary Trunk Sewer - Final Design Phase	\$52,100.00	100.00	\$52,100.00	\$41,680.00	\$10,420.00
25057 - Deer Creek Sanitary Trunk Sewer - Bidding and Negotiating Phase	\$4,000.00	-	\$0.00	\$0.00	\$0.00
TOTAL	\$191,300.00		\$184,700.00	\$170,380.00	\$14,320.00

SUBTOTAL \$14,320.00

AMOUNT DUE THIS INVOICE \$14,320.00

This invoice is due upon receipt

Thank you for your business.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 \$162,967.54 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Shekar - Pymt #8

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 19, 2026 ^{20 Mb} Payment Application #: 8
Payment Period: From: November 30, 2025 Through: January 5, 2026

Contract Summary:

Original Contract Amount:	\$	2,527,796.34	
Net Change by Change Orders:	\$	27,838.02	
Contract Amount to Date: (line 1 ± 2)	\$	2,555,634.36	
Total Completed and Stored to Date:	\$	2,479,518.78	
Retainage: 5 % of Completed Work:	\$	123,975.94	
Total Earned Less Retainage:	\$	2,355,542.84	
Less Previous Applications for Payment:	\$	2,192,575.30	
SUBTOTAL:	\$	162,967.54	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 162,967.54

Balance to Finish, Including Retainage: \$ 200,091.52

Contract Time Remaining (Substantial): - Working Days

Contract Time Remaining (Final): (62.5) Working Days

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

Construction Contractor Approval: Shekar Engineering, PLC

Firm Name

Matthew Sundberg, PE

Digitally signed by Matthew Sundberg, PE
DN: C=US, E=msundberg@shekar.com, OU=Project Manager, CN=Matthew Sundberg, PE
Reason: I am approving this document
Date: 2026.01.07 09:50:41-06'00'

Signature

Date

Engineer / Consultant Approval: HR Green, Inc.

Firm Name

Russ Paramore

Digitally signed by Russ Paramore
DN: C=US, E=rparamore@hrgreen.com, CN=Russ Paramore
Date: 2026.01.07 09:50:41-06'00'

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Matthew Grgurich

E-mail: MGrgurich@Ankenylowa.gov

Phone Number: 515-963-3549

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK													
2.01	Clearing and Grubbing	UNIT	64.6		64.60	\$ 91.80	\$ 5,930.28	0.00	\$ -	64.60	\$ 5,930.28	0.00	100.00%
2.02	Toscell, On-Site	CY	2,250		2,250.00	\$ 8.16	\$ 18,360.00	562.50	\$ 4,590.00	1,125.00	\$ 13,770.00	562.50	75.00%
2.03	Excavation, Class 10, Roadway and Borrow	CY	1,628		1,628.00	\$ 5.10	\$ 8,302.80	0.00	\$ -	1,628.00	\$ 8,302.80	0.00	100.00%
2.04	Excavation, Class 10, Waste	CY	10,955		10,955.00	\$ 10.20	\$ 111,741.00	0.00	\$ -	10,955.00	\$ 111,741.00	0.00	100.00%
2.05	Subgrade Preparation, 6" Depth	SY	14,989		14,989.00	\$ 1.28	\$ 19,185.92	0.00	\$ -	14,989.00	\$ 19,185.92	0.00	100.00%
2.06	Subgrade Treatment, Geogrid, Triangular, Type 3	SY	3,747		3,747.00	\$ 4.08	\$ 15,287.76	0.00	\$ -	869.80	\$ 3,548.78	2,877.20	23.21%
2.07	Subbase, Modified, 6" Depth	SY	14,989		14,989.00	\$ 10.71	\$ 160,532.19	0.00	\$ -	14,989.00	\$ 160,532.19	0.00	100.00%
2.08	Removal of Known Pipe Culvert	LF	80		80.00	\$ 9.02	\$ 721.60	0.00	\$ -	80.00	\$ 721.60	0.00	100.00%
2.09	Compaction Testing	LS	1		1.00	\$ 3,570.00	\$ 3,570.00	0.00	\$ -	1.00	\$ 3,570.00	0.00	100.00%
TRENCH EXCAVATION AND BACKFILL													
3.01	Trench Compaction Testing	LS	1		1.00	\$ 8,925.00	\$ 8,925.00	0.00	\$ -	1.00	\$ 8,925.00	0.00	100.00%
SEWERS AND DRAINS													
4.01	Storm Sewer, Trenched, RCP, 2000D (Class III), 15" Dia.	LF	1,378		1,378.00	\$ 63.96	\$ 88,136.88	0.00	\$ -	1,378.00	\$ 88,136.88	0.00	100.00%
4.02	Storm Sewer, Trenched, RCP, 2000D (Class III), 18" Dia.	LF	100		100.00	\$ 60.91	\$ 6,091.00	0.00	\$ -	100.00	\$ 6,091.00	0.00	100.00%
4.03	Storm Sewer, Trenched, RCP, 2000D (Class III), 24" x 18" Dia.	LF	760		760.00	\$ 100.29	\$ 76,220.40	0.00	\$ -	760.00	\$ 76,220.40	0.00	100.00%
4.04	Storm Sewer, Trenched, RCP, 2000D (Class III), 37" x 23" Dia.	LF	70		70.00	\$ 156.28	\$ 10,939.60	0.00	\$ -	70.00	\$ 10,939.60	0.00	100.00%
4.05	Removal of Storm Sewer, CMP, 30" Dia.	LF	65		65.00	\$ 12.12	\$ 787.80	0.00	\$ -	65.00	\$ 787.80	0.00	100.00%
4.06	Removal of Storm Sewer, RCP, 15" Dia.	LF	411		411.00	\$ 6.20	\$ 2,548.20	0.00	\$ -	411.00	\$ 2,548.20	0.00	100.00%
4.07	Removal of Storm Sewer, RCP, 18" Dia.	LF	243		243.00	\$ 9.00	\$ 2,187.00	0.00	\$ -	243.00	\$ 2,187.00	0.00	100.00%
4.08	Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 1,424.20	\$ 4,272.60	0.00	\$ -	3.00	\$ 4,272.60	0.00	100.00%
4.09	Pipe Apron, RCP, 24" x 18" Dia.	EA	1		1.00	\$ 1,677.14	\$ 1,677.14	0.00	\$ -	1.00	\$ 1,677.14	0.00	100.00%
4.10	Footings for Concrete Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 285.06	\$ 855.18	0.00	\$ -	3.00	\$ 855.18	0.00	100.00%
4.11	Footings for Concrete Pipe Apron, RCP, 20" x 60" x 48"	EA	1		1.00	\$ 387.90	\$ 387.90	0.00	\$ -	1.00	\$ 387.90	0.00	100.00%
4.12	Pipe Apron Guard, RCP, 15" Dia.	EA	3		3.00	\$ 983.35	\$ 2,950.05	0.00	\$ -	3.00	\$ 2,950.05	0.00	100.00%
4.13	Pipe Apron Guard, RCP, 28" x 18" Dia.	EA	1		1.00	\$ 1,619.96	\$ 1,619.96	0.00	\$ -	1.00	\$ 1,619.96	0.00	100.00%
4.14	Subdrain, Corrugated PVC, Type 2, 8" Dia.	LF	3,758		3,758.00	\$ 21.43	\$ 80,533.94	0.00	\$ -	3,758.00	\$ 80,533.94	0.00	100.00%
4.15	Subdrain Cleanout, Type B, 24" Dia.	EA	7		7.00	\$ 1,598.15	\$ 11,187.05	0.00	\$ -	7.00	\$ 11,187.05	0.00	100.00%
4.16	Subdrain Outlets and Connections, PVC, 8" Dia.	EA	43		43.00	\$ 221.62	\$ 9,529.66	0.00	\$ -	43.00	\$ 9,529.66	0.00	100.00%
4.17	Removal of Subdrain	LF	500		500.00	\$ 2.61	\$ 1,305.00	0.00	\$ -	730.00	\$ 1,905.30	(230.00)	146.00%
4.18	Removal of Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 133.77	\$ 401.31	0.00	\$ -	3.00	\$ 401.31	0.00	100.00%
4.19	Removal of Pipe Apron, RCP, 18" Dia.	EA	1		1.00	\$ 164.09	\$ 164.09	0.00	\$ -	1.00	\$ 164.09	0.00	100.00%
4.20	Removal of Pipe Apron, RCP, 24" Dia.	EA	2		2.00	\$ 164.10	\$ 328.20	0.00	\$ -	2.00	\$ 328.20	0.00	100.00%
WATER MAINS AND APPURTENANCES													
5.01	Water Main, Trenched, Ductile Iron, Restrained Joint, 12" Dia.	LF	123		123.00	\$ 211.35	\$ 25,996.05	0.00	\$ -	137.00	\$ 28,954.95	(14.00)	111.38%
5.02	Fittings, Ductile Iron Mechanical Joint, 45 Bend, 12" Dia.	EA	16		16.00	\$ 789.10	\$ 12,625.60	0.00	\$ -	16.00	\$ 12,625.60	0.00	100.00%
5.03	Fittings, Plug, 12" Dia.	EA	1		1.00	\$ 246.90	\$ 246.90	0.00	\$ -	1.00	\$ 246.90	0.00	100.00%
5.04	Water Main Abandonment, Cap, 12" Dia.	EA	1		1.00	\$ 2,078.05	\$ 2,078.05	0.00	\$ -	1.00	\$ 2,078.05	0.00	100.00%
5.05	Water Main Removal, PVC, 12" Dia.	LF	135		135.00	\$ 9.93	\$ 1,340.55	0.00	\$ -	145.00	\$ 1,439.85	(10.00)	107.41%
5.06	Fire Hydrant Assembly	EA	1		1.00	\$ 12,986.58	\$ 12,986.58	0.00	\$ -	1.00	\$ 12,986.58	0.00	100.00%
5.07	Valve Box Extension	EA	6		6.00	\$ 220.88	\$ 1,325.28	0.00	\$ -	6.00	\$ 1,325.28	0.00	100.00%
5.08	Valve Box Replacement	EA	4		4.00	\$ 551.81	\$ 2,207.24	0.00	\$ -	4.00	\$ 2,207.24	0.00	100.00%
5.09	Fire Hydrant Adjustment	EA	3		3.00	\$ 1,421.06	\$ 4,263.18	0.00	\$ -	3.00	\$ 4,263.18	0.00	100.00%
5.10	Fire Hydrant Assembly Removal	EA	1		1.00	\$ 1,096.51	\$ 1,096.51	0.00	\$ -	1.00	\$ 1,096.51	0.00	100.00%
5.11	Valve Removal	EA	1		1.00	\$ 484.71	\$ 484.71	0.00	\$ -	1.00	\$ 484.71	0.00	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Manhole, SW-401, 48" Dia., Precast	EA	3		3.00	\$ 4,357.36	\$ 13,072.08	0.00	\$ -	3.00	\$ 13,072.08	0.00	100.00%
6.02	Manhole, SW-401, 60" Dia., Precast	EA	1		1.00	\$ 6,114.71	\$ 6,114.71	0.00	\$ -	1.00	\$ 6,114.71	0.00	100.00%
6.03	Manhole, SW-401, 72" Dia., Cast-In-Place	EA	1		1.00	\$ 9,507.40	\$ 9,507.40	0.00	\$ -	1.00	\$ 9,507.40	0.00	100.00%
6.04	Manhole, SW-402, 5'-0" x 5'-0", Precast	EA	2		2.00	\$ 6,688.36	\$ 13,376.72	0.00	\$ -	2.00	\$ 13,376.72	0.00	100.00%
6.05	Intake, SW-501, 3'-0" x 2'-0", Precast	EA	1		1.00	\$ 3,319.55	\$ 3,319.55	0.00	\$ -	1.00	\$ 3,319.55	0.00	100.00%
6.06	Intake, SW-503, 6'-0" x 2'-0", Precast	EA	3		3.00	\$ 5,475.46	\$ 16,426.38	0.00	\$ -	3.00	\$ 16,426.38	0.00	100.00%
6.07	Intake, SW-505, 6'-8" x 2'-0", Cast-In-Place	EA	3		3.00	\$ 7,800.52	\$ 23,401.56	0.00	\$ -	3.00	\$ 23,401.56	0.00	100.00%
6.08	Intake, SW-505, 6'-8" x 2'-0", Precast	EA	8		8.00	\$ 5,381.87	\$ 43,054.96	0.00	\$ -	8.00	\$ 43,054.96	0.00	100.00%
6.09	Intake, SW-506, 6'-8" x 6'-0", Precast	EA	3		3.00	\$ 8,405.76	\$ 25,217.28	0.00	\$ -	3.00	\$ 25,217.28	0.00	100.00%
6.10	Intake, SW-541, Cast-In-Place	EA	2		2.00	\$ 9,598.89	\$ 19,397.78	0.00	\$ -	2.00	\$ 19,397.78	0.00	100.00%
6.11	Intake, SW-541, Precast	EA	1		1.00	\$ 4,422.12	\$ 4,422.12	0.00	\$ -	1.00	\$ 4,422.12	0.00	100.00%
6.12	Manhole Adjustment, Major	EA	2		2.00	\$ 2,555.35	\$ 5,110.70	0.00	\$ -	2.00	\$ 5,110.70	0.00	100.00%
6.13	Connection to Existing Manhole	EA	1		1.00	\$ 1,656.93	\$ 1,656.93	0.00	\$ -	1.00	\$ 1,656.93	0.00	100.00%
6.14	Remove Manhole	EA	1		1.00	\$ 250.52	\$ 250.52	0.00	\$ -	1.00	\$ 250.52	0.00	100.00%
6.15	Remove Intake	EA	6		6.00	\$ 424.70	\$ 2,548.20	0.00	\$ -	6.00	\$ 2,548.20	0.00	100.00%
STREETS AND RELATED WORK													

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

7.01	Pavement, PCC, Class C-SUD, 9" Thickness	SY	11,831	11,831.00	\$	65.21	\$	771,499.51	187.80	\$	12,246.44	11,643.20	11,831.00	\$	771,499.51	0.00	100.00%
7.02	Pavement, PCC, Class C-SUD, 9" Thickness, Fully-Reinforced	SY	177	177.00	\$	93.79	\$	16,600.83	44.25	\$	4,150.21	132.75	177.00	\$	16,600.83	0.00	100.00%
7.03	Pavement, PCC, Class C-SUD, 7" Thickness	SY	1,586	1,586.00	\$	66.25	\$	105,072.50	0.00	\$	-	1,586.00	1,586.00	\$	105,072.50	0.00	100.00%
7.04	Concrete Median, 6" Thickness	SY	123	123.00	\$	99.62	\$	12,253.26	0.00	\$	-	123.00	123.00	\$	12,253.26	0.00	100.00%
7.05	Shoulder, Granular	TON	51	51.00	\$	45.90	\$	2,340.90	0.00	\$	-	52.94	52.94	\$	2,429.95	(1.94)	103.80%
7.06	Removal of Sidewalk	SY	950	950.00	\$	5.10	\$	4,845.00	0.00	\$	-	950.00	950.00	\$	4,845.00	0.00	100.00%
7.07	Removal of Driveway	SY	744	744.00	\$	6.12	\$	4,553.28	0.00	\$	-	744.00	744.00	\$	4,553.28	0.00	100.00%
7.08	Sidewalk, PCC, Class C, 4" Thickness	SY	263	263.00	\$	45.90	\$	12,071.70	80.00	\$	3,672.00	183.00	263.00	\$	12,071.70	0.00	100.00%
7.09	Sidewalk, PCC, Class C, 5" Thickness	SY	364	364.00	\$	51.00	\$	18,564.00	100.00	\$	5,100.00	264.00	364.00	\$	18,564.00	0.00	100.00%
7.10	Sidewalk, PCC, Class C, 6" Thickness	SY	238	238.00	\$	56.10	\$	13,351.80	38.00	\$	2,131.80	200.00	238.00	\$	13,351.80	0.00	100.00%
7.11	Detachable Warnings, Galvanized Steel	SF	222	222.00	\$	51.00	\$	11,322.00	60.00	\$	3,060.00	162.00	222.00	\$	11,322.00	0.00	100.00%
7.12	Driveway, Paved, PCC, Class C, Type A Commercial, 7" Thickness	SY	603	603.00	\$	66.30	\$	39,978.90	241.00	\$	15,978.30	362.00	603.00	\$	39,978.90	0.00	100.00%
7.13	Subbase Over-Excavation, 6" Depth	SY	1,499	1,499.00	\$	25.50	\$	38,224.50	0.00	\$	-	869.80	869.80	\$	22,179.90	629.20	58.03%
7.14	Pavement Removal	SY	8,806	8,806.00	\$	9.18	\$	80,839.08	0.00	\$	-	8,806.00	8,806.00	\$	80,839.08	0.00	100.00%
TRAFFIC CONTROL																	
8.01	Traffic Signal, NW Invinedale Drive & NW 18th Street	LS	1	1.00	\$	204,908.82	\$	204,908.82	0.50	\$	102,454.41	0.50	1.00	\$	204,908.82	0.00	100.00%
8.02	Temporary Traffic Signal Removal	LS	1	1.00	\$	10,240.80	\$	10,240.80	0.00	\$	-	0.00	1.00	\$	10,240.80	0.00	100.00%
8.03	Painted Pavement Markings, Durable	STA	122.1	122.10	\$	137.70	\$	16,813.17	7.73	\$	1,064.42	97.29	105.02	\$	14,481.25	17.08	86.01%
8.04	Painted Symbols and Legends, Durable	EA	23	23.00	\$	408.00	\$	9,384.00	0.00	\$	-	18.00	18.00	\$	7,344.00	5.00	78.26%
8.05	Raised Pavement Markers	EA	40	40.00	\$	15.30	\$	612.00	0.00	\$	-	40.00	40.00	\$	612.00	0.00	100.00%
8.06	Pavement Markings Removed	STA	6.3	6.30	\$	331.50	\$	2,088.45	6.14	\$	2,035.41	6.30	12.44	\$	4,123.86	(6.14)	197.46%
8.07	Grooves Cut for Pavement Markings	STA	116.8	116.80	\$	107.10	\$	12,509.28	7.73	\$	827.88	93.65	101.38	\$	10,857.80	15.42	86.80%
8.08	Grooves Cut for Symbols and Legends	EA	23	23.00	\$	204.00	\$	4,692.00	0.00	\$	-	18.00	18.00	\$	3,672.00	5.00	78.26%
8.09	Temporary Traffic Control	LS	1	1.00	\$	29,886.00	\$	29,886.00	0.10	\$	2,988.60	0.90	1.00	\$	29,886.00	0.00	100.00%
8.10	Portable Dynamic Message Sign (PDMS)	CDAY	35	35.00	\$	102.00	\$	3,570.00	(11.00)	\$	(1,122.00)	35.00	24.00	\$	2,448.00	11.00	68.57%
8.11	Traffic Signs	SF	25	25.00	\$	25.50	\$	637.50	25.00	\$	637.50	0.00	25.00	\$	637.50	0.00	100.00%
8.12	Wood Posts	EA	8	8.00	\$	153.00	\$	1,224.00	8.00	\$	1,224.00	0.00	8.00	\$	1,224.00	0.00	100.00%
8.13	Round Steel Posts	EA	2	2.00	\$	204.00	\$	408.00	2.00	\$	408.00	0.00	2.00	\$	408.00	0.00	100.00%
8.14	Round Steel Post Anchors	EA	2	2.00	\$	357.00	\$	714.00	2.00	\$	714.00	0.00	2.00	\$	714.00	0.00	100.00%
8.15	Remove and Reinstall Traffic Signs	EA	5	5.00	\$	204.00	\$	1,020.00	5.00	\$	1,020.00	0.00	5.00	\$	1,020.00	0.00	100.00%
8.16	Remove and Salvage Traffic Sign Assembly	EA	6	6.00	\$	102.00	\$	612.00	6.00	\$	612.00	0.00	6.00	\$	612.00	0.00	100.00%
8.17	Fiber Optic Cable, 24 Single Mode (Install City-Unlabeled Cable)	LF	294	294.00	\$	3.47	\$	1,020.18	0.00	\$	-	294.00	294.00	\$	1,020.18	0.00	100.00%
8.18	Conduit, Fiber Optic, Blue HDPE, 2" Dia.	LF	966	966.00	\$	5.48	\$	5,293.68	0.00	\$	-	966.00	966.00	\$	5,293.68	0.00	100.00%
8.19	Conduit, Fiber Optic, Blue HDPE, 3" Dia.	LF	630	630.00	\$	10.20	\$	6,426.00	0.00	\$	-	630.00	630.00	\$	6,426.00	0.00	100.00%
8.20	Handhole, Type IV, 30" x 48"	EA	1	1.00	\$	1,530.00	\$	1,530.00	1.00	\$	1,530.00	0.00	1.00	\$	1,530.00	0.00	100.00%
SITE WORK AND LANDSCAPING																	
9.01	Conventional Seeding and Fertilizing, Type 4	AC	3.28	3.28	\$	612.00	\$	2,007.36	0.00	\$	-	0.00	0.00	\$	-	3.28	0.00%
9.02	Conventional Seeding and Fertilizing, Permanent	AC	2.19	2.19	\$	2,295.00	\$	5,026.05	0.00	\$	-	0.00	0.00	\$	-	2.19	0.00%
9.03	Filter Sock, 9" Dia.	LF	4,680	4,680.00	\$	1.89	\$	8,845.20	0.00	\$	-	775.00	775.00	\$	1,464.75	3,905.00	16.56%
9.04	Filter Sock, 12" Dia.	LF	210	210.00	\$	2.86	\$	600.60	0.00	\$	-	160.00	160.00	\$	457.60	50.00	76.19%
9.05	Filter Sock, Removal	LF	4,890	4,890.00	\$	0.26	\$	1,271.40	0.00	\$	-	0.00	0.00	\$	-	4,890.00	0.00%
9.06	Rip Rap, Erosion Stone	TON	12	12.00	\$	84.00	\$	1,008.00	0.00	\$	-	0.00	0.00	\$	-	12.00	0.00%
9.07	Rip Rap, Revetment Class E	TON	4	4.00	\$	84.00	\$	336.00	0.00	\$	-	0.00	0.00	\$	-	4.00	0.00%
9.08	Silt Fence or Silt Fence Ditch Check	LF	345	345.00	\$	0.20	\$	69.00	0.00	\$	-	0.00	0.00	\$	-	345.00	0.00%
9.09	Silt Fence or Silt Fence Ditch Check, Removal of Device	LF	345	345.00	\$	0.20	\$	69.00	0.00	\$	-	0.00	0.00	\$	-	345.00	0.00%
9.10	Erosion Control Mulching, Conventional	AC	6.56	6.56	\$	1,315.80	\$	8,631.65	0.00	\$	-	0.00	0.00	\$	-	6.56	0.00%
9.11	Erosion Control Mulching Hydromulching, BFM	AC	2.19	2.19	\$	2,805.00	\$	6,142.95	0.00	\$	-	0.00	0.00	\$	-	2.19	0.00%
9.12	Inlet Protection Device, Surface-Applied	EA	35	35.00	\$	51.00	\$	1,785.00	0.00	\$	-	3.00	3.00	\$	153.00	32.00	8.57%
9.13	Inlet Protection Device, Drop-In	EA	35	35.00	\$	91.80	\$	3,213.00	0.00	\$	-	27.00	27.00	\$	2,478.60	8.00	77.14%
9.14	Inlet Protection Device, Maintenance	EA	70	70.00	\$	5.10	\$	357.00	0.00	\$	-	0.00	0.00	\$	-	70.00	0.00%
9.15	Removal of Fence	LF	44	44.00	\$	21.00	\$	924.00	0.00	\$	-	44.00	44.00	\$	924.00	0.00	100.00%
9.16	Temporary Fence, Orange Plastic	LF	30	30.00	\$	10.50	\$	315.00	0.00	\$	-	17.00	17.00	\$	178.50	13.00	56.67%
9.17	Fence, Wood, 6' Height	LF	20	20.00	\$	89.25	\$	1,785.00	0.00	\$	-	0.00	0.00	\$	-	20.00	0.00%
9.18	Concrete Drainage Curbette, PCC	SY	69	69.00	\$	100.06	\$	6,904.14	0.00	\$	-	69.00	69.00	\$	6,904.14	0.00	100.00%
MISCELLANEOUS																	
11.01	Mobilization	LS	1	1.00	\$	109,200.00	\$	109,200.00	0.00	\$	-	1.00	1.00	\$	109,200.00	0.00	100.00%
11.02	Temporary Granular Driveway	SY	124	124.00	\$	63.00	\$	7,812.00	0.00	\$	-	62.00	62.00	\$	3,906.00	62.00	50.00%
11.03	Concrete Washout	LS	1	1.00	\$	8,976.00	\$	8,976.00	0.05	\$	448.80	0.95	1.00	\$	8,976.00	0.00	100.00%
CHANGE ORDER ITEMS																	
12.01	Additional Business Access Signs	LS		1.00	\$	1,787.50	\$	1,787.50	0.00	\$	-	1.00	1.00	\$	1,787.50	0.00	100.00%
12.02	Additional Business Access Signs	LS		1.00	\$	1,787.50	\$	1,787.50	0.00	\$	-	1.00	1.00	\$	1,787.50	0.00	100.00%
12.03	Concrete Testing	LS		1.00	\$	12,155.00	\$	12,155.00	0.05	\$	607.75	0.95	1.00	\$	12,155.00	0.00	100.00%
12.04	New Creations Child Care & Learning Center Water Service	EA		1.00	\$	6,942.76	\$	6,942.76	0.00	\$	-	1.00	1.00	\$	6,942.76	0.00	100.00%
12.05	Damaged City Fiber Repair	LS		1.00	\$	5,165.26	\$	5,165.26	1.00	\$	5,165.26	1.00	1.00	\$	5,165.26	0.00	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$2,555,634.36 PAY PERIOD = \$ 171,544.78

COMPLETED = \$2,479,518.78

97.02%

Date printed: 1/7/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 179,610.71
2	June 19, 2025	\$ 180,579.01
3	July 7, 2025	\$ 38,821.85
4	September 15, 2025	\$ 364,696.98
5	October 20, 2025	\$ 348,983.28
6	November 17, 2025	\$ 546,826.04
7	December 15, 2025	\$ 533,057.43
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

No.	Date	Amount
1	May 19, 2025	\$ 1,787.50
2	June 16, 2025	\$ 13,942.50
3	December 15, 2025	\$ 12,108.02
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CHANGE ORDER TOTAL = \$ 27,838.02

Contract Time Remaining:

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

Full Completion:

Contract Working Days:	140.0
Added by Change Order:	2.0
Total Working Days:	142.0
Working Days Used to Date:	204.5
Working Days Remaining:	(62.5)

PREVIOUS PAY APPS TOTAL = \$ 2,192,575.30



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 #9 in the amount of \$13,711.04 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Van Maanen - Pymt #9

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 20, 2026 **Payment Application #:** 9
Payment Period: From: December 1, 2025 Through: December 31, 2025

Contract Summary:

Original Contract Amount:	\$	830,887.82	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	830,887.82	
Total Completed and Stored to Date:	\$	554,097.43	
Retainage: 5 % of Completed Work:	\$	27,704.87	
Total Earned Less Retainage:	\$	526,392.56	
Less Previous Applications for Payment:	\$	512,681.52	
SUBTOTAL:			\$ 13,711.04

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 13,711.04

Balance to Finish, Including Retainage: \$ 304,495.26

Contract Time Remaining (Substantial): _____ **Calendar Days**
Contract Time Remaining (Final): _____ **Calendar Days**

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

Construction Contractor Approval: Van Maanen Electric, Inc.

 Signature _____ Date 1-9-26

Engineer / Consultant Approval: Olsson, Inc.

 Signature _____ Date 01/09/2026

City of Ankeny Staff Approval:

 Signature _____ Date 1/9/26

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

Date Printed: 1/9/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
7.01	STREETS AND RELATED WORK													
7.01	REMOVE AND CONSTRUCT SIDEWALK	SY	1.00		1.00	\$ 2,675.00	\$ 2,675.00		\$ -	1.00	1.00	\$ 2,675.00	0.00	100.00%
8.02	TRAFFIC CONTROL													
8.02	REMOVE EXISTING HANDHOLE, TP I	EA	27.00		27.00	\$ 7,020.00	\$ 7,020.00		\$ -	6.00	6.00	\$ 1,560.00	21.00	22.22%
8.03	REMOVE EXISTING HANDHOLE, TP III	EA	8.00		8.00	\$ 260.00	\$ 260.00		\$ -	4.00	4.00	\$ 1,040.00	4.00	50.00%
8.04	REMOVE EXISTING HANDHOLE, TP IV	EA	1.00		1.00	\$ 460.00	\$ 460.00		\$ -	0.00	0.00	\$ -	1.00	0.00%
8.05	REMOVE EXISTING FIBER OPTIC SPlice CLOSURE	EA	7.00		7.00	\$ 160.50	\$ 1,123.50	2.00	\$ 321.00	5.00	7.00	\$ 1,123.50	0.00	100.00%
8.06	REMOVE EXISTING HUB CABINET	EA	1.00		1.00	\$ 1,027.20	\$ 1,027.20		\$ -		0.00	\$ -	1.00	0.00%
8.07	REMOVE FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	59,553.00		59,553.00	\$ 0.44	\$ 26,203.32	220.00	\$ 96.80	13,716.00	13,936.00	\$ 6,131.84	45,617.00	23.40%
8.08	REMOVE FIBER OPTIC CABLE 96 FO COUNT	LF	190.00		190.00	\$ 0.44	\$ 83.60		\$ -	132.00	132.00	\$ 58.08	58.00	69.47%
8.09	DISCONNECT FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	1,556.00		1,556.00	\$ 0.44	\$ 684.64	45.00	\$ 19.80	290.00	335.00	\$ 147.40	1,221.00	21.53%
8.10	PULLBACK FIBER OPTIC CABLE 96 FO COUNT	LF	828.00		828.00	\$ 0.44	\$ 364.32		\$ -	5.00	5.00	\$ 2.20	823.00	0.50%
8.11	PULLBACK FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	2,302.00		2,302.00	\$ 0.44	\$ 1,012.88		\$ -	162.00	222.00	\$ 136.60	1,987.00	13.85%
8.12	PULLBACK FIBER OPTIC CABLE 96 FO COUNT	LF	9,154.00		9,154.00	\$ 2.05	\$ 3,925.75	175.00	\$ 77.00	100.00	100.00	\$ 205.00	8,827.00	3.57%
8.13	RE-ROUTING/INSTALL FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	1,915.00		1,915.00	\$ 2.05	\$ 3,925.75		\$ -	132.00	307.00	\$ 625.35	1,815.00	5.22%
8.14	RE-ROUTING/INSTALL FIBER OPTIC CABLE 96 FO COUNT	LF	7,632.00		7,632.00	\$ 2.05	\$ 15,645.60	175.00	\$ 358.75	10.00	10.00	\$ 12,750.00	3.00	76.92%
8.15	INSTALL HANDHOLE, TYPE III (ITS 36x24x36)	EA	13.00		13.00	\$ 1,275.00	\$ 16,575.00		\$ -	15.00	15.00	\$ 28,875.00	6.00	71.43%
8.16	INSTALL HANDHOLE, TYPE IV (ITS 48x30x36)	EA	21.00		21.00	\$ 1,925.00	\$ 40,425.00		\$ -	3.00	3.00	\$ 330.00	28.00	9.69%
8.17	INSTALL TEST STATION (CITY FURNISHED, INSTALL ONLY)	EA	31.00		31.00	\$ 110.00	\$ 3,410.00		\$ -	16,028.00	16,028.00	\$ 96,168.00	8,397.00	65.62%
8.18	INSTALL CONDUIT, BLUE HDPE 2 INCH BORED (CITY FURNISHED, INSTALL ONLY)	LF	24,425.00		24,425.00	\$ 6.00	\$ 146,550.00		\$ -	7.00	7.00	\$ 1,540.00	0.00	100.00%
8.19	HEAL CONDUIT	EA	7.00		7.00	\$ 220.00	\$ 1,540.00		\$ -		0.00	\$ -	6,203.00	0.00%
8.20	INSTALL FIBER OPTIC 24 SM FO CABLE (CITY FURNISHED, INSTALL ONLY)	LF	6,203.00		6,203.00	\$ 2.05	\$ 12,716.15		\$ -	151,402.00	151,402.00	\$ 310,374.10	21,870.00	87.39%
8.21	INSTALL FIBER OPTIC 36 SM FO CABLE (CITY FURNISHED, INSTALL ONLY)	LF	173,272.00		173,272.00	\$ 3.00	\$ 519,816.00	3.00	\$ 2,103.00	17.00	20.00	\$ 14,020.00	10.00	66.67%
8.22	INSTALL FIBER OPTIC SPlice ENCLOSURE	EA	30.00		30.00	\$ 701.00	\$ 21,030.00	4.00	\$ 1,027.20	9.00	13.00	\$ 3,338.40	32.00	28.89%
8.23	EXISTING FIBER OPTIC SPlice ENCLOSURE REWORK	EA	45.00		45.00	\$ 256.80	\$ 11,556.00		\$ -	1.00	1.00	\$ 482.57	2.00	33.33%
8.24	CLOSET CONNECTOR HOUSING, FOUR RACK UNIT	EA	3.00		3.00	\$ 482.57	\$ 1,447.71		\$ -	5.00	5.00	\$ 4,092.75	28.00	15.15%
8.25	ICG PIGTAILED SPlice CASSETTE MODULE, 12 SM FO, LC/UPC DUPLEX	EA	33.00		33.00	\$ 818.55	\$ 27,012.15	1.00	\$ 600.00	9.00	10.00	\$ 6,000.00	0.00	100.00%
8.26	SPH PIGTAILED - WITH DIN RAIL MOUNTING, 12 SM FO, LC/UPC DUPLEX	EA	10.00		10.00	\$ 600.00	\$ 6,000.00		\$ -		0.00	\$ -	3.00	0.00%
8.27	CCH ADAPTER PANEL, PIGTAILED, 12 SM FO, LC/UPC DUPLEX	EA	3.00		3.00	\$ 966.00	\$ 2,898.00		\$ -		0.00	\$ -	20.00	0.00%
8.28	FIBER OPTIC SPlice TRAY, 24 FIBER	EA	20.00		20.00	\$ 75.00	\$ 1,500.00		\$ -		0.00	\$ -	21,920.00	46.28%
8.29	FIBER OPTIC FUSION SPlice	EA	4,006.00		4,006.00	\$ 21.94	\$ 87,891.64	448.00	\$ 9,828.12	1,406.00	1,854.00	\$ 40,676.76	2,152.00	46.28%
8.30	FIBER OPTIC CABLE ACCEPTANCE TESTING	LS	1.00		1.00	\$ 8,400.00	\$ 8,400.00		\$ -		0.00	\$ -	1.00	0.00%
8.31	TRAFFIC CONTROL	LS	1.00		1.00	\$ 9,095.00	\$ 9,095.00		\$ -	1.00	1.00	\$ 9,095.00	0.00	100.00%
	MISCELLANEOUS													
11.32	MOBILIZATION	LS	1.00		1.00	\$ 12,500.00	\$ 12,500.00		\$ -	1.00	1.00	\$ 12,500.00	0.00	100.00%
	CHANGE ORDER ITEMS													
12.33					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.34					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.35					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.36					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.37					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 830,887.82 PAY PERIOD = \$ 14,432.67

COMPLETED = \$ 554,097.43

66.69%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 50,307.01
2	June 16, 2025	\$ 28,172.60
3	July 21, 2025	\$ 59,280.98
4	August 18, 2025	\$ 125,735.35
5	September 15, 2025	\$ 166,696.48
6	October 20, 2025	\$ 33,139.18
7	November 17, 2025	\$ 35,679.92
8	December 15, 2025	\$ 12,470.00
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Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
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PREVIOUS PAY APPS TOTAL = \$ 512,681.62

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

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

Substantial Completion:

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

Full Completion:

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 20, 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

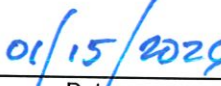
**CITY OF ANKENY
ACCOUNTS PAYABLE RECAP
JANUARY 20, 2026**

Fund		PAYMENTS
100	General Fund	\$ 186,466.48
220	Fire Gift Fund	-
233	Hotel/Motel Tax Fund	98,171.04
240	Hawkeye Park Player Fees Fund	2,354.20
250	Police Gift Fund	-
260	Road Use Tax Fund	105,319.74
270	Police Seizure Fund	-
280	Tax Increment Financing Fund	-
290	Police and Fire Retirement Fund	1,525.84
292	Employee Benefits Fund	-
295	Landfill Postclosure Fund	-
300	Debt Service Fund	-
430	Friends of the Ankeny Library Fund	1,028.53
440	Park Dedication Fund	-
445	Sports Complex Foundation Fund	-
446	Ankeny Garden Club Fund	-
448	Miracle Park Fund	-
449	Dog Park Fund	-
450	Parks and Recreation Scholarship Fund	-
484	Civic Trust Fund	-
500	Solid Waste Fund	158,100.64
510	Water Fund	335,161.87
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	780,792.32
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Storm Water Fund	7,536.36
590	Golf Course Fund	4,749.90
600-699	Enterprise Capital Projects Funds	175,782.43
710	Revolving Fund	7,149.22
720	Risk Management Fund	57,658.24
730	Health Insurance Fund	-
770	Sustainability Revolving Loan Fund	-
780	Economic Development Revolving Loan Fund	-
790	Equipment Reserve Fund	-
800-880,890	Special Assessments Funds	-
882-998	Capital Projects Funds	617,104.74
Sub Total		\$ 2,538,901.55
Payroll Totals		1,618,108.85
Service Transfers/ACH Drafts		(241,262.69)
Agenda Payments Approved Separately		(740,484.43)
Grand Total		<u>\$ 3,175,263.28</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: 1/08/2026 THRU 1/22/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012510	JACOB REICHENAUER							
M-CHECK	JACOB REICHENAUER	UNPOST V	1/14/2026			253323		1,090.00CR

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	1 VOID DEBITS	0.00		
	VOID CREDITS	1,090.00CR	1,090.00CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: TOTALS:	1	1,090.00CR	0.00	0.00
BANK: TOTALS:	1	1,090.00CR	0.00	0.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 1/08/2026 THRU 1/22/2026

VENDOR I.D.	NAME	STATUS	CHECK		INVOICE AMOUNT	DISCOUNT	CHECK	CHECK	CHECK
			DATE				NO	STATUS	AMOUNT
008578	ACCESS TECHNOLOGIES INC								
I-INV1908989	11/30/25-12/30/25 MULTI COPIER	R	1/20/2026		1,381.43		254633		
I-INV1909625	RICOH PRINTER AIRPORT	R	1/20/2026		1,685.00		254633		3,066.43
	*** VENDOR TOTALS ***						1 CHECKS		3,066.43
012303	AECOM TECHNICAL SERVICES, INC								
I-200100131 #9	PAY 9-I35/NE 36TH INTRCHG IMP	E	1/22/2026		14,952.44		013532		14,952.44
	*** VENDOR TOTALS ***						1 CHECKS		14,952.44
000026	AHLERS & COONEY PC								
I-905312	GENERAL FILE THROUGH 12/11/25	E	1/22/2026		31.00		013461		
I-905787	2025 WATER REVENUE CLM (SRF)	E	1/22/2026		19,500.00		013461		19,531.00
	*** VENDOR TOTALS ***						1 CHECKS		19,531.00
000226	AIRGAS NORTH CENTRAL INC								
I-9167625333	CYLINDER RENTALS - CG	R	1/20/2026		159.02		254634		
I-9167856373	OXYGEN RENTALS - FD	R	1/20/2026		116.11		254634		275.13
	*** VENDOR TOTALS ***						1 CHECKS		275.13
011840	ALL AMERICAN FIRE EQUIPMENT IN								
I-404902A	CRIBBING STRAP TOTE - FD	R	1/20/2026		174.80		254635		
I-404909	STREAMLIGHT CHGR HLDR-FD	R	1/20/2026		186.50		254635		361.30
	*** VENDOR TOTALS ***						1 CHECKS		361.30
009981	ALL CITY MANAGEMENT SERVICES,								
I-106063	12/14-12/27/25 CROSSING GRDS	E	1/22/2026		3,686.76		013518		3,686.76
	*** VENDOR TOTALS ***						1 CHECKS		3,686.76
009262	AMAZON CAPITAL SERVICES INC								
C-1RK6-WL69-P1PL	CR: EARPIECES - PKS	E	1/22/2026		60.80CR		013511		
I-11Y9-X1GX-CWKW	MISC MULTI MEDIA-KL	E	1/22/2026		95.80		013511		
I-14YF-LKQF-4PTR	PASSPORT HRD DRIVE-SWR	E	1/22/2026		127.16		013511		
I-1777-HTYV-CYP4	INDEX CARDS - PW	E	1/22/2026		4.95		013511		
I-17C3-CR93-CLFW	FRIENDS GROUP BOOK CLUB-KL	E	1/22/2026		292.50		013511		
I-19NK-WJV9-JW3Y	FRIENDS BOOK CLUB BOOKS-KL	E	1/22/2026		142.50		013511		
I-1C9L-VKVH-C96K	OFFICE SUPPLIES-WTR	E	1/22/2026		19.99		013511		
I-1CD9-XNPY-V7CR	MISC MULTI MEDIA-KL	E	1/22/2026		34.92		013511		
I-1CNW-VF7W-9DR4	SUPPLIES PROGS/EVENTS-KL	E	1/22/2026		112.08		013511		
I-1CXT-MKPP-F679	MISC MULIT MEDIA-KL	E	1/22/2026		25.92		013511		
I-1DKT-4LK6-YRXH	NAME TAGS - ACC	E	1/22/2026		74.33		013511		
I-1FNM-43TD-TGYQ	MISC MULTI MEDIA-KL	E	1/22/2026		40.90		013511		
I-1HWL-Y9RN-GXCR	MISC MULTI MEDIA-KL	E	1/22/2026		34.89		013511		
I-1JKD-1399-HFGN	EARPIECES FOR RADIOS - PKS	E	1/22/2026		60.80		013511		
I-1KVL-1Y19-R4P4	BULLETIN BOARD - FD	E	1/22/2026		268.98		013511		
I-1L3N-69NF-7CX9	CARPET CLEANER/SUPPLIES-FD	E	1/22/2026		177.13		013511		
I-1L97-LDCW-GP6H	MISC MULTI MEDIA-KL	E	1/22/2026		239.40		013511		
I-1M1V-LT69-CD91	MISC MULTI MEDIA-KL	E	1/22/2026		40.90		013511		
I-1M3C-JMFT-HMYR	OUTDOOR DARTS-ACC	E	1/22/2026		262.43		013511		

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 1/08/2026 THRU 1/22/2026

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
I-1MN3-HR64-XY1F	MISC MULTI MEDIA-KL	E	1/22/2026	73.14		013511		
I-1NFC-F136-GTVF	STEEL TOE BOOT -PW	E	1/22/2026	76.94		013511		
I-1NPC-LYYY-D6K1	LENS WIPES/EAR PLUGS-PW	E	1/22/2026	183.78		013511		
I-1QJ1-KVDP-D993	LEGAL FILE FOLDERS - PW	E	1/22/2026	192.00		013511		
I-1QQK-74RN-C9FG	FRIENDS GROUP BOOK CLUB-KL	E	1/22/2026	389.70		013511		
I-1QVW-W1GX-DT17	FRIENDS GROUP BOOK CLUB-KL	E	1/22/2026	203.83		013511		
I-1RWV-MVCL-TGK3	MISC MULTI MEDIA-KL	E	1/22/2026	129.47		013511		
I-1T6J-JQHW-HT79	CPA SUPPLIES 2/26 CLASS-PD	E	1/22/2026	60.71		013511		
I-1TCT-HG1X-H7CD	CIRCULATION ADULT PUZZLES-KL	E	1/22/2026	39.96		013511		
I-1TLW-9FFN-3MQ3	FIRST AID SUPPLIES - PW	E	1/22/2026	21.45		013511		
I-1VCY-FJP6-QKTK	MISC BOOKS-KL	E	1/22/2026	47.65		013511		
I-1VNR-KXYR-CMHL	PROGRAM POKEMON CARDS-KL	E	1/22/2026	9.98		013511		
I-1WNLL-QD39-T6GR	PROG SUPPLIES-KL	E	1/22/2026	5.87		013511		
I-1WRQ-GCGC-VYHG	MISC BOOKS-KL	E	1/22/2026	24.46		013511		
I-1XTP-MKJK-D337	PROG SUPPLIES-KL	E	1/22/2026	19.81		013511		
I-1XTP-MKJK-FPL9	OOF FRAMES; KIT SUPPLY-PD	E	1/22/2026	165.57		013511		
I-1YLV-7FTW-1L9Y	MISC BOOKS-KL	E	1/22/2026	44.33		013511		
I-ITG4-7NXP-K7MJ	CIRCULATION POLY BAGS-KL	E	1/22/2026	345.52		013511		4,028.95
*** VENDOR TOTALS ***						1 CHECKS		4,028.95
002676	ANIMAL RESCUE LEAGUE							
I-INV0298	NOV ANIMAL SERVICES-PD	E	1/22/2026	1,000.00		013485		1,000.00
*** VENDOR TOTALS ***						1 CHECKS		1,000.00
011996	ANKENY HARDWARE STORE LLC							
I-1206012	RED BRS NIPPLE -PW	E	1/22/2026	4.79		013527		
I-1207949	HILLMAN - PRSC	E	1/22/2026	0.80		013527		
I-1207962	SHOVELS - FD	E	1/22/2026	286.95		013527		
I-1208824	WINDSHIELD FLD/INSECT KILR-FD	E	1/22/2026	24.48		013527		
I-1208909	INTERIOR SIGN BOX - PKS	E	1/22/2026	8.49		013527		
I-1208913	SINGLE CUT KEY - P&R	E	1/22/2026	41.88		013527		
I-1209000	ROUTER BIT - PKS	E	1/22/2026	14.99		013527		
I-1209336	GFCI OUTLET - CFAC	E	1/22/2026	25.99		013527		
I-1209344	DRILL/BIT - OCM	E	1/22/2026	12.97		013527		
I-1209434	PRIMER/COVER/DISC/BRSH-PKS	E	1/22/2026	46.94		013527		468.28
*** VENDOR TOTALS ***						1 CHECKS		468.28
003319	MIDWEST SOLID WASTE							
I-2150982	11/2025 LEAF COLLECTION	E	1/22/2026	36,975.20		013494		
I-2150983	11/2025 LEAF COLLECTIONS	E	1/22/2026	7,023.20		013494		
I-2160480	11/21/2025 DUMPSTER -PRSC	E	1/22/2026	433.54		013494		44,431.94
*** VENDOR TOTALS ***						1 CHECKS		44,431.94

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
004201	TSJM TOWING SERVICE LLC							
I-25-72765	TOWING SERVICES-PD	R	1/20/2026	95.00		254636		
I-26-71876	TOWING SERVICES-PD	R	1/20/2026	65.00		254636		
I-26-71878	TOWING SVCS CASE 26-000049-PD	R	1/20/2026	65.00		254636		225.00
	*** VENDOR TOTALS ***					1 CHECKS		225.00
000262	APPLIED CONCEPTS INC							
I-469725	LIDAR RADAR GUN-PD	E	1/22/2026	6,864.00		013466		6,864.00
	*** VENDOR TOTALS ***					1 CHECKS		6,864.00
000057	ARNOLD MOTOR SUPPLY							
C-15CR019477	UNIT #101 CR CORE	R	1/20/2026	24.00CR		254637		
I-15NV228455	HD TIE WR/TEE WRAP - PRSC	R	1/20/2026	139.96		254637		
I-15NV228984	OIL/AIR FILTERS - CG	R	1/20/2026	109.82		254637		
I-15NV229006	OIL/AIR FILTER - CG	R	1/20/2026	96.48		254637		
I-15NV229063	UNIT #307 PM DEX VI QT	R	1/20/2026	15.94		254637		
I-15NV229128	UNIT #127 OIL FILTER	R	1/20/2026	41.81		254637		
I-15NV229153	UNIT #82 AIR FILTER	R	1/20/2026	16.58		254637		
I-15NV229243	UNIT #208 AIR/FUEL FILTERS	R	1/20/2026	102.01		254637		
I-15NV229257	UNIT#804 MULTIMAX GAL	R	1/20/2026	14.29		254637		
I-15NV229258	AIR/OIL FILTERS - CG	R	1/20/2026	113.64		254637		
I-15NV229262	UNIT #208 OIL/SEPARATOR FILTR	R	1/20/2026	96.88		254637		
I-15NV229375	AIR FILTER - CG	R	1/20/2026	19.15		254637		742.56
	*** VENDOR TOTALS ***					1 CHECKS		742.56
012092	ASCENDANCE TRUCKS LLC							
I-XA301048421:01	UNIT #246 BRAKE	E	1/22/2026	367.00		013529		
I-XA301048474:01	UNIT #226 PARTS	E	1/22/2026	417.08		013529		
I-XA301048474:02	UNIT #226 PIPE/MUFFLER	E	1/22/2026	55.59		013529		839.67
	*** VENDOR TOTALS ***					1 CHECKS		839.67
000285	LUBE-TECH & PARTNERS LLC							
I-4015639A	BULK OIL	E	1/22/2026	2,113.38		013468		
I-4015639B	BULK OIL-CG	E	1/22/2026	1,084.62		013468		
I-4017307	DIESEL EXHAUST FLUID-FD	E	1/22/2026	269.50		013468		
I-4017308	DIESEL EXHAUST FLUID-FD	E	1/22/2026	269.50		013468		3,737.00
	*** VENDOR TOTALS ***					1 CHECKS		3,737.00
012488	BAILEY'S INC							
I-700556682	GRAPPLE TRAILER-PW	E	1/22/2026	44,900.00		013534		44,900.00
	*** VENDOR TOTALS ***					1 CHECKS		44,900.00
009518	ERIC BARKER							
I-12/2025 MEALS MILE 12/11/25 MEALS/MILEAGE-TRFC		E	1/22/2026	28.25		013542		28.25
	*** VENDOR TOTALS ***					1 CHECKS		28.25

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007515	EFFLUENT INC							
I-I13096	12/2025 RENTALS - PKS	E	1/22/2026	135.00		013502		135.00
	*** VENDOR TOTALS ***					1 CHECKS		135.00
009487	BOOT BARN INC							
I-INV00557120	JACKET -AL	E	1/22/2026	52.65		013515		
I-INV00557121	SHOES -CC	E	1/22/2026	140.00		013515		
I-INV00557122	BOOTS - CL	E	1/22/2026	134.99		013515		
I-INV00557123	BOOTS - JG	E	1/22/2026	134.99		013515		
I-INV00557124	BOOTS - JR	E	1/22/2026	130.49		013515		
I-INV00557126	BOOTS- TM	E	1/22/2026	140.00		013515		733.12
	*** VENDOR TOTALS ***					1 CHECKS		733.12
005174	BOUND TREE MEDICAL LLC							
I-86008229	EMS SUPPLIES - FD	R	1/20/2026	207.70		254638		
I-86008230	STA 4 DISPOSABLE EMS	R	1/20/2026	13,748.20		254638		
I-86032818	EMS SUPPLIES - FD	R	1/20/2026	39.00		254638		
I-86035924	EMS SUPPLIES -FD	R	1/20/2026	313.53		254638		
I-86039452	EMS SUPPLIES - FD	R	1/20/2026	202.96		254638		
I-86039453	EMS SUPPLIES - FD	R	1/20/2026	946.67		254638		
I-86039454	EMS SUPPLIES - FD	R	1/20/2026	57.92		254638		15,515.98
	*** VENDOR TOTALS ***					1 CHECKS		15,515.98
012520	BRAVO GREATER DES MOINES INC							
I-01/06/2026	FY26 HOTEL MOTEL NOV COLLECTIO	R	1/20/2026	49,085.52		254639		49,085.52
	*** VENDOR TOTALS ***					1 CHECKS		49,085.52
000127	BRICK GENTRY PC							
I-471018	12/25/2025 STATEMENT 224.008	E	1/22/2026	2,660.00		013462		
I-471019	12/25/2025 STATEMENT 224.091	E	1/22/2026	8,015.00		013462		
I-471020	1/07/26 STATEMENT 224.001	E	1/22/2026	2,280.00		013462		
I-471021	12/25/2025 STATEMENT 224.031	E	1/22/2026	783.75		013462		
I-471025	12/25/2025 STATEMENT 224.014	E	1/22/2026	1,635.00		013462		15,373.75
	*** VENDOR TOTALS ***					1 CHECKS		15,373.75
008738	BULB GUY LIGHTING							
I-24380	FIXTURES/BULBS	E	1/22/2026	2,181.22		013506		2,181.22
	*** VENDOR TOTALS ***					1 CHECKS		2,181.22
004126	CALHOUN-BURNS AND							
I-115297-6	2025 BRIDGE INSP NOV/DEC 25	R	1/20/2026	1,582.50		254640		1,582.50
	*** VENDOR TOTALS ***					1 CHECKS		1,582.50

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004543	GREATER DES MOINES CONVENTION							
I-24905	HOTEL/MOTEL TAX 12/2025 NOV CO	E	1/22/2026	49,085.52		013497		49,085.52
	*** VENDOR TOTALS ***					1 CHECKS		49,085.52
000211	GALE							
I-999101777674	MISC BOOKS-KL	E	1/22/2026	101.21		013464		
I-999101800193	MISC BOOKS-KL	E	1/22/2026	52.48		013464		
I-999101800194	MISC BOOKS-KL	E	1/22/2026	74.22		013464		
I-999101800195	MISC BOOKS-KL	E	1/22/2026	74.22		013464		
I-999101800207	MISC BOOKS-KL	E	1/22/2026	83.97		013464		
I-9991018009092	MISC BOOKS-KL	E	1/22/2026	49.48		013464		
I-999101804480	MISC BOOKS-KL	E	1/22/2026	62.97		013464		
I-999101804481	MISC BOOKS-KL	E	1/22/2026	53.98		013464		
I-999101814472	MISC BOOKS-KL	E	1/22/2026	78.00		013464		630.53
	*** VENDOR TOTALS ***					1 CHECKS		630.53
003072	QWEST CORPORATION							
I-12/04/2025	12/2025 STATEMENT TRFC	E	1/22/2026	101.99		013488		101.99
	*** VENDOR TOTALS ***					1 CHECKS		101.99
000426	CERTIFIED POWER INC							
I-40541869	CABLES/PANEL/ASSMBLY-PW	R	1/20/2026	68.96		254641		
I-40541882	ASSEMBLY/CABLE - PW	R	1/20/2026	67.74		254641		136.70
	*** VENDOR TOTALS ***					1 CHECKS		136.70
003746	CHASE SIGNS & GRAPHICS INC							
I-30055	VINYL LETTERING INSTALL - FD	R	1/20/2026	124.50		254642		124.50
	*** VENDOR TOTALS ***					1 CHECKS		124.50
011576	CINTAS CORPORATION							
I-4249417733	UNIFORMS OCM	R	1/20/2026	86.24		254643		
I-4250887643	MATS/UNIFORMS - PKS	R	1/20/2026	129.57		254643		
I-4253014746	SUPPLY RENTALS-ACC	R	1/20/2026	32.38		254643		
I-4253171662	MAT RENTALS- LAKESIDE	R	1/20/2026	28.19		254643		
I-4253873955	UNIFORMS & MATS-SWR	R	1/20/2026	173.24		254643		
I-4253874589	SUPPLY RENTALS- ACC	R	1/20/2026	32.38		254643		
I-4253875010	UNIFORMS - OCM	R	1/20/2026	36.96		254643		
I-4254039911	UNIFORMS & MATS-WTR	R	1/20/2026	184.84		254643		
I-4254039930	MATS/UNIFORMS PKS	R	1/20/2026	129.57		254643		
I-4254525038	UNIFORMS & MATS-SWR	R	1/20/2026	173.24		254643		
I-4254527269	SUPPLY RENTALS - ACC	R	1/20/2026	32.38		254643		
I-4254528843	MATS/UNIFORMS - OCM	R	1/20/2026	46.55		254643		
I-4254692865	UNIFORMS AND MATS-WTR	R	1/20/2026	184.84		254643		
I-4254693136	MAT/UNIFORMS - PKS	R	1/20/2026	129.57		254643		
I-4254870768	MATS-KL	R	1/20/2026	209.86		254643		
I-4255270360	UNIFORMS & MATS-SWR	R	1/20/2026	173.24		254643		
I-4255386579	UNIFORMS - OCM	R	1/20/2026	36.96		254643		
I-4255391628	UNIFORMS & MATS-WTR	R	1/20/2026	185.81		254643		
I-4255391893	MATS/UNIFORMS - PKS	R	1/20/2026	129.57		254643		2,135.39
	*** VENDOR TOTALS ***					1 CHECKS		2,135.39

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002726	CITY OF DES MOINES TREASURY							
I-143353	FY26 #8 WRA MOKNTHLY ALLOCATN	R	1/20/2026	736,557.70		254644		736,557.70
	*** VENDOR TOTALS ***					1 CHECKS		736,557.70
002407	CIVIL DESIGN ADVANTAGE LLC							
I-51362 #13	PAY 13-OTTER CRK TRNK SWR P4	E	1/22/2026	4,896.00		013484		
I-51363 #9	PAY 9-SE CREEKVIEW DR EXT RISE	E	1/22/2026	10,908.50		013484		15,804.50
	*** VENDOR TOTALS ***					1 CHECKS		15,804.50
007852	LEE COLE							
I-12/2025MAGIC	12/2025 MAGICCLASS	E	1/22/2026	80.00		013539		80.00
	*** VENDOR TOTALS ***					1 CHECKS		80.00
000614	CONFLUENCE INC							
I-33654 #9	PAY 9-TRESTLE RIDGE PARK	R	1/20/2026	730.00		254645		730.00
	*** VENDOR TOTALS ***					1 CHECKS		730.00
009277	CONVERGE ONE INC							
I-INV1106822	VDC MICROSOFT 365 FLEX-IT	E	1/22/2026	631.20		013512		
I-INV1107398	MERAKI MR36H	E	1/22/2026	654.11		013512		
I-INV1107902	MERAKI MR36H	E	1/22/2026	508.02		013512		1,793.33
	*** VENDOR TOTALS ***					1 CHECKS		1,793.33
009492	CTI							
I-P-INV042096	COUNCIL CHAMBERS SWITCH	E	1/22/2026	2,499.71		013516		
I-P-INV042096 B	WIRELESS MICROPHONES-IT	E	1/22/2026	4,865.05		013516		7,364.76
	*** VENDOR TOTALS ***					1 CHECKS		7,364.76
001003	ED DANIELS							
I-126458	FILTERS - PKS	E	1/22/2026	62.60		013475		62.60
	*** VENDOR TOTALS ***					1 CHECKS		62.60
003099	DELL MARKETING L P							
I-10855300151	DELL PRO RUGGED 14	E	1/22/2026	2,740.39		013490		2,740.39
	*** VENDOR TOTALS ***					1 CHECKS		2,740.39
000605	DEMCO INC							
I-7740670	CIRCULATION BAR CODE LABELS-KL	E	1/22/2026	758.89		013471		
I-7741338	CIR BOOK JACKETS-KL	E	1/22/2026	166.47		013471		
I-7744913	CIRCULATION BOOK JACKETS-KL	E	1/22/2026	170.97		013471		1,096.33
	*** VENDOR TOTALS ***					1 CHECKS		1,096.33
009259	DENNIS SUPPLY COMPANY							
I-DM0002240239-002	INDUCER -FS1	E	1/22/2026	259.25		013510		259.25
	*** VENDOR TOTALS ***					1 CHECKS		259.25

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						NO	STATUS	AMOUNT
012080	DES MOINES WATER WORKS - CIWW							
I-000156	08/28/2025 Q1 2025 BOOSTER STATION-WTR	R	1/20/2026	47,381.79		254646		
I-000156	09/30/2025 Q3 & Q4 2024 BOOST STATION-WTR	R	1/20/2026	2,468.03		254646		
I-000156	11/11/2025 Q2 2025 BOOSTER STATION-WTR	R	1/20/2026	43,021.44		254646		
I-000156	12/31/2025 Q3 2025 BOOSTER STATION-WTR	R	1/20/2026	29,533.44		254646		122,404.70
	*** VENDOR TOTALS ***					1 CHECKS		122,404.70
010103	RELENTLESS LLC							
I-17756	2026 TRAINING-MCKEEVER-PD	E	1/22/2026	749.00		013520		749.00
	*** VENDOR TOTALS ***					1 CHECKS		749.00
001327	GL ANKENY LLC							
I-169848	UNIT #623 SHOURED/THERM	R	1/20/2026	230.75		254647		230.75
	*** VENDOR TOTALS ***					1 CHECKS		230.75
012612	DINGES PARTNERS GROUP LLC							
I-80722	LETTER PANEL -FD	E	1/22/2026	16.58		013536		16.58
	*** VENDOR TOTALS ***					1 CHECKS		16.58
010264	DISTRICT AT PRAIRIE TRAIL OWNE							
I-01/01/2026 DUES	ASSOCIATION DUES JAN 2026-KL	R	1/20/2026	17,584.17		254648		17,584.17
	*** VENDOR TOTALS ***					1 CHECKS		17,584.17
009477	DIXON ENGINEERING INC							
I-26-0053	TOWER INSPECTION	R	1/20/2026	4,575.00		254649		4,575.00
	*** VENDOR TOTALS ***					1 CHECKS		4,575.00
010726	PAUL A DRAKE							
I-5364	NEW EMP NAME PLATES (3)	E	1/22/2026	37.50		013522		37.50
	*** VENDOR TOTALS ***					1 CHECKS		37.50
000186	ELECTRONIC ENGINEERING							
I-109017418-1	FY 26 HANDHELD RADIO	E	1/22/2026	1,663.30		013463		
I-80080597	01/2026 RENTALS - PKS	E	1/22/2026	8.50		013463		
I-80080723	01/2025 RADIO RENTALS - ENG	E	1/22/2026	26.50		013463		
I-80080724	01/2026 RENTALS - PKS	E	1/22/2026	304.00		013463		2,002.30
	*** VENDOR TOTALS ***					1 CHECKS		2,002.30
012291	EMS DETERGENT SERVICES CO							
I-1012232506	PEROXIDE/DETERGENT-FD	E	1/22/2026	699.60		013531		699.60
	*** VENDOR TOTALS ***					1 CHECKS		699.60
005478	EXCEL MECHANICAL COMPANY INC							
I-188890	EXCEL MECHANICAL COMPANY INC	E	1/22/2026	8,280.00		013499		
I-189060	SERVICE CHECK/REPAIRS KL	E	1/22/2026	582.58		013499		
I-189062	SERVICE CHECK/REPAIRS -FD	E	1/22/2026	932.00		013499		
I-189063	SERVICE CHECK/REPAIRS - FS1	E	1/22/2026	418.50		013499		
I-189069	ERV FAN REPAIR - CH	E	1/22/2026	432.00		013499		

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I-189071	VRF IN ALARM - CH	E	1/22/2026	432.00		013499		
I-189072	SERVICE CHECK/REPAIRS MIR PK	E	1/22/2026	123.04		013499		11,200.12
			*** VENDOR TOTALS ***			1 CHECKS		11,200.12
000049	FACTORY MOTOR PARTS COMPANY							
I-40-2307499	UNIT #59 MOUNTINGASY	R	1/20/2026	64.30		254650		
I-40-2307500	UNIT #59 BRAKE ROTOR/COP PADS	R	1/20/2026	156.68		254650		
I-40-2307952	UNIT #307 PIPE ASM TRANS	R	1/20/2026	104.46		254650		325.44
			*** VENDOR TOTALS ***			1 CHECKS		325.44
002285	FASTENAL COMPANY							
I-IADES464085	SUPPLIES-WTR	E	1/22/2026	44.40		013482		
I-IADES464114	SUPPLIES-WTR	E	1/22/2026	85.44		013482		
I-IADES464231	FASTENERS - TRAFFIC	E	1/22/2026	165.00		013482		
I-IADES464261	SUPPLIES-WTR	E	1/22/2026	122.31		013482		
I-IADES464286	FASTENERS - PW	E	1/22/2026	416.55		013482		
I-IADES464309	FASTENERS - PW	E	1/22/2026	950.25		013482		1,783.95
			*** VENDOR TOTALS ***			1 CHECKS		1,783.95
000197	FEDERAL EXPRESS CORPORATION							
I-9-115-27952	CAMERA SHIPPING-SWR	R	1/20/2026	220.82		254651		220.82
			*** VENDOR TOTALS ***			1 CHECKS		220.82
012460	ANGELA FELDMAN							
I-12/10/25 SPANISH	SPANISH CLASS FY26	E	1/22/2026	1,200.00		013545		1,200.00
			*** VENDOR TOTALS ***			1 CHECKS		1,200.00
006858	FERGUSON ENTERPRISES INC #1657							
I-0542471	RF UNITS	R	1/20/2026	74,088.00		254652		74,088.00
			*** VENDOR TOTALS ***			1 CHECKS		74,088.00
007648	DAIOHS USA INC							
I-MN-807645	COFFEE SERVICE - PW	E	1/22/2026	117.62		013503		117.62
			*** VENDOR TOTALS ***			1 CHECKS		117.62
010286	AT&T MOBILITY II LLC							
I-12192025 FD	11/20/25-12/19/25 STATEMENT FD	R	1/20/2026	941.68		254653		941.68
010286	AT&T MOBILITY II LLC							
I-121925 PD	11/20/25-12/19/25 STATEMENT PD	R	1/20/2026	2,146.85		254654		2,146.85
			*** VENDOR TOTALS ***			2 CHECKS		3,088.53
012639	DONNA FISHER							
I-25-005711	OVERPAYMENT REFUND	R	1/20/2026	213.79		254655		213.79
			*** VENDOR TOTALS ***			1 CHECKS		213.79

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011553	AUSENHUS PAINTING LLC							
I-1883	RAILING PAINTING ACC	R	1/20/2026	1,641.84		254656		1,641.84
	*** VENDOR TOTALS ***					1 CHECKS		1,641.84
002078	FOTH & VAN DYKE LLC							
I-101310 #18	PAY 18-W1ST ST IMP -PH2	R	1/20/2026	33,443.30		254657		33,443.30
	*** VENDOR TOTALS ***					1 CHECKS		33,443.30
011998	GALLS PARENT HOLDINGS, LLC							
I-0332424900	TROUSERS - FD	E	1/22/2026	151.24		013528		
I-033437239	PANTS/HEMMING - FD	E	1/22/2026	463.58		013528		
I-033437247	UNIFORMS - FD	E	1/22/2026	5.98		013528		
I-033450216	PANTS - FD	E	1/22/2026	224.19		013528		
I-033460187	UNIFORMS - FD	E	1/22/2026	55.34		013528		
I-033460193	UNIFORMS - FD	E	1/22/2026	55.14		013528		
I-033488684	UNIFORMS - FD	E	1/22/2026	189.79		013528		
I-033488751	BUCKLES - FD	E	1/22/2026	20.76		013528		
I-033502223	PANTS - FD	E	1/22/2026	68.41		013528		
I-033515116	UNIFORMS GRANGER-PD	E	1/22/2026	93.97		013528		
I-033528998	PANTS - FD	E	1/22/2026	136.82		013528		
I-033553236	UNIFORMS-GRANGER	E	1/22/2026	90.32		013528		
I-033553256	FOSTER APD BEANIE-PD	E	1/22/2026	17.17		013528		
I-033567929	UNIFORMS GRANGER-PD	E	1/22/2026	82.32		013528		
I-033567957	TWEDT WALK OUT GEAR-PD	E	1/22/2026	401.49		013528		
I-033615445	UNIFORMS - PD	E	1/22/2026	34.82		013528		
I-033627714	RUCKER UNIFORM AND EQUIP	E	1/22/2026	11.00		013528		2,102.34
	*** VENDOR TOTALS ***					1 CHECKS		2,102.34
000227	GRAINGER							
I-9749195880	STRIP HEATER SUPPLY-WTR	E	1/22/2026	67.03		013465		
I-9753499616	SUPPLIES - FD	E	1/22/2026	52.12		013465		119.15
	*** VENDOR TOTALS ***					1 CHECKS		119.15
000252	GRIMES ASPHALT AND PAVING CORP							
I-28835	12/17/25 COLD MIX	R	1/20/2026	1,684.85		254658		1,684.85
	*** VENDOR TOTALS ***					1 CHECKS		1,684.85
009268	BROCK DANA GRUBBS							
I-11/30-12/14/25#2	11/30/25-12/14/25 SR SNOW	R	1/20/2026	3,000.00		254659		
I-11/30/25-12/14/25	11/30-12/14 SR SNOW REMOVAL	R	1/20/2026	3,585.00		254659		6,585.00
	*** VENDOR TOTALS ***					1 CHECKS		6,585.00
012636	MARSHA GUSTIN							
I-25-E1449469	AMBULANCE OVERPAYMENT RFND	R	1/20/2026	162.85		254660		162.85
	*** VENDOR TOTALS ***					1 CHECKS		162.85

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001815	HAWKEYE TRUCK EQUIPMENT							
I-169276	UNIT #623 CUTTING EDGE	R	1/20/2026	314.31		254661		314.31
	*** VENDOR TOTALS ***					1 CHECKS		314.31
001978	HAWKINS INC							
C-7252442	CR: AZONE/SOD HYD	E	1/22/2026	1,732.65CR		013479		
I-7299319	AZONE/SOD HYD	E	1/22/2026	2,713.26		013479		980.61
	*** VENDOR TOTALS ***					1 CHECKS		980.61
008069	HENDERSON PRODUCTS INC							
I-437022	WING ARMS - PW	E	1/22/2026	2,413.42		013505		2,413.42
	*** VENDOR TOTALS ***					1 CHECKS		2,413.42
011997	HIGH TIDE TECHNOLOGIES HOLDING							
I-10232	ANNUAL COMMUNICATIONS RNWL-SWR	R	1/20/2026	483.00		254662		483.00
	*** VENDOR TOTALS ***					1 CHECKS		483.00
003098	HOTSY CLEANING SYSTEMS IN							
I-PSI-320926	SALT LICK - PW	E	1/22/2026	2,179.00		013489		
I-PSI-321092	PUMP/NOZZLE/INSUL/WNTR-PW	E	1/22/2026	659.07		013489		2,838.07
	*** VENDOR TOTALS ***					1 CHECKS		2,838.07
005531	HR GREEN INC							
I-197102 #15	PAY 15-ANK/IRV DR/NW 18TH IMP	E	1/22/2026	778.50		013500		778.50
	*** VENDOR TOTALS ***					1 CHECKS		778.50
003837	HUTCHINSON SALT COMPANY, LLC							
I-201322	SALT - PW	E	1/22/2026	35,785.39		013496		35,785.39
	*** VENDOR TOTALS ***					1 CHECKS		35,785.39
000253	HY-VEE INC							
I-12/13/2025 PW	SNOW PLOW DINNER PW	R	1/20/2026	304.41		254663		
I-12/30/2025 PW	BREAK ROOM SUPPLIES -PW	R	1/20/2026	46.50		254663		
I-12/31/2025	PAPER TOWELS - PW	R	1/20/2026	27.99		254663		378.90
	*** VENDOR TOTALS ***					1 CHECKS		378.90
011987	CHRISTOPHER DANIEL HYLER							
I-12/2025 TRAVEL	12/11/25 MEALS MOBOTREX CNF-PW	E	1/22/2026	35.10		013544		35.10
	*** VENDOR TOTALS ***					1 CHECKS		35.10
008906	IMAGE TREND INC							
I-PS-INV121550	01/2026 MYEMSCARE FD	E	1/22/2026	96.46		013507		96.46
	*** VENDOR TOTALS ***					1 CHECKS		96.46

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009565	INFOSEND INCORPORATED							
I-301332	12/2025 MAIL SERVICES	R	1/20/2026	9,033.45		254664		9,033.45
	*** VENDOR TOTALS ***					1 CHECKS		9,033.45
012246	INGRAM LIBRARY SERVICES LLC							
I-92937435	MISC BOOKS - KL	E	1/22/2026	628.86		013530		
I-93054250	MISC BOOKS - KL	E	1/22/2026	499.37		013530		
I-93099085	MISC BOOKS - KL	E	1/22/2026	397.33		013530		
I-93125660	MISC BOOKS - KL	E	1/22/2026	467.46		013530		
I-93256727	MISC BOOKS-KL	E	1/22/2026	642.85		013530		
I-93256728	MISC BOOKS - KL	E	1/22/2026	377.92		013530		
I-93318967	MISC BOOKS - KL	E	1/22/2026	259.98		013530		
I-93337598	MISC BOOKS - KL	E	1/22/2026	1,720.40		013530		
I-93372035	MISC BOOKS - KL	E	1/22/2026	26.24		013530		
I-93388578	MISC BOOKS - KL	E	1/22/2026	23.37		013530		
I-93388579	MISC BOOKS - KL	E	1/22/2026	145.93		013530		
I-93400897	MISC BOOKS - KL	E	1/22/2026	147.29		013530		
I-93450492	MISC BOOKS - KL	E	1/22/2026	216.57		013530		5,553.57
	*** VENDOR TOTALS ***					1 CHECKS		5,553.57
000870	INTERNATIONAL INSTITUTE							
I-FY25 - YUSKA	FY25 MEMBR RENW ID 47695-CLK	R	1/20/2026	235.00		254665		235.00
	*** VENDOR TOTALS ***					1 CHECKS		235.00
000407	WEBER BATTERY INC							
I-1925901010287	GRANGER BATT PURCHASE-PD	E	1/22/2026	83.30		013470		
I-1925901010302	BATT SAYLOR DIALER-SWR	E	1/22/2026	20.86		013470		
I-1925901010327	12V BATTERIES-WTR	E	1/22/2026	69.64		013470		173.80
	*** VENDOR TOTALS ***					1 CHECKS		173.80
000752	IOWA DEPARTMENT OF NATURAL RES							
I-FY26PCC RCN-CHMBRS	FY26 PERMIT PCC RECON CHAMBERS	R	1/20/2026	175.00		254666		175.00
	*** VENDOR TOTALS ***					1 CHECKS		175.00
010902	IOWA DEPARTMENT OF TRANSPORTAT							
I-02/26 CONLEY HMA	DANA CONLEY-HMA I/II CERT-ENG	R	1/20/2026	1,080.00		254667		1,080.00
	*** VENDOR TOTALS ***					1 CHECKS		1,080.00
005407	IOWA MUNICIPALITIES WORKERS'							
I-INV96441	#7 WORK COMP PREM 25-26	R	1/20/2026	41,088.00		254668		41,088.00
	*** VENDOR TOTALS ***					1 CHECKS		41,088.00
003226	IOWA ONE CALL							
I-277724	IA ONE CALL NOV 2025-WTR	E	1/22/2026	935.10		013492		
I-277906	11/30/25 EMAIL TRAFFIC	E	1/22/2026	119.70		013492		1,054.80
	*** VENDOR TOTALS ***					1 CHECKS		1,054.80

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009161	CAMPBELL SUPPLY COMPANY							
I-INV00042388	UNIT #740 GLOW PLUG/PARTS	R	1/20/2026	159.96		254669		159.96
	*** VENDOR TOTALS ***					1 CHECKS		159.96
000272	IOWA PRISON INDUSTRIES							
I-304224	PRE CONSTR METERS FSP-WTR	R	1/20/2026	171.60		254670		171.60
	*** VENDOR TOTALS ***					1 CHECKS		171.60
005419	IOWA SPORTS FIELD MANAGEMENT A							
I-02181	2026 MEMBERSHIP-EJ/JK/AD	R	1/20/2026	225.00		254671		225.00
	*** VENDOR TOTALS ***					1 CHECKS		225.00
001945	IOWA WORKFORCE DEVELOPMENT							
I-104098 12/31/2025	BENEFIT CHARGES THRU 12/31/25	E	1/22/2026	13,311.00		013478		13,311.00
	*** VENDOR TOTALS ***					1 CHECKS		13,311.00
009517	JASPER CONSTRUCTION SERVICES,							
I-PAY 2-TRSTLE RG PK PAY 2-TRESTLE RIDGE PARK		R	1/20/2026	199,411.24		254672		199,411.24
	*** VENDOR TOTALS ***					1 CHECKS		199,411.24
007827	JEO CONSULTING GROUP INC							
I-170404	JEO-MAGAZINE & DISTRICT	E	1/22/2026	1,651.25		013504		1,651.25
	*** VENDOR TOTALS ***					1 CHECKS		1,651.25
009226	CHAD JOCHEMS							
I-01/02/2026 HELMET	1/02/26 HELMET	E	1/22/2026	468.00		013509		468.00
	*** VENDOR TOTALS ***					1 CHECKS		468.00
011579	BRANDT JOHNSON							
I-12/30/25 MILEAGE	12/3 - 12/30/2025 MILEAGE	E	1/22/2026	28.00		013543		28.00
	*** VENDOR TOTALS ***					1 CHECKS		28.00
000693	KBC, INC							
I-3556511	IGNITION CONTR KIT/MOTOR-FD	E	1/22/2026	551.22		013472		551.22
	*** VENDOR TOTALS ***					1 CHECKS		551.22
012575	KRIS JUNGELS							
I-12/22/2025	UNIT TAGS - FD	E	1/22/2026	297.50		013546		297.50
	*** VENDOR TOTALS ***					1 CHECKS		297.50
009201	KIESLER POLICE SUPPLY INC							
I-IN272987	PARTS AND EQUIPMENT	E	1/22/2026	118.76		013508		118.76
	*** VENDOR TOTALS ***					1 CHECKS		118.76

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008587	KINZLER CONSTRUCTION SERVICES							
I-2527145.0001	OIL/LUBE/SHAFT KIT - FD	R	1/20/2026	476.50		254673		476.50
	*** VENDOR TOTALS ***					1 CHECKS		476.50
000402	LINDE GAS & EQUIPMENT							
I-54162202	11/20-12/20/25 RENTALS PKS	E	1/22/2026	53.95		013469		53.95
	*** VENDOR TOTALS ***					1 CHECKS		53.95
009304	ELIZABETH LYONS							
I-12/22/2025 CAMP	12/22/25 GINGERBREAD CAMP	R	1/20/2026	300.80		254674		300.80
	*** VENDOR TOTALS ***					1 CHECKS		300.80
009473	MACQUEEN EQUIPMENT, LLC							
I-P06801	FACEPIECE REPAIRS-FD	E	1/22/2026	4,393.88		013514		
I-P06887	FACEPIECE TESTING-FD	E	1/22/2026	6,445.56		013514		
I-P07203	WASHER/REPAIRS - FD	E	1/22/2026	95.52		013514		
I-P29685	CONTROL BOX - PW	E	1/22/2026	285.65		013514		
I-W05697	TRACKLESS REPAIR-PKW	E	1/22/2026	8,425.04		013514		19,645.65
	*** VENDOR TOTALS ***					1 CHECKS		19,645.65
002207	MANATTS INC							
I-PAY 2-SE CRKVV DR	PAY 2-SE CRKVV DR EXT RISE	E	1/22/2026	127,799.44		013481		127,799.44
	*** VENDOR TOTALS ***					1 CHECKS		127,799.44
012637	SANJUANITA MARQUEZ							
I-1/10/26 REFUND ACC	1/10/26 DAMAGE DEP REFUND ACC	R	1/20/2026	500.00		254675		500.00
	*** VENDOR TOTALS ***					1 CHECKS		500.00
001799	MARTIN MARIETTA MATERIALS, INC							
I-48124882	1" CLEAN	R	1/20/2026	1,306.05		254676		
I-48149591	1" CLEAN	R	1/20/2026	1,894.76		254676		3,200.81
	*** VENDOR TOTALS ***					1 CHECKS		3,200.81
009346	MARY'S CLEANING CARE INC							
I-36069	12/2025 LAKESIDE	R	1/20/2026	472.50		254677		
I-36070	12/2025 CLEANINGS OEC	R	1/20/2026	399.00		254677		871.50
	*** VENDOR TOTALS ***					1 CHECKS		871.50
002183	MCCLURE ENGINEERING CO							
I-164933 #22	PAY 22-SW DSM ST UTLTY IMP	R	1/20/2026	4,763.30		254678		4,763.30
002183	MCCLURE ENGINEERING CO							
I-165395	SURVEY SERVICES	R	1/20/2026	24,973.60		254679		24,973.60
	*** VENDOR TOTALS ***					2 CHECKS		29,736.90

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			DATE	AMOUNT		NO	STATUS	AMOUNT
012638	RONALD MCCONLOGUE							
I-25-003657	AMBULANCE OVERPAYMENT RFND	R	1/20/2026	120.58		254680		120.58
	*** VENDOR TOTALS ***					1 CHECKS		120.58
001671	MCC IOWA LLC							
I-01/2026	1/1-1/31/2026 DEDICATED INTER	R	1/20/2026	750.00		254681		750.00
	*** VENDOR TOTALS ***					1 CHECKS		750.00
001864	ORCA PC/MEDIX OCCUPATIONAL HEA							
I-29593	DEC SERVICES 2025	E	1/22/2026	2,070.50		013476		2,070.50
	*** VENDOR TOTALS ***					1 CHECKS		2,070.50
002492	MELLEN & ASSOCIATES INC							
I-039490	DELAWARE PUMP	R	1/20/2026	1,018.86		254682		1,018.86
	*** VENDOR TOTALS ***					1 CHECKS		1,018.86
004747	MENARDS							
C-27929	CR: PTCH SEALER/GRN CNTR-OCM	E	1/22/2026	38.48CR		013498		
I-25138	BOARDS/UTLTY/FLARES/MISC -FD	E	1/22/2026	99.10		013498		
I-26737	IM LINE - PD	E	1/22/2026	22.98		013498		
I-27037	CLAMPS/CLEATS/GLVS/MISC TRFC	E	1/22/2026	118.85		013498		
I-27313 12/25	MISC SUPPLY-SWR	E	1/22/2026	60.89		013498		
I-27339	MISC SUPPLY-SWR	E	1/22/2026	12.35		013498		
I-27387	MATTE BLK HOOKS-PD	E	1/22/2026	29.98		013498		
I-27398	ELBOW/SEALNT/FIPGAS/MISC-FS2	E	1/22/2026	216.37		013498		
I-27425	LIGHT PROJECT-SWR	E	1/22/2026	15.98		013498		
I-27426	SHOP/TV ITEM-SWR	E	1/22/2026	14.94		013498		
I-27441	MISC SUPPLIES-WTR	E	1/22/2026	123.29		013498		
I-27511	PAINT/STAIN/MISC -FS2	E	1/22/2026	30.45		013498		
I-27520	CUTTING MATS/DETRGNT - FS1	E	1/22/2026	18.96		013498		
I-27528	BOARDS -FD	E	1/22/2026	436.60		013498		
I-27551	PVC BOX-SWR	E	1/22/2026	7.99		013498		
I-27699	ICE MELT -PKS	E	1/22/2026	57.92		013498		
I-27701 12/25	SUPPLIES-WTR	E	1/22/2026	20.91		013498		
I-27711	REAR TRIG NOZZLE-PW	E	1/22/2026	15.98		013498		
I-27739	SUPPLIES-WTR	E	1/22/2026	19.83		013498		
I-27743	DRILL/SEALER -OCM	E	1/22/2026	415.40		013498		
I-27751	BOLT SNAP-WTR	E	1/22/2026	4.16		013498		
I-27772	SHOP SUPPLIES-SWR	E	1/22/2026	149.85		013498		
I-27834	BLUE STEEL FISH TAP - TRAFFIC	E	1/22/2026	78.22		013498		
I-27922	DOUBLE PEG - LAMINAR RACK-AC	E	1/22/2026	34.95		013498		
I-27935	TOOLS-WTR	E	1/22/2026	24.18		013498		
I-27941	MISC SUPPLIES-SWR	E	1/22/2026	347.86		013498		
I-28000	BLANKET/TORCH/PROGAS-TRFC	E	1/22/2026	96.96		013498		
I-30784	GREEN CENTERMATIC PICK - OCM	E	1/22/2026	21.49		013498		2,457.96
	*** VENDOR TOTALS ***					1 CHECKS		2,457.96

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001931	METRO WASTE AUTHORITY							
I-70031615	DECEMBER 2025 CURB IT FEES	E	1/22/2026	114,102.24		013477		114,102.24
	*** VENDOR TOTALS ***					1 CHECKS		114,102.24
003479	MID IOWA PETROLEUM EQUIPMENT L							
I-34790	FUEL STATION REPAIRS -CG	E	1/22/2026	652.75		013495		652.75
	*** VENDOR TOTALS ***					1 CHECKS		652.75
003056	MID-STATES ORGANIZED CRIME							
I-2600611-IN	2026 MEMBERSHIP FEE-PD	E	1/22/2026	250.00		013487		250.00
	*** VENDOR TOTALS ***					1 CHECKS		250.00
000271	MIDAMERICAN ENERGY COMPANY							
I-10/25 77101-61005	CTY HIT GAS LINE REPAIR 9/9/24	E	1/22/2026	514.74		013467		
I-574344631	6160 SE DELAWARE 11/2025-TRFC	E	1/22/2026	7.00		013467		
I-574608070	2998 NW 18 12/2-12/4/25-TRFC	E	1/22/2026	0.88		013467		
I-575526236	2302 SW STATE TRFC SIGNL	E	1/22/2026	10.00		013467		532.62
	*** VENDOR TOTALS ***					1 CHECKS		532.62
000343	MIRACLE RECREATION							
I-889654	PLAYGROUND SUPPLIES - PKS	R	1/20/2026	839.58		254683		839.58
	*** VENDOR TOTALS ***					1 CHECKS		839.58
1	BARTLETT, ELIZABETH							
I-000202601142931	US REFUND	R	1/20/2026	100.00		254614		100.00
1	BERRY, BROOKE							
I-000202601142937	US REFUND	R	1/20/2026	100.00		254615		100.00
1	BROWN, TORY							
I-000202601142925	US REFUND	R	1/20/2026	61.71		254616		61.71
1	CANTY, ADAM							
I-000202601142938	US REFUND	R	1/20/2026	28.06		254617		28.06
1	CHARVAT, KYLE							
I-000202601142926	US REFUND	R	1/20/2026	18.89		254618		18.89
1	DOUGLAS, STEPHANIE L							
I-000202601142928	US REFUND	R	1/20/2026	97.83		254619		97.83
1	FORKNER, ANGELA							
I-000202601142930	US REFUND	R	1/20/2026	89.45		254620		89.45

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1	KING, CAITLIN O							
	I-000202601142929 US REFUND	R	1/20/2026	100.00		254621		100.00
1	KITE, ROBERT							
	I-000202601142935 US REFUND	R	1/20/2026	26.61		254622		26.61
1	LARSEN, KATE E							
	I-000202601142933 US REFUND	R	1/20/2026	6.14		254623		6.14
1	LEUSCHEN, LONDON							
	I-000202601142923 US REFUND	R	1/20/2026	100.00		254624		100.00
1	LIPPOLD, AUTUMN							
	I-000202601142924 US REFUND	R	1/20/2026	55.53		254625		55.53
1	MOORE, AUSTIN							
	I-000202601142922 US REFUND	R	1/20/2026	58.90		254626		58.90
1	PASSICK, KAITLYNN							
	I-000202601142936 US REFUND	R	1/20/2026	18.98		254627		18.98
1	PEARCE, MEGHAN							
	I-000202601142940 US REFUND	R	1/20/2026	23.70		254628		23.70
1	SAN MIGUEL, CARLA							
	I-000202601142939 US REFUND	R	1/20/2026	5.61		254629		5.61
1	SPURLING, KAYLA N							
	I-000202601142934 US REFUND	R	1/20/2026	17.99		254630		17.99
1	STAKER, RHIANNON							
	I-000202601142927 US REFUND	R	1/20/2026	5.39		254631		5.39
1	WHITE, JARRET B							
	I-000202601142932 US REFUND	R	1/20/2026	44.21		254632		44.21
	*** VENDOR TOTALS ***					19 CHECKS		959.00
006756	MTI DISTRIBUTING INC							
	I-1502921-00 SPRING/CYLINDER - PKS	R	1/20/2026	697.20		254684		
	I-1503757-00 DECK PARTS-OCM	R	1/20/2026	3,496.96		254684		4,194.16
	*** VENDOR TOTALS ***					1 CHECKS		4,194.16
002032	MUNICIPAL COLLECTIONS OF AMERI							
	I-71936 12/25 COLLECTION FEES ANAFIR	R	1/20/2026	135.85		254685		
	I-71937 12/25 COLLECTION FEES ANMLIB	R	1/20/2026	12.19		254685		
	I-71938 12/25 COLLECTION FEES ANMUTL	R	1/20/2026	12.90		254685		160.94
	*** VENDOR TOTALS ***					1 CHECKS		160.94

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DATE RANGE: 1/08/2026 THRU 1/22/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006750	MUNICIPAL PIPE TOOL							
I-38489	CAMERA REPAIR	R	1/20/2026	1,022.82		254686		1,022.82
006750	MUNICIPAL PIPE TOOL							
I-38522	SEWER CAMERA REPAIR	R	1/20/2026	10,306.55		254687		10,306.55
006750	MUNICIPAL PIPE TOOL							
I-38559	MISC SCREWS, BEARING-SWR	R	1/20/2026	381.46		254688		381.46
	*** VENDOR TOTALS ***					3 CHECKS		11,710.83
000350	MUNICIPAL SUPPLY INC							
I-0964635-IN	PRO RING - FINISH -PW	R	1/20/2026	33.25		254689		33.25
	*** VENDOR TOTALS ***					1 CHECKS		33.25
000278	POWERPLAN							
I-2586206	UNIT #240 REPAIRS -PW	R	1/20/2026	823.90		254690		823.90
	*** VENDOR TOTALS ***					1 CHECKS		823.90
003057	NAPA AUTO PARTS							
I-773969	PEAK ALL IN ONE - FD	R	1/20/2026	5.92		254691		
I-775582	LAMP - CG	R	1/20/2026	36.48		254691		
I-775608	UNIT #804 FAST FLUSH/LIFE GAL	R	1/20/2026	24.60		254691		
I-775880	ORINGS - CG	R	1/20/2026	8.50		254691		75.50
	*** VENDOR TOTALS ***					1 CHECKS		75.50
003164	NILLES ASSOCIATES INC							
I-25057.04 #4	PAY 4-DEER CREEK SAN TRNK SWR	E	1/22/2026	14,320.00		013491		14,320.00
	*** VENDOR TOTALS ***					1 CHECKS		14,320.00
012580	THE NORTHWAY GROUP							
I-17614A	ASR #1 PUMP	E	1/22/2026	20,000.00		013535		
I-17614B	ASR #1 PUMP	E	1/22/2026	1,375.00		013535		21,375.00
	*** VENDOR TOTALS ***					1 CHECKS		21,375.00
000837	O'REILLY AUTOMOTIVE INC							
I-0295-105979	SUCTION GUN - CG	E	1/22/2026	14.99		013474		14.99
	*** VENDOR TOTALS ***					1 CHECKS		14.99
003727	ODP BUSINESS SOLUTIONS, LLC							
I-444477675001	ERASABLES -PW	R	1/20/2026	55.50		254692		
I-451997996001	RIBBON CALC- PW	R	1/20/2026	15.38		254692		
I-451998183001	FOLDERS -PW	R	1/20/2026	54.19		254692		
I-452902568001	MISC SUPPLIES - PW	R	1/20/2026	281.89		254692		
I-452902568002	BOWL EASY WARE - PW	R	1/20/2026	13.54		254692		
I-452916858001	PLATES - PW	R	1/20/2026	9.08		254692		
I-453194572001	MISC SUPPLIES RECORD DEPT-PD	R	1/20/2026	516.11		254692		
I-453195168001	OFFICE PENS RECORDS DEPT-PD	R	1/20/2026	22.84		254692		
I-453278513001	CET PURCHASE (MCGRAW)-PD	R	1/20/2026	115.39		254692		
I-453382243001	12MM BLK/WHITE TAPE-PW	R	1/20/2026	69.03		254692		1,152.95
	*** VENDOR TOTALS ***					1 CHECKS		1,152.95

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009655	LOGICAL CONCEPTS, INC							
I-103183	REALTIME ALARMS BASIC 1 YR-WTR	E	1/22/2026	290.00		013517		290.00
	*** VENDOR TOTALS ***					1 CHECKS		290.00
009363	ON-TRACK CONSTRUCTION LLC							
I-PAY8FNL-WLNT/ORD	PAY8FNL-WLNT/ORD RD WTR MN	R	1/20/2026	38,849.92		254693		38,849.92
009363	ON-TRACK CONSTRUCTION LLC							
I-RTNG-WLNT/ORD	RTNG - WLNT/ORDNCE RD WTR MN	R	1/20/2026	64,140.68		254694		64,140.68
	*** VENDOR TOTALS ***					2 CHECKS		102,990.60
009630	KINGFISHER LLC							
I-1420	HWK CANOPY	R	1/20/2026	2,354.20		254695		2,354.20
	*** VENDOR TOTALS ***					1 CHECKS		2,354.20
012330	PATRIOT CRITICAL POWER							
I-1893	WATER GEN ASR#2 REPAIR	E	1/22/2026	577.91		013533		
I-1895	GENERATOR PSB	E	1/22/2026	998.50		013533		1,576.41
	*** VENDOR TOTALS ***					1 CHECKS		1,576.41
005873	PFM FINANCIAL ADVISORS LLC							
I-140254	FY25 CONTINUING DISCLOSURE-MGR	R	1/20/2026	2,000.00		254696		2,000.00
	*** VENDOR TOTALS ***					1 CHECKS		2,000.00
000671	PLUMB SUPPLY COMPANY - DM							
I-S101396430.002	FLOOR DRAINN - PW	R	1/20/2026	91.94		254697		91.94
	*** VENDOR TOTALS ***					1 CHECKS		91.94
010385	POLICE LEGAL SCIENCES INC							
I-13730	2026 PLS ONLINE TRAINING	E	1/22/2026	12,160.00		013521		12,160.00
	*** VENDOR TOTALS ***					1 CHECKS		12,160.00
000786	POLK COUNTY EMERGENCY							
I-FY25/26 28E	FY26 28E AGREEMENT-EMA	R	1/20/2026	38,103.50		254698		38,103.50
	*** VENDOR TOTALS ***					1 CHECKS		38,103.50
009386	POMP'S TIRE SERVICE, INC							
I-1400195357	UNIT #222 TIRES	E	1/22/2026	866.92		013513		
I-1400195358	UNIT #222 TIRES	E	1/22/2026	866.92		013513		
I-1400195657	UNIT #132 BEAM SHIM/SUPPLIES	E	1/22/2026	438.31		013513		2,172.15
	*** VENDOR TOTALS ***					1 CHECKS		2,172.15
002375	PROFESSIONAL DEVELOPERS							
I-300001521	FY2026 DUES -DL	R	1/20/2026	375.00		254699		375.00
	*** VENDOR TOTALS ***					1 CHECKS		375.00

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004790	PROFESSIONAL OFFICE SERVICES I							
I-003802123	POSTAGE 1/7/25 STATEMENT	R	1/20/2026	232.92		254700		
I-003803607	POSTAGE 1/9/26 STATEMENT	R	1/20/2026	626.28		254700		
I-524847	POSTAGE 1/7/26 STMT-WTR & SWR	R	1/20/2026	1,402.09		254700		2,261.29
	*** VENDOR TOTALS ***					1 CHECKS		2,261.29
002713	PROTEX CENTRAL INC							
I-166823	FIRE EXT INSPECTION - STS	E	1/22/2026	168.00		013486		
I-167718	FIRE EXTINGUISHERS-KL	E	1/22/2026	684.00		013486		852.00
	*** VENDOR TOTALS ***					1 CHECKS		852.00
012284	PSYCHOLOGY ASSOCIATES PLLC							
I-11042359	PAC CAMPBELL, REED, STUDER-PD	R	1/20/2026	525.00		254701		525.00
	*** VENDOR TOTALS ***					1 CHECKS		525.00
012510	JACOB REICHENAUER							
I-09/2025 TEMPES-RI	09/2025 TEMPORARY ESMT REISSUE	R	1/20/2026	1,090.00		254702		1,090.00
	*** VENDOR TOTALS ***					1 CHECKS		1,090.00
008276	RELIANT FIRE APPARATUS INC							
I-INV-IA-5612	AIR HORNS - FD	R	1/20/2026	658.79		254703		658.79
	*** VENDOR TOTALS ***					1 CHECKS		658.79
001985	RIDD X PEST CONTROL							
I-64140	ANT CONTROL RECORDS DPT-PD	E	1/22/2026	119.00		013480		119.00
	*** VENDOR TOTALS ***					1 CHECKS		119.00
009229	COLTON RINEHART							
I-1/2025 IDPH RECERT	IDPH IA PARAMEDIC RECERTIF-FD	E	1/22/2026	25.00		013540		25.00
	*** VENDOR TOTALS ***					1 CHECKS		25.00
001768	ROGNES CORPORATION							
I-RTNG-3RD ST UTLTY	RTNG-SE 3RD ST UTLTY IMP PH2	R	1/20/2026	48,812.53		254704		48,812.53
	*** VENDOR TOTALS ***					1 CHECKS		48,812.53
012277	ANTHONY SAN							
I-12/25-01/26BRKDNC	12/25-01/26 BREAKDANCING	R	1/20/2026	256.00		254705		256.00
	*** VENDOR TOTALS ***					1 CHECKS		256.00
008008	SESAC INC							
I-10874819	2026 RENEWAL -P&R	R	1/20/2026	2,081.00		254706		2,081.00
	*** VENDOR TOTALS ***					1 CHECKS		2,081.00

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			DATE		AMOUNT	DISCOUNT	NO	STATUS	AMOUNT	
008519	SHEKAR ENGINEERING, PLC									
	I-PAY 8-IRV/18TH INT PAY 8-IRV/18TH ST INTSCTN IMP	R	1/20/2026		162,967.54		254707		162,967.54	
				*** VENDOR TOTALS ***			1 CHECKS		162,967.54	
006962	NATHAN SHIMANEK									
	I-01/2026 SERT REIM 1/6/26 SERT MEAL REIM-PD	E	1/22/2026		19.04		013538		19.04	
				*** VENDOR TOTALS ***			1 CHECKS		19.04	
001103	SHRED-IT									
	I-8013075848 12/3/25 SHREDDING SVCS-PD	R	1/20/2026		70.46		254708		70.46	
				*** VENDOR TOTALS ***			1 CHECKS		70.46	
012640	SILAC INSURANCE COMPANY									
	I-25-E130055 PMT RCVD FROM AUTO INS-RFND	R	1/20/2026		117.11		254709		117.11	
				*** VENDOR TOTALS ***			1 CHECKS		117.11	
012641	NALINH SITHEP									
	I-12/20/25 RFND 12/20/25 DAMANG DEP REFUND ACC	R	1/20/2026		500.00		254710		500.00	
				*** VENDOR TOTALS ***			1 CHECKS		500.00	
010928	SPORTS TURF MANAGERS ASSOCIATI									
	C-CR02181 CR: PAID WRONG VENDOR 11/19/25	E	1/22/2026		225.00CR		013523			
	I-1006317 SPORTS TURF MGR-EJ	E	1/22/2026		150.00		013523			
	I-1006722 FY26 SFMA MEMBERSHIP-AD	E	1/22/2026		100.00		013523			
	I-1007300 SFMA MEMBERSHIP - JK	E	1/22/2026		100.00		013523		125.00	
				*** VENDOR TOTALS ***			1 CHECKS		125.00	
002339	STAPLES CONTRACT & COMMERCIAL									
	I-6050282211 BROTHER TONER - OCM	E	1/22/2026		136.65		013483			
	I-6050779724 WINDEX-KL	E	1/22/2026		50.68		013483			
	I-6050929297 RESTROOM SUPPLIES-PD	E	1/22/2026		902.50		013483			
	I-6051091032 DESKPADS-PD	E	1/22/2026		36.40		013483			
	I-6051154023 ADMIN SUPPLIES-PD	E	1/22/2026		166.07		013483		1,292.30	
				*** VENDOR TOTALS ***			1 CHECKS		1,292.30	
004908	MIKE STENSRUD									
	I-12/2025 CDL 12/17/25 IA DOT CDL RENEWAL-PW	E	1/22/2026		32.00		013537		32.00	
				*** VENDOR TOTALS ***			1 CHECKS		32.00	
003234	STOREY KENWORTHY CORPORATION									
	I-PINV1294492 TAX FORMS - HR	R	1/20/2026		657.75		254711		657.75	
				*** VENDOR TOTALS ***			1 CHECKS		657.75	

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004079	STRAWBERRY PATCH							
I-94373	PICKLEBALL LEAGUE SHIRTS	R	1/20/2026	71.50		254712		71.50
	*** VENDOR TOTALS ***					1 CHECKS		71.50
003339	STREICHER'S							
I-I1802307	SAFETY EQUIP DYER-PD	R	1/20/2026	359.00		254713		359.00
	*** VENDOR TOTALS ***					1 CHECKS		359.00
011545	SSCW FIRE & SAFETY INC.							
I-31459	SEMI ANUL FIRE SYS INSPCTN FS2	E	1/22/2026	290.00		013524		
I-31460	SEMI ANUL FIRE SYS INSPCTN-FS1	E	1/22/2026	290.00		013524		
I-31461	SEMI ANUL INSPECTION -FS3	E	1/22/2026	290.00		013524		870.00
	*** VENDOR TOTALS ***					1 CHECKS		870.00
004445	TEAM SERVICES INC							
I-1825898-0	CONCRETE/EQUIP MISC -ENG	R	1/20/2026	965.95		254714		965.95
	*** VENDOR TOTALS ***					1 CHECKS		965.95
006441	TITAN MACHINERY INC							
I-PS1037351-1	SNOW BLAD TRIP EDGE-PKS	R	1/20/2026	797.06		254715		797.06
	*** VENDOR TOTALS ***					1 CHECKS		797.06
003194	TNT LANDSCAPING & NURSERY							
I-84914	TREE -TRFC	R	1/20/2026	165.00		254716		165.00
	*** VENDOR TOTALS ***					1 CHECKS		165.00
000465	TREASURER STATE OF IOWA							
I-01/09/2026	12/25 MONTHLY SALES/EXCISE TAX	D	1/09/2026	108,665.29		002952		108,665.29
	*** VENDOR TOTALS ***					1 CHECKS		108,665.29
007224	TREERING WORKFORCE SOLUTIONS I							
I-MSP-14159	CITY OF ANKENYDB MTHLY-IT	E	1/22/2026	690.00		013501		690.00
	*** VENDOR TOTALS ***					1 CHECKS		690.00
000740	TRIPLETT OFFICE SOLUTIONS							
I-477332-0	BUS CARD B. DYER-PD	E	1/22/2026	89.00		013473		89.00
	*** VENDOR TOTALS ***					1 CHECKS		89.00
010088	TRUCK CENTER COMPANIES EAST LL							
I-XA301472400:01	UNIT #132 VALVE ASM	E	1/22/2026	46.10		013519		46.10
	*** VENDOR TOTALS ***					1 CHECKS		46.10
003278	DAVIS EQUIPMENT CORPORATION							
I-JI05660	BELT -OCM	E	1/22/2026	136.53		013493		136.53
	*** VENDOR TOTALS ***					1 CHECKS		136.53

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004516	ST LUKE'S HEALTH RESOURCES							
I-286815	DEC 2025 DOT TESTING	R	1/20/2026	149.00		254717		149.00
	*** VENDOR TOTALS ***					1 CHECKS		149.00
012257	UNITYPOINT HEALTH AT WORK							
I-288659	411 PHYSICAL-PD	R	1/20/2026	1,525.84		254718		1,525.84
	*** VENDOR TOTALS ***					1 CHECKS		1,525.84
011876	HD SUPPLY, INC.							
I-INV00920263	MISC SUPPLIES - WTR MNT	E	1/22/2026	555.37		013525		
I-INV00920665	MAINT OF WW VOL 1 & 2-SWR	E	1/22/2026	294.23		013525		849.60
	*** VENDOR TOTALS ***					1 CHECKS		849.60
000858	V & V MANUFACTURING INC							
I-63698	K9 CALI BADGE-PD	R	1/20/2026	127.95		254719		127.95
	*** VENDOR TOTALS ***					1 CHECKS		127.95
009000	VAN MAANEN TECHNOLOGY INC							
I-PAY 9-FIBER OPTICS	PAY 9-FIBER OPTIC NETWRK UPGRD	R	1/20/2026	13,711.04		254720		13,711.04
	*** VENDOR TOTALS ***					1 CHECKS		13,711.04
009235	VERTIV CORPORATION							
I-13506663	2026 MAINTENANCE CONTRACT	R	1/20/2026	4,551.70		254721		4,551.70
	*** VENDOR TOTALS ***					1 CHECKS		4,551.70
004796	WALSH DOOR & HARDWARE COMPANY							
I-841521	ALARM REPAIRS - KL	R	1/20/2026	1,755.85		254722		
I-841884	DOOR REPAIR -KL	R	1/20/2026	536.65		254722		2,292.50
	*** VENDOR TOTALS ***					1 CHECKS		2,292.50
009306	STEVEN YOUNG							
I-01/06/2026 SERT	1/6/26 SERT MEAL	E	1/22/2026	24.32		013541		24.32
	*** VENDOR TOTALS ***					1 CHECKS		24.32
011964	ZOLL DATA SYSTEMS, INC.							
I-INV00218295	02/2026 SERVICES FD	E	1/22/2026	420.00		013526		420.00
	*** VENDOR TOTALS ***					1 CHECKS		420.00

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
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* * T O T A L S * *		NO		INVOICE AMOUNT	DISCOUNTS		CHECK AMOUNT	
REGULAR CHECKS:	109			1,777,098.52	0.00		1,777,098.52	
HAND CHECKS:	0			0.00	0.00		0.00	
DRAFTS:	1			108,665.29	0.00		108,665.29	
EFT:	86			653,137.74	0.00		653,137.74	
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:	196			2,538,901.55	0.00		2,538,901.55	
BANK: APFNB TOTALS:	196			2,538,901.55	0.00		2,538,901.55	
REPORT TOTALS:	196			2,538,901.55	0.00		2,538,901.55	



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 a proposal from Van Maanen Electric, Inc. in the amount of \$101,374.76 for Replacement of Damaged Fiber Optic Cable between NW 36th Street & State Street and Ankeny Water Tower on SW Irvinedale Drive.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade essential infrastructure

ACTION REQUESTED

Resolution

LEGAL

No Review Required

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution accepting a proposal from Van Maanen Electric, Inc. in the amount of \$101,374.76 for Replacement of Damaged Fiber Optic Cable between NW 36th Street & NW State Street and Ankeny Water Tower on SW Irvinedale Drive.

The City's fiber optic conduit and cables along the east side of NW Irvinedale Drive, north of NW 18th Street, were damaged by construction activities on October 17, 2025. The damaged infrastructure had been recently installed by the City's ongoing Fiber Optic Network Upgrade capital improvement project. The repairs will include installation of approximately 1,325 LF conduit and 33,600 LF fiber optic cable, with 314 fusion splices, and other associated tasks.

The City requested proposals from three construction firms with the experience and skill necessary to complete this project. The bid tabulation is attached. Van Maanen Electric, Inc. submitted a proposal for \$101,374.76, which is 32% below the Engineer's Estimate of \$150,000.00. Public Works recommends award to Van Maanen Electric, Inc., the firm that has successfully completed the first year of the two-year Fiber Optic Network Upgrade project. They have completed, or are under contract for, similar projects for other communities in the metro area.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt **RESOLUTION** accepting a proposal from Van Maanen Electric, Inc. in the amount of \$101,374.76 for Replacement of Damaged Fiber Optic Cable between NW 36th Street & State Street

and Ankeny Water Tower on SW Irvinedale Drive.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The damages were inflicted by a subcontractor for the City's NW Irvinedale Drive & NW 18th Street Reconstruction, and the City holds the Certificate of Insurance associated with the CIP project.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Contract
2. Payment and Performance Bonds
3. Certificate of Insurance_ Van Maanen
4. Bid Tabulation
5. Resolution - Replacement of Damaged Fiber Optic Cables_012026

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this _____ day of _____, 20_____, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Van Maanen Electric, 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:

REPLACEMENT OF DAMAGED FIBER OPTIC CABLE
between NW 36th Street & NW State Street and Ankeny Water Tower on SW Irvinedale Drive

The Replacement of Damaged Fiber Optic Cable project includes installation of approximately 33,600 LF 96ct SM fiber optic cable; removal and re-installation of approximately 2,400 96ct SM fiber optic cable; removal and spooling approximately 33,600 LF fiber optic cable; furnishing and installing approximately 1,350 LF HDPE conduit (1,250 blue 2", 100 LF 3"); completing approximately 320 fusion splices (including associated testing); and temporary traffic control and mobilization as needed to complete the project.

The City will furnish approximately 33,600 LF 96ct SM fiber optic cable.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of **one hundred one thousand, three hundred seventy-four DOLLARS and seventy-six CENTS (\$101,374.76)**, which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders as noted below:

The Contractor shall fully complete the project no later than **April 1, 2026**. Fully complete shall be defined as all work completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Two Hundred Dollars (\$200.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

CONTRACT

IN WITNESS WHEREOF, the Parties hereto have executed this instrument on the date first shown written.

JURISDICTION:

By _____

(Seal)

ATTEST:

CONTRACTOR:

Van Maanen Electric, Inc

Contractor

By

Signature

President

Title

500 Iowa Speedway Drive

Street Address

Newton, IA 50208

City, State, Zip Code

641-791-9473

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 0 9 6 8 - 2 6 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.**

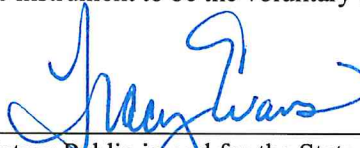
CONTRACT

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Jasper County)

On this 5th day of January, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Nathan Van Maanen and _____, to me known, who, being by me duly sworn, did say that they are the President, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Nathan Van Maanen and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.





Notary Public in and for the State of Iowa
My commission expires October 31st, 2027

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT

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

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	Unit	Total	Unit Price	Total Price
Provide and Install 2" Blue HDPE Conduit	LF	1,225	\$ 10.58	\$ 12,960.50
Provide and Install 3" HDPE Conduit	LF	100	\$ 13.58	\$ 1,358.00
Install 96ct Fiber Optic Cable (including tracer wire & pull rope as needed)	LF	33,595	\$ 1.55	\$ 52,072.25
Remove and Spool 96ct Fiber Optic Cable (estimated 33,595 LF)	LS	1	\$ 21,836.75	\$ 21,836.75
Remove and Re-install 96ct Fiber Optic Cable	LF	2,365	\$ 0.63	\$ 1,489.95
Complete Fusion Splices (includes associated testing)	EA	314	\$ 28.00	\$ 8,792.00
Temporary Traffic Control	LS	1	\$ 654.32	\$ 654.32
Mobilization	LS	1	\$ 1,536.24	\$ 1,536.24
Bond	LS	1	\$ 674.75	\$ 674.75

TOTAL CONTRACT AMOUNT = \$ 101,374.76

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

Bond Number: 3314597

KNOW ALL BY THESE PRESENTS:

That we, Van Maanen Electric, Inc., as Principal (hereinafter the "Contractor" or "Principal") and The Cincinnati Insurance Company, as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of **one hundred one thousand, three hundred seventy-four DOLLARS and seventy-six CENTS (\$101,374.76)**, 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 _____ day of _____, 20____, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

REPLACEMENT OF DAMAGED FIBER OPTIC CABLE **between NW 36th Street & NW State Street and Ankeny Water Tower on SW Irvinedale Drive**

The Replacement of Damaged Fiber Optic Cable project includes installation of approximately 33,600 LF 96ct SM fiber optic cable; removal and re-installation of approximately 2,400 96ct SM fiber optic cable; removal and spooling approximately 33,600 LF fiber optic cable; furnishing and installing approximately 1,350 LF HDPE conduit (1,250 blue 2", 100 LF 3"); completing approximately 320 fusion splices (including associated testing); and temporary traffic control and mobilization as needed to complete the project.

The City will furnish approximately 33,600 LF 96ct SM fiber optic cable.

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

2. **PAYMENT:** The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **one (1)** year from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

- E. That as used herein, the phrase “all outlay and expense” is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, “all outlay and expense” would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney’s fees (including overhead expenses of the Jurisdiction’s staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor’s failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any “outlay and expense” in defending itself with respect to any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety’s obligation under this Bond shall not exceed 125% of the penal sum of this Bond.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be **Polk** County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all of the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

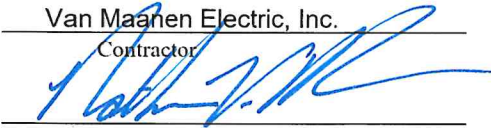
When a word, term, or phase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

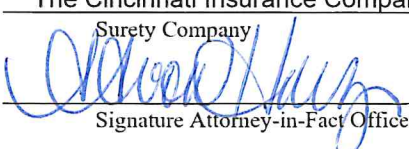
PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

Witness our hands this _____ day of _____, 20____.

PRINCIPAL:

By Van Maanen Electric, Inc.
Contractor

Signature
President
Title

SURETY:

By The Cincinnati Insurance Company
Surety Company

Signature Attorney-in-Fact Officer
Elizabeth Anne von Harz, Attorney-in-Fact
Printed Name of Attorney-in-Fact Officer
AssuredPartners Great Plains LLC
Company Name
4200 University Ave, Suite 200
Company Address
West Des Moines, IA 50266
City, State, Zip Code
515-244-0166
Company Telephone Number

NOTE:

1. All signatures on this Performance, Payment, and Maintenance Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Greg T. LaMair; Joseph I. Schmit; Jeffrey R. Baker; Elizabeth Anne Von Harz; Brandon Horbach; Jack Carra; Juliana Bartlett and/or Courtney Meyer

of West Des Moines, Iowa

their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to
Twenty Million and No/100 Dollars (\$20,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO)SS:
COUNTY OF BUTLER)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Ventre

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett, Attorney at Law
Notary Public - State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this

day of



Ed H



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/8/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners Great Plains, LLC 4200 University Ave., Suite 200 West Des Moines IA 50266-5945	CONTACT NAME: Lindsay Gentry PHONE (A/C, No, Ext): 515-237-0150 E-MAIL ADDRESS: lindsay.gentry@AssuredPartners.com	FAX (A/C, No): 515-237-0150
INSURED Van Maanen Electric, Inc. 500 Iowa Speedway Dr. Newton IA 50208	License#: 1001000272 VANMAAN-02	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: EMCASCO Insurance Company		21407
INSURER B: Waypoint Mutual (fka Midwest Builders)		13126
INSURER C: Cincinnati Insurance Company		10677
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 1234976469**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 ☒ Broad Form GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:	Y		6X57919	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			6X57919	8/1/2025	8/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			6X57919	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
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	WC100-0003821-2025A	8/1/2025	8/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Excess Liability			EXS0723513	8/1/2025	8/1/2026	Limit 5,000,000

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

Project: Replacement of Damaged Fiber Optic Cable Between NW 36th Street & NW State Street and Ankeny Water Tower on SW Irvindale

City of Ankeny is an Additional Insured - Owners, Lessees or Contractors including completed operations on a primary and non contributory basis when required in a written contract or agreement with respects to the General Liability policy per form CG7174.3 (10/13)

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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Bid Tabulation
Replacement of Damaged Fiber Optic Cable between
36th & State and Ankeny Water Tower on SW Irvinedale Dr
Bid Date: 10:00 AM, December 18, 2025

Item	Unit	Van Maanen Electric			Iowa Signal Inc.			Communication Innovators Inc.		
		Newton, Iowa			Grimes, Iowa			Pleasant Hill, Iowa		
		Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
Provide and Install 2" BLUE HDPE conduit	LF	1,225	\$10.58	\$12,960.50	1,225	\$9.30	\$11,392.50	1,225	\$17.21	\$21,082.25
Provide and Install 3" PVC conduit	LF	100	\$13.58	\$1,358.00	100	\$26.43	\$2,643.00	100	\$24.89	\$2,489.00
Install 96ct Fiber Optic Cable (incl. tracer wire and pull rope as needed)	LF	33,595	\$1.55	\$52,072.25	33,595	\$1.41	\$47,368.95	33,595	\$2.10	\$70,549.50
Remove and Spool 96ct SM Fiber Optic Cable (estimated 33,595 LF)	LS	1	\$21,836.75	\$21,836.75	1	\$47,368.95	\$47,368.95	1	\$31,580.00	\$31,580.00
Remove and Re-Install 96ct SM Fiber Optic Cable	LF	2,365	\$0.63	\$1,489.95	2,365	\$2.44	\$5,770.60	2,365	\$3.25	\$7,686.25
Complete Fusion Splices	EA	314	\$28.00	\$8,792.00	314	\$88.50	\$27,789.00	314	\$38.50	\$12,089.00
Temporary Traffic Control	LS	1	\$654.32	\$654.32	1	\$1,500.00	\$1,500.00	1	\$1,000.00	\$1,000.00
Mobilization	LS	1	\$1,536.24	\$1,536.24	1	\$1,000.00	\$1,000.00	1	\$3,500.00	\$3,500.00
Bond	LS	1	\$674.75	\$674.75	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Project Total				\$101,374.76			\$144,833.00			\$149,976.00

Math error by VanMaanen (no change in apparent low bid) along with adding an additional line item for bond requested.

RESOLUTION 2026-XXX

**A RESOLUTION ACCEPTING A PROPOSAL FROM VAN MAANEN ELECTRIC, INC.
IN THE AMOUNT OF \$101,374.76 for REPLACEMENT OF
DAMAGED FIBER OPTIC CABLE between NW 36TH STREET & NW STATE STREET
and ANKENY WATER TOWER ON SW IRVINEDALE DRIVE**

WHEREAS, the City of Ankeny desires to replace damaged fiber optic cables and conduit owned, maintained and operated by the City, between NW 36th Street & NW State Street and Ankeny Water Tower on SW Irvinedale Drive, and;

WHEREAS, a request for proposal was sent out to three contractors, and;

WHEREAS, the results of the request for proposal are as follows:

Van Maanen Electric, Inc.	\$101,374.76
Iowa Signal, Inc.	\$144,833.00
Communication Innovators, Inc.	\$149,976.00
Engineer's Estimated Cost	\$150,000.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from Van Maanen Electric, Inc. in the amount of \$101,374.76 be accepted for the construction of the Replacement of Damaged Fiber Optic Cables, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 20th day of January, 2026.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** waiving approval of the final plat for Saydel Commercial Plat 2.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Final Plat

3. Aerial Map

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 WAIVING APPROVAL OF THE FINAL PLAT
FOR SAYDEL COMMERCIAL PLAT 2**

WHEREAS, the final plat for Saydel Commercial Plat 2 has been submitted for approval, which lies within Polk County and the two-mile territorial jurisdiction of the City of Ankeny; and

WHEREAS, City staff has reviewed this Final Plat, and finds that while it is within the two-mile territorial jurisdiction of the City of Ankeny within Polk County, it is outside the City of Ankeny Planning Boundary; and therefore, City staff recommends that City Council waive approval of the Final Plat.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby accepts the recommendation by City staff, and deems it appropriate to waive approval of the final plat for Saydel Commercial Plat 2.

PASSED AND APPROVED this 20th day of January, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

INDEX LEGEND

LOCATION : SAYDEL COMMERCIAL PLAT 1
REQUESTOR: TODD MENDENHALL
PROPRIETOR: TBSS REAL ESTATE, LLC
SURVEYOR: KEVEN J. CRAWFORD SURVEYOR
COMPANY: COOPER CRAWFORD & ASSOCIATES
475 S 50th ST., STE. 800,
WDM, IA 500265
RETURN TO : KEVEN J. CRAWFORD

FINAL PLAT

SAYDEL
COMMERCIAL
PLAT 2

5554 NE 14th STREET, DES MOINES
OWNER / APPLICANT

TBSS REAL ESTATE LLC
9916 ASHTON DR
JOHNSTON, IA 50131-3036
515-727-1383 toddm@cleaningconnection.net

ZONING

EXISTING: L1 LIGHT INDUSTRIAL DISTRICT
PROPOSED: L1 LIGHT INDUSTRIAL DISTRICT

SETBACKS

FRONT -75'
SIDE -15' TOTAL
REAR -15'

LEGAL DESCRIPTION

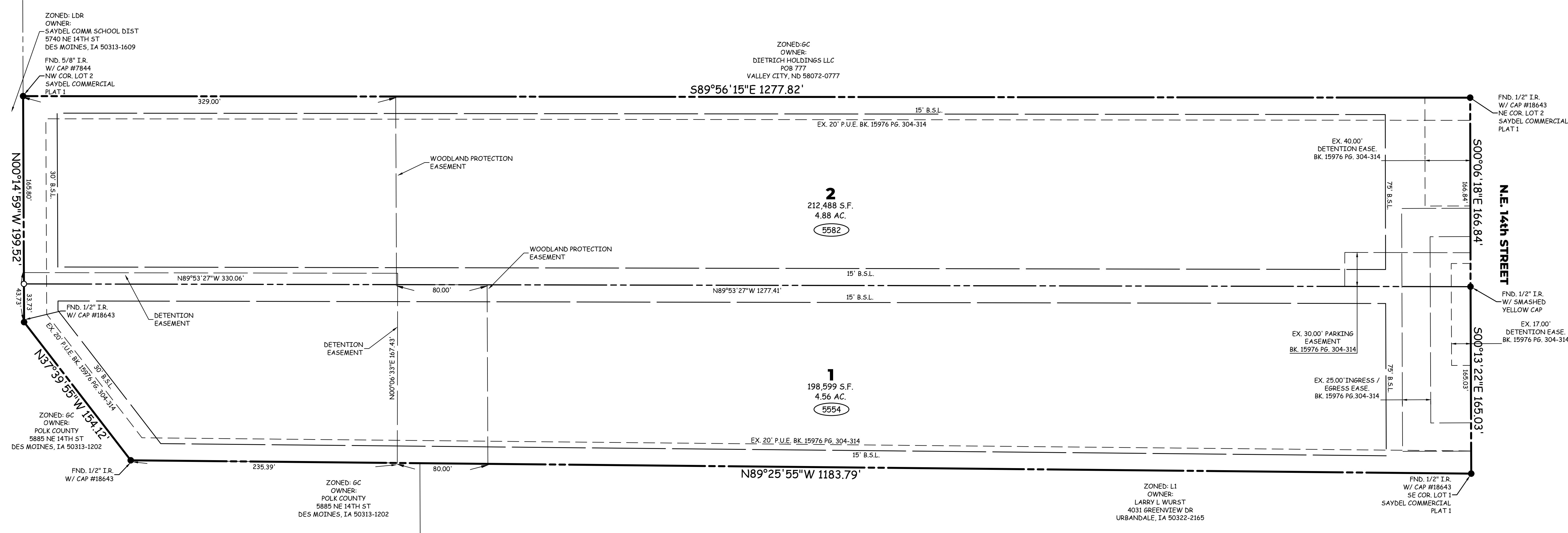
LOTS 1 AND 2 SAYDEL COMMERCIAL PLAT 1, AN OFFICIAL PLAT,
CITY OF DES MOINES POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 9.437 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED
2. THE BOUNDARY DETERMINATION USED SEVERAL PROPERTY LINE AGREEMENTS RECORDED IN BOOK 4996, PAGES 203, 207, 211 AND 214 FOR THE ESTABLISHMENT OF THE PROPERTY.
3. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN
4. ANY SERVICE CONNECTIONS ON THE EAST SIDE OF NE 14TH STREET MUST BE BORED AT OWNER'S EXPENSE ACCESS TO NE 14TH STREET MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION.
5. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
6. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY.
7. LOTS 1 AND 2 SHALL HAVE USAGE OF THE EXISTING PARKING AREA SHOWN ON LOT 2.
8. EXISTING DETENTION BASINS PROVIDED WITHIN LOTS 1 AND 2 ALONG NE 14TH STREET ACCOMMODATE DETENTION AS PREVIOUSLY APPROVED BY POLK COUNTY FOR THE FUTURE CONDITION OF LOT 1. FUTURE DEVELOPMENT OF LOT 1 MUST MEET THE DETENTION DESIGN ASSUMPTIONS OR DETENTION BE MODIFIED AND APPROVED BY POLK COUNTY. THE DETENTION EASEMENT WITHIN LOT 1 SHALL BE MAINTAINED BY THE OWNER OF LOT 1. THE DETENTION EASEMENT WITHIN LOT 2 SHALL BE MAINTAINED BY THE OWNER OF LOT 2.
9. THE PARKING EASEMENT ON LOT 1 SHALL BE MAINTAINED BY THE OWNER OF LOT 1. BOTH LOTS 1 AND 2 SHALL HAVE ACCESS TO THE PARKING STALLS WITHIN SAID EASEMENT.
10. LOT 2 IS NOT ALLOWED OUTDOOR STORAGE AS LOT 1 HAS UTILIZED THE TOTAL ALLOWABLE AREA.
11. THE INTENT OF THIS SUBDIVISION PLAT IS TO EXTEND LOT 1 SAYDEL COMMERCIAL PLAT 1 TO THE WEST PLAT BOUNDARY. NO ADDITIONAL LOTS ARE PROPOSED.
12. PLAN & ZONE MEETING DATE: NOVEMBER 6, 2025
13. THE OWNERS OF LOTS 1 AND 2 ARE RESPONSIBLE FOR INSTALLING, PROTECTING AND REPLACING THE TREES LOCATED IN THE WOODLAND PROTECTION EASEMENT AS IDENTIFIED PREVIOUSLY APPROVED TREE MITIGATION PLAN.



OUTDOOR STORAGE

MAXIMUM OUTDOOR STORAGE FOR LOTS 1 AND 2: 61,647 S.F.
EXISTING OUTDOOR STORAGE USED ON LOT 1 : 60,390 S.F.

NO ADDITIONAL OUTDOOR STORAGE WILL BE ALLOWED ON LOT 2.

UTILITY PROVIDERS

WATER SERVICE: DES MOINES WATER WORKS
WASTE WATER: CITY OF DES MOINES

OPEN SPACE REQUIREMENTS

LOT 1 : 198,599 S.F. x 35% =69,510 S.F.
LOT 2 : 212,488 S.F. x 35% =74,371 S.F.

MAXIMUM FLOOR AREA RATIO

LOT 1 : 198,599 S.F. x 35% =69,510 S.F.
LOT 2 : 212,488 S.F. x 35% =74,371 S.F.

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- IRON ROD
- GAS PIPE
- DEEDED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- PUBLIC UTILITY EASEMENT
- ADDRESS
- BUILDING SETBACK LINE
- MINIMUM OPENING ELEVATION
- MINIMUM PROTECTION ELEVATION
- NOT RADIAL

Professional Engineer Seal for Keven J. Crawford, License No. 13156, State of Iowa. The seal includes the text: 'I HEREBY CERTIFY THAT THIS ENGINEERING OR LAND SURVEYING DOCUMENT AND THE RELATED SURVEY WORK WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.' It also includes the license renewal date: 'MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026' and the statement: 'PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY'.

Cooper Crawford & Associates Civil Engineers & Land Surveyors. 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265. PHONE: (515) 224-1344 FAX: (515) 224-1345. DATE: 11-14-2025 REVISIONS: 12-15-2025. JOB NUMBER CC 2988. FINAL PLAT SAYDEL COMMERCIAL PLAT 2 SHEET 1 OF 1. AS-BUILT: (X-X-XXXX).



N



1 inch = 1,333 feet

Date: 1/14/2026



Planning Boundary

Saydel Commercial Plat 2 Aerial Map



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 public improvements in Pine Lake Estates Plat 1.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Certificate of Completion

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN PINE LAKE ESTATES PLAT 1

WHEREAS, on the 2nd day of October, 2023, the City of Ankeny, Iowa entered into a three-party contract with Team Excavating, Inc., the Contractor, and DRA Properties, LC, the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2023-389; and

WHEREAS, on the 2nd day of October, 2023, the City of Ankeny, Iowa entered into a three-party contract with Seamus Excavating, LLC, the Contractor, and DRA Properties, LC, the Developer, for the construction of certain public improvements generally described as Subgrade, approved under Resolution No. 2023-390; and

WHEREAS, on the 2nd day of October, 2023, the City of Ankeny, Iowa entered into a three-party contract with All Star Concrete, LLC, the Contractor, and DRA Properties, LC, the Developer, for the construction of certain public improvements generally described as Paving, approved under Resolution No. 2023-391; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on January 20th, 2026 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and
2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 20th day of January, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

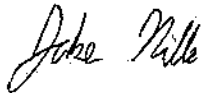
PINE LAKES ESTATES PLAT 1

Ankeny, Iowa

January 20, 2026

This is to certify that the construction improvements on the **Pine Lakes Estates Plat 1** project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



Jake Nilles

P.E., C.P.E.S.C.

Nilles Associates, Inc.

Iowa License Number 26369



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 public improvements in Lakeview Woods Plat 1.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure.

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution -Lakeview Woods (U)
2. Certificate of Completion

3. Letter of Assurance

RESOLUTION

Resolution Accepting Public Improvements in Lakeview Woods Plat 1

WHEREAS, on the 3rd day of March, 2025, the City of Ankeny, Iowa entered into a three-party contract with Elder Corporation, the Contractor, and Snyder Development, LLC, the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2025-098; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on January 20th, 2026 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and
2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 20th day of January, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



CERTIFICATE OF COMPLETION

Lakeview Woods Plat 1

Ankeny, Iowa

January 20th, 2026

This is to certify that the construction improvements on the Lakeview Woods Plat 1 project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,

Korey M. Marsh, P.E.

P25347

Iowa Reg. No.

SNYDER & ASSOCIATES



November 12, 2025

City of Ankeny
Engineering Department
410 West First Street
Ankeny, Iowa 50021

RE: Lakeview Woods Plat 1
S&A PROJECT NO.: 124.0584.01

Submitted herein for your information are the following documents supporting the completion of Lakeview Woods Plat 1

1. Record set of drawings showing as-built construction.
2. Certification to the Department of Natural Resources.
3. Field notes
4. Test Results

To the best of my knowledge, all work has been satisfactorily completed in compliance with City of Ankeny Standard Specifications.

Snyder & Associates observed test(s) for the following:

SANITARY SEWER

Low pressure air test
Video inspection
Manhole vacuum test
Mandrel

WATER MAIN

Pressure test

Sincerely,

Korey M. Marsh, P.E.

P25347
Iowa Reg. No.

SNYDER & ASSOCIATES, INC.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 public improvements in Greystones at Prairie Trail Plat 2.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Utilities Acceptance
2. Certificate of Completion

3. Letter of Assurance

RESOLUTION

Resolution Accepting Public Improvements in Greystones At Prairie Trail Plat 2

WHEREAS, on the 19th day of May, 2025, the City of Ankeny, Iowa entered into a three-party contract with The Underground Company, Ltd., the Contractor, and D.R.A. Properties, L.C., the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2025-239; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on January 20th, 2026 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and
2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 20th day of January, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

GREYSTONES AT PRAIRIE TRAIL PLAT 2

Ankeny, Iowa

January 20th, 2026

This is to certify that the construction improvements on the **Greystones at Prairie Trail Plat 2** project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



Brandon Homewood

P.E.

Nilles Associates, Inc.

Iowa License Number 29505

January 5th, 2026

City of Ankeny
Engineering Department
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

**RE: Public Improvements for Greystones at Prairie Trail Plat 2
NAI Project No. 24066**

We have previously submitted the following documents supporting the completion of public improvements associated with Greystones at Prairie Trail Plat 2:

1. Set of construction plans showing record drawing construction.
2. Construction Observer's daily record.
3. Documentation of required testing as per Contract Documents.
4. Lot utility service locates.
5. XYZ File

To the best of our knowledge, all work has been satisfactorily completed in compliance with the project Contract Documents and applicable specifications, unless noted otherwise within supporting documentation listed above.

Sincerely,



BRANDON HOMEWOOD, PE

NILLES ASSOCIATES, INC | PROJECT ENGINEER
www.nillesinc.com



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of paving for SE Northstar Drive Intersection Improvements.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

2. Contract and Bonds

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ACCEPTING CONTRACTS, PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF SE NORTHSTAR DRIVE INTERSECTION IMPROVEMENTS

WHEREAS, the plans and specifications for the construction of paving improvements and related work for the SE Northstar Drive Intersection Improvements have been submitted to and approved by the City Engineer; and

WHEREAS, the three-party contract for construction and the performance and maintenance bonds for the above-described improvements have been submitted; and

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

1. That the plans and specifications are hereby approved; and
2. That the three-party contract and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contract to construct said improvements above described, subject to inspection and approval of the City Engineer, in accordance with said contract, plans, and specifications.

PASSED AND APPROVED on this 20th day of January, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 23rd day of October, 2025,
by and between Absolute Group
hereinafter called the "contractor", and New Horizon Cuisine
hereinafter called the "subdivider";

WITNESSETH: That the contractor and subdivider for the consideration stated herein, agree as follows:

ARTICLE I: SCOPE OF WORK

The contractor shall furnish all materials, labor and equipment and shall perform all the work necessary to construct the following described improvements:

☐ Traffic Signal
☐ Storm Sewers

☒ Sanitary Sewers
☒ Paving

☒ Water Lines
☒ Subgrade Prep.

As shown in construction plans titled (Project Name) SE Northstar Intersection
Improvements, and
bearing an "Approved For Construction Date" of 06/12/2025

The estimated quantity of work to be done is:
☒ as shown on the approved plans
☐ as shown on the attached detailed list

All work shall be done in thorough, substantial and workmanlike manner in strict compliance with the terms of this contract and the above named plans and the Standard Specifications of the City of Ankeny, Iowa, to the satisfaction of the City Engineer of the City of Ankeny, Iowa, or his duly authorized agents.

ARTICLE II: COMMENCEMENT AND COMPLETION OF WORK

The contractor shall commence work not later than March 15, 2026,
and shall fully complete the work not later than June 1, 2026.

ARTICLE III: THE CONTRACT AMOUNT

Upon performance of this contract by the contractor, the subdivider shall pay to the contractor the sum of \$ 212,680.25 which payment shall be in full compensation and settlement for the work; however, no payment shall be made until and unless the Resolution of Acceptance is presented by the contractor to the subdivider.

ARTICLE IV: INSURANCE

The contractor agrees that the insurance required by the Standard Specifications of the City of Ankeny will be maintained through the period of operations as covered by this contract.

ARTICLE V: INSPECTION

The subdivider agrees to furnish all engineering work, line and grade and copies of the plans and specifications needed for the job, and to reimburse the City of Ankeny for the cost to the City of all inspection, engineering and incidental services furnished by the City.

ARTICLE VI: CONTRACT DOCUMENTS

The plans and specifications attached hereto are a part of the contract; this instrument shall govern in the event that its provisions are inconsistent with the plans and specifications.

ARTICLE VII: OBLIGATIONS TO CITY

It is agreed that this contract runs in favor of the City of Ankeny, Iowa, and may, if necessary, be enforced by the City for the recovery of any damages the City may sustain by virtue of any breach of any provision of this contract.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed with one (1) original document as of the day and year first stated above.

Absolute Group
Contractor

by [Signature]

email: d.roberts@ag-iowa.com
(Required for return of signed document)

New Horizon Cuisine
Subdivider

by [Signature]

email: jgretz@newhorizoncuisine.com
(Required for return of signed document)

Approved as to form:

City of Ankeny, Iowa

by [Signature: Donald Clark]
City Engineer

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Absolute Concrete Construction, Inc. dba Absolute Group as principal
and Merchants National Bonding, Inc. as surety are
held and firmly bound unto the City of Ankeny
and New Horizon Cuisine as owner(s)
in the penal sum of

Two Hundred Twelve Thousand Six Hundred Eighty and 25/100 Dollars (\$ 212,680.25),
to the payment of which, well and truly to be made, the principal and surety bind themselves, their and
each of their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by
these presents.

Signed, sealed and dated this 11th day of November, 20 25.

WHEREAS, the principal has entered into a certain written contract, dated the 11th day of
November, 20 25, with the owner(s) for:

SE Northstar Intersection Improvements

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above
bounded principal shall indemnify the owner(s) from and against any and all loss or damage directly
arising by reason of the failure of the principal to perform faithfully said contract, as well as against any
and all direct loss which the owner(s) may sustain by reason of any mechanic's lien or liens that may be
finally established against said improvements and the ground upon which constructed, for work done
and/or materials furnished in and about the performance of said contract, then this obligation shall be
void, otherwise of full force and effect.

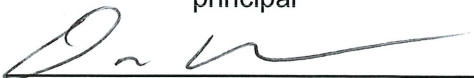
This bond is executed and accepted upon the following express conditions precedent:

1. It is understood by the principal and surety that this bond is being furnished to the City of Ankeny
in order to ensure the completion of the improvements stated hereinbefore; it is therefore
understood that any defenses that the principal and surety may assert against New Horizon Cuisine, in any action
which might be brought against the principal or surety by the City of Ankeny for failing to
complete the improvements as required, shall not be deemed to bar the City of Ankeny's right
to recovery hereunder.
2. That if the principal shall abandon said contract or be lawfully compelled by reason of a default
to cease operations there under, the surety shall have the right at its option to complete said
contract or to sublet the completion thereof.

3. That the owner(s) shall notify the surety by registered letter, addressed and mailed to its home office, of any breach of said contract within a reasonable time after such breach shall have come to the knowledge of the owner, architect or engineer.

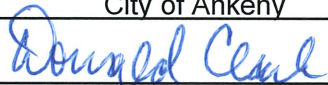
WITNESS THEREOF:

Absolute Concrete Construction, Inc. dba Absolute Group
principal

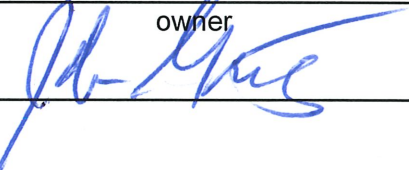
by 
Drew Roberts, Executive Vice President

Merchants National Bonding, Inc.
surety (SEAL)

by 
Abigail R. Mohr, Attorney-in-Fact

City of Ankeny
by 

New Horizon Cuisine
owner

by 

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Absolute Concrete Construction, Inc.
That dba Absolute Group of Granger, IA as principal and
Merchants National Bonding, Inc. of Des Moines, IA as surety are held
and firmly bound unto the City of Ankeny, Iowa, for a period of four (4) years from the date of
acceptance of hereinafter described improvements and to all persons who may be injured by any
breach of any of the conditions of this bond in the penal sum of Two Hundred Twelve Thousand Six Hundred Eighty
and 25/100 DOLLARS (\$ 212,680.25), lawful money of the United States of America, for the
payment of which, well and truly to be made, we bind ourselves, our heirs, legal representatives and
assigns, jointly and severally, firmly by these presents.

The conditions of the above obligations are such that whereas the said principal has rendered to the
City of Ankeny a certain contract dated the 11th day of November, 2025, wherein
said principal or his subcontractors undertakes and agrees to furnish all the materials and labor
necessary for the construction of:

SE Northstar Intersection Improvements

and to faithfully perform all the terms and requirements of said contract within the time therein specified,
in a good and workmanlike manner, and in accordance with the plans and specifications attached to
said contract and made a part thereof. Said contract, plans and specifications are also hereby made
part of this bond.

It is expressly understood and agreed by the principal and surety in this bond that the following
provisions are a part of this bond and are binding upon said principal and surety, to-wit:

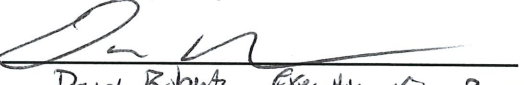
1. "That principal and sureties on this bond hereby agree to pay all persons, firms or corporations having contracts directly with the principal or with subcontractors, all just claims due them for labor performed or materials furnished, in the performance of the contract on account of which this bond is given, but the principal and sureties shall not be liable to said person, firms or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law."
2. "Every surety on this bond shall be deemed and held, any contract to the contrary notwithstanding, to consent with notice:
 - (A) To any extension of time to the contractor in which to perform the contract.
 - (B) To any change in the plans, specifications or contract, when such change does not involve an increase of more than twenty percent of the total contract price, and shall then be released only as to such excess increase.
 - (C) That no provision of this bond or of any contract shall be valid which limits to less than one (1) year from the time of acceptance of the work the right to sue on this bond for defects in workmanship or material not discovered or known to the obligee at the time such work was accepted."

NOW THEREFORE, the condition of this obligation is such that if said principal does and shall, at his own cost and expense, faithfully perform the contract on his part, and strictly comply with the City's plans and specifications and make all repairs necessitated by defects in workmanship and material for the aforementioned period of time, from the date of acceptance of said improvements by the City, and satisfy all claims and demands incurred for same, and fully indemnify and save harmless the City of Ankeny from all costs and damages which may incur in making good any such default by reason of defects in material or workmanship, and shall pay all people who have contract directly with the principal, or subcontractors for labor or materials, and principal and surety shall in all other respects keep and perform all of the terms and conditions of said contract to be kept and performed by said principal, then this obligation shall be null and void; otherwise, it shall remain in full force and effect as provided by law.

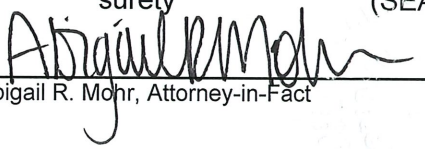
Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder.

WITNESS our hands, signed and sealed this 11th day of November,
2025.

Absolute Concrete Construction, Inc. dba Absolute Group
principal

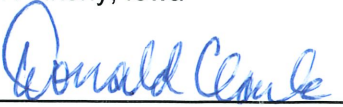
by 
Dan Roberts, Executive Vice President
Merchants National Bonding, Inc.

surety (SEAL)

by 
Abigail R. Mohr, Attorney-in-Fact

Approved as to form:

City of Ankeny, Iowa

by 
City Engineer

MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

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

Abigail R Mohr; Erik Partridge; Laura Peiffer; Mat DeGroote; Matthew R Fay; Michael L McCoy

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

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

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

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

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

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

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of June, 2025



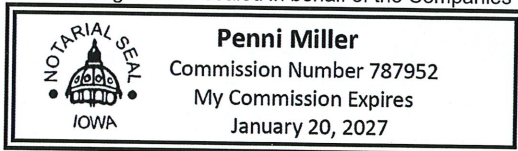
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd day of June, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

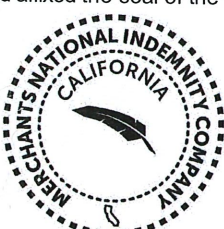


(Expiration of notary's commission
does not invalidate this instrument)

Notary Public

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

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 11th day of November, 2025.



Secretary

POA 0018 (5/25)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/7/2026

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 Arthur J. Gallagher Risk Management Services, LLC 4201 Westown Parkway Suite 120 West Des Moines IA 50266	CONTACT NAME: Francisco Honzura PHONE (A/C, No, Ext): 515-309-6220 FAX (A/C, No): 515-457-8964 E-MAIL: Francisco.Honzura@ajg.com ADDRESS: Francisco Honzura@ajg.com														
INSURED Absolute Concrete Construction, Inc. dba Absolute Group, Inc PO Box 430 Granger, IA 50109	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Zurich American Insurance Company</td><td>16535</td></tr><tr><td>INSURER B : American Guarantee and Liability Ins Co</td><td>26247</td></tr><tr><td>INSURER C : Ironshore Specialty Insurance Company</td><td>25445</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Zurich American Insurance Company	16535	INSURER B : American Guarantee and Liability Ins Co	26247	INSURER C : Ironshore Specialty Insurance Company	25445	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER: 2122031869

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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:	Y	GLO442528103	5/3/2025	5/3/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		BAP442528303	5/3/2025	5/3/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$		AUC459652603	5/3/2025	5/3/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	WC442528203	5/3/2025	5/3/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A C	Leased/Rented Equip Pollution Liability		CPP569800203 ICELLUW00163565	5/3/2025 5/3/2025	5/3/2026 5/3/2027	Limit Limit/Agg \$1,000,000 \$1000000/\$2000000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Project: SE NORTHSTAR INTERSECTION IMPROVEMENTS, Ankeny, IA 50223 (South of 4-mile & Corp. Woods Intersection).
City of Ankeny and New Horizon Cuisine are shown as Additional Insureds solely with respect to General Liability as evidenced herein as required by written contract with respect to work performed by the Named Insured.

CERTIFICATE HOLDER**CANCELLATION**

New Horizon Cuisine
201 SE Shurfine Drive
Ankeny IA 50021-9171

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

SW Walnut Street and SW Ordinance Road Water Main Project: Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with On Track Construction, LLC in the amount of \$1,282,813.56; c) Final Change Order of \$44,592.15; and d) Final Payment #8 in the amount of \$38,849.92; Retainage Payment in the amount of \$64,140.68.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

Approve

LEGAL

No review required

EXECUTIVE SUMMARY

The actions before the Council are the approval of the acceptance of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments to On Track Construction, LLC for the SW Walnut Street and SW Ordinance Road Water Main project.

The SW Walnut Street and SW Ordinance Road Water Main 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 \$1,282,813.56.
- 2) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the SW Walnut Street and SW Ordinance Road Water Main project and establishes the final contract amount to be \$1,282,813.56.
- 3) Final Change Order: On Track Construction, LLC = \$44,592.15

- 4) Final Payment: On Track Construction, LLC = \$38,849.92
Retainage Payment: On Track Construction, LLC = \$64,140.68

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. Accept the Certificate of Completion from the project engineer for the SW Walnut Street and SW Ordinance Road Water Main project.
2. Adopt the Resolution accepting the SW Walnut Street and SW Ordinance Road Water Main project with On Track Construction, LLC in the final contract amount of \$1,282,813.56;
3. Approve final change order to On Track Construction, LLC for an increase in contract amount of \$44,592.15; and
4. Authorize final payment to On Track Construction, LLC in the amount of \$38,849.92 and release of retainage payment in the amount of \$64,140.68 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

February 17, 2025: The council approved a motion to adopt a Resolution accepting the proposal from On Track Construction, LLC in the amount of \$1,144,144.00 for the construction of the SW Walnut Street and SW Ordinance Road Water Main project.

FISCAL IMPACT

The above payments will facilitate the final completion of this project which was funded through the Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Certificate of Completion_SW Walnut Street and SW Ordinance Road Water Main_01-20-2026
2. On Track - CO#4 Final
3. On Track - Pymt #8 Final
4. Resolution

CERTIFICATE OF COMPLETION

SW Walnut Street and SW Ordinance Road Water Main

Ankeny, Iowa

January 20, 2026

MSA Professional Services' scope of services for this project included field survey, public improvement design, material submittal review, construction staking, and as-built survey. Based upon this knowledge and the information provided by the City of Ankeny, the construction improvements on the ***SW Walnut Street and SW Ordinance Road Water Main*** project have been completed in substantial conformance with the plans and specifications for the project. MSA Professional Services has no knowledge of items related to construction observation or certain construction administration items such as field and laboratory testing. The final contract amount is ***\$1,282,813.56***. I hereby recommend acceptance of the project.

Respectfully submitted,



Nichole Sungren, P.E.

Project Manager

MSA Professional Services, Inc.

Iowa License Number 18431

CHANGE ORDER FORM



Project Title: SW Walnut Street and SW Ordinance Road Water Main
 Contractor: On Track Construction, LLC
 Address: 1435 West F Ave, Nevada, IA 50201
 Finance Budget Code: 635.3635.4450 Finance Project #: 635.4450
 Vendor Project #: 0 Purchase Order #: 0
 Original Contract Date: February 17, 2025 Vendor Account #: 9363

Date of Council Meeting: January 20, 2026 Change Order #: 4

Purpose of Change Order:

This change order reflects the field adjustment to the quantities based on actual measurements made in the field, reviewed by the City's onsite inspector. Item 12.09 is the trenchless installation of 8" PVC storm sewer across SW Walnut. Item includes the material, labor, equipment, and other applicable items. Item 12.10 is the installation of seven (7) hydrant extensions due to the lowered water main profile. Item 12.11 is for the repair of the sewer service at 602 SW Walnut Street (Ben Mennen). The City has filed a lien on the property due to lack of response. This is based on the recommended action from construction meeting dated 05/22/2025.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
2.04	Excavation, Class 10, Borrow	CY	(52.00)	\$ 45.00	\$ (2,340.00)
2.05	Subgrade Preparation, 6-in.	SY	(416.00)	\$ 6.00	\$ (2,496.00)
2.06	Subgrade Treatment, Geogrid	SY	(87.70)	\$ 12.00	\$ (1,052.40)
4.03	Storm Sewer, Trenched, PVC, 12-in.	LF	32.00	\$ 140.00	\$ 4,480.00
4.05	Removal of Storm Sewer	LF	23.00	\$ 35.00	\$ 805.00
5.01	Water Main, Trenched, C900 DR-18 PVC, 8-in.	LF	31.80	\$ 90.00	\$ 2,862.00
5.02	Water Main, Trenchless, C900 DR-18 PVC, 8-in.	LF	(52.20)	\$ 104.00	\$ (5,428.80)
5.04	Fitting, Bend, 11.25 Degree, 8-in.	EA	(1.00)	\$ 2,250.00	\$ (2,250.00)
5.05	Fitting, Bend, 22.50 Degree, 8-in.	EA	1.00	\$ 2,250.00	\$ 2,250.00
5.10	Water Main Abandonment, Cap, 6-in.	EA	(2.00)	\$ 1,300.00	\$ (2,600.00)
5.11	Water Main Removal, 6-in.	LF	(162.60)	\$ 30.00	\$ (4,878.00)
5.12	Water Main Removal, 8-in.	LF	(26.00)	\$ 30.00	\$ (780.00)
5.16	Fire Hydrant Assembly Removal	EA	(1.00)	\$ 2,650.00	\$ (2,650.00)
5.17	Valve Box Removal	EA	2.00	\$ 800.00	\$ 1,600.00
6.01	Manhole, SW 401, 48-in.	EA	1.00	\$ 5,000.00	\$ 5,000.00
7.01	Pavement, PCC, 7-in., C-SUD	SY	58.60	\$ 93.50	\$ 5,479.10
7.03	Removal of Granular Surfacing	SY	(0.10)	\$ 22.00	\$ (2.20)
7.04	Removal of Sidewalk	SY	141.40	\$ 10.50	\$ 1,484.70
7.05	Removal of Shared Use Path	SY	(0.20)	\$ 11.00	\$ (2.20)
7.06	Removal of Driveway	SY	16.90	\$ 12.00	\$ 202.80
7.07	Shared Use Path, PCC, 6-in.	SY	1.10	\$ 80.00	\$ 88.00
7.08	Sidewalk, PCC, 5-in.	SY	66.50	\$ 67.00	\$ 4,455.50
7.09	Sidewalk, PCC, 6-in.	SY	(0.40)	\$ 81.00	\$ (32.40)
7.10	Detectable Warnings, Galvanized Steel	SF	(4.00)	\$ 55.00	\$ (220.00)
7.11	Driveway, PCC, 6-in.	SY	(0.10)	\$ 78.00	\$ (7.80)
7.12	Granular Surfacing, Class A Crushed Stone, 12-in.	SY	6.80	\$ 27.00	\$ 183.60
7.13	Full Depth Patches, PCC, 7-in., C-SUD	SY	2.50	\$ 110.00	\$ 275.00
7.14	Full Depth Patches, HMA	SY	16.30	\$ 130.00	\$ 2,119.00
7.15	Pavement Removal	SY	227.80	\$ 17.00	\$ 3,872.60
9.03	Hydraulic Mulching, Temporary, BFM	AC	(0.80)	\$ 4,600.00	\$ (3,680.00)
9.04	Wattle, Installation	LF	(1,480.00)	\$ 2.00	\$ (2,960.00)
9.05	Wattle, Removal	LF	(1,480.00)	\$ 0.30	\$ (444.00)
9.06	Inlet Protection Device, Drop-In, Installation & Removal	EA	(3.00)	\$ 200.00	\$ (600.00)
9.07	Inlet Protection Device, Surface-Appl'd, Installation and Removal	EA	(2.00)	\$ 115.00	\$ (230.00)
9.08	Intake Protection Device, Maintenance	EA	(3.00)	\$ 25.00	\$ (75.00)
9.09	Remove & Replace Landscaping Rock	SY	5.00	\$ 135.00	\$ 675.00
12.09	Additional Storm Sewer	LS	1.00	\$ 28,262.80	\$ 28,262.80
12.10	Hydrant Extensions	LS	1.00	\$ 11,560.85	\$ 11,560.85
12.11	Sewer Service Repair	LS	1.00	\$ 1,665.00	\$ 1,665.00

Change Order #: 4 makes the following adjustments to the Contract: \$ 44,592.15

Contractor Accepted: On Track Construction, LLC

Firm Name
 Signature
 Date: 1/9/2025

Record of Change Orders:

#	Change Order Date	Amount
	Original Contract Amount	\$ 1,144,144.00
1	April 7, 2025	\$ 2,035.00
2	September 15, 2025	\$ 8,605.00
3	October 20, 2025	\$ 83,437.41
4	January 20, 2026	\$ 44,592.15
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Engineer Approved: MSA Professional Services, Inc.

Firm Name
 Signature
 Date: 01/09/2026

Owner Accepted: City of Ankeny

Mayor
 Signature
 Title
 Date: January 19, 2026

Attest for Owner:

City Clerk
 Signature
 Title
 Date: January 19, 2026

Revised Contract Amount \$ 1,282,813.56

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 20, 2026 Payment Application #: 8

Payment Period: From: October 9, 2025 Through: December 31, 2025

Contract Summary:

Original Contract Amount:	\$	1,144,144.00	
Net Change by Change Orders:	\$	138,669.56	
Contract Amount to Date: (line 1 ± 2)	\$	1,282,813.56	
Total Completed and Stored to Date:	\$	1,282,813.56	
Retainage: 5 % of Completed Work:	\$	64,140.68	
Total Earned Less Retainage:	\$	1,218,672.88	
Less Previous Applications for Payment:	\$	1,179,822.96	
SUBTOTAL:	\$	38,849.92	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 38,849.92

Balance to Finish, Including Retainage: \$ 64,140.68
Non-SRF Eligible Amount \$ -

Contract Time Remaining (Substantial): - Working Days
Contract Time Remaining (Full): 10.0 Working Days

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

Construction Contractor Approval: On Track Construction, LLC

Signature: [Signature] Firm Name: On Track Construction, LLC Date: 1/9/2026

Engineer / Consultant Approval: MSA Professional Services, Inc.

Signature: [Signature] Firm Name: MSA Professional Services, Inc. Date: 01/09/2026

City of Ankeny Staff Approval:

Signature: [Signature] Date: 1-9-26

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 7, 2025	\$ 20,125.75
2	June 16, 2025	\$ 215,231.05
3	July 21, 2025	\$ 219,377.04
4	August 18, 2025	\$ 86,571.03
5	September 15, 2025	\$ 272,981.98
6	October 20, 2025	\$ 339,045.60
7	November 17, 2025	\$ 26,490.51
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 1,179,822.96

Record of Change Orders:

No.	Date	Amount
1	April 7, 2025	\$ 2,035.00
2	September 15, 2025	\$ 8,605.00
3	October 20, 2025	\$ 83,437.41
4	January 20, 2026	\$ 44,592.15
5		
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CHANGE ORDER TOTAL = \$ 138,669.56

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

Contract Working Days: 130.0
Added by Change Order:
Total Working Days: 130.0
Working Days Used to Date: 130.0
Working Days Remaining: 0.0

Full Completion:

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK														
2.01	Cleaning and Grubbing	LS	1.00		1.00	\$ 19,150.00	\$ 19,150.00	0.00	\$ -	1.00	1.00	\$ 19,150.00	0.00	100.00%
2.02	Topsell, On-site	CY	267.00		267.00	\$ 40.00	\$ 10,680.00	0.00	\$ -	267.00	267.00	\$ 10,680.00	0.00	100.00%
2.03	Excavation, Class 10	CY	114.00		114.00	\$ 2,280.00	\$ 2,280.00	0.00	\$ -	114.00	114.00	\$ 2,280.00	0.00	100.00%
2.04	Excavation, Class 10, Borrow	CY	52.00	(52.00)	0.00	\$ 45.00	\$ -	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
2.05	Subgrade Preparation, 6-in.	SY	1,416.00	(416.00)	1,000.00	\$ 6.00	\$ 6,000.00	0.00	\$ -	1,000.00	1,000.00	\$ 6,000.00	0.00	100.00%
2.06	Subgrade Treatment, Geogrid	SY	141.00	(87.70)	53.30	\$ 12.00	\$ 639.60	0.00	\$ -	53.30	53.30	\$ 639.60	0.00	100.00%
2.07	Compaction Testing	LS	1.00		1.00	\$ 2,500.00	\$ 2,500.00	0.00	\$ -	1.00	1.00	\$ 2,500.00	0.00	100.00%
TRENCH EXCAVATION AND BACKFILL														
3.01	Trench Compaction Testing	LS	1.00		1.00	\$ 3,500.00	\$ 3,500.00	0.00	\$ -	1.00	1.00	\$ 3,500.00	0.00	100.00%
SEWERS AND DRAINS														
4.01	Storm Sewer, Trenched, Gasketed-RCP, 15-in.	LF	16.00	(16.00)	0.00	\$ 175.00	\$ -	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
4.02	Storm Sewer, Trenched, RCP, 15-in.	LF	92.00	(84.00)	8.00	\$ 120.00	\$ 960.00	0.00	\$ -	8.00	8.00	\$ 960.00	0.00	100.00%
4.03	Storm Sewer, Trenched, PVC, 12-in.	LF	16.00	32.00	48.00	\$ 140.00	\$ 6,720.00	0.00	\$ -	48.00	48.00	\$ 6,720.00	0.00	100.00%
4.04	Storm Sewer, Trenchless, PVC, 15-in.	LF	50.00	(50.00)	0.00	\$ 390.00	\$ -	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
4.05	Removal of Storm Sewer	LF	48.00	23.00	71.00	\$ 35.00	\$ 2,485.00	0.00	\$ -	71.00	71.00	\$ 2,485.00	0.00	100.00%
4.06	Pipes Culvert, Trenched, RCP, 12-in.	LF	22.00		22.00	\$ 110.00	\$ 2,420.00	0.00	\$ -	22.00	22.00	\$ 2,420.00	0.00	100.00%
WATER MAINS AND APPURTENANCES														
5.01	Water Main, Trenched, C900 DR-18 PVC, 8-in.	LF	425.00	31.80	456.80	\$ 90.00	\$ 41,112.00	0.00	\$ -	456.80	456.80	\$ 41,112.00	0.00	100.00%
5.02	Water Main, Trenchless, C900 DR-18 PVC, 8-in.	LF	3,116.00	(52.20)	3,063.80	\$ 104.00	\$ 318,535.20	0.00	\$ -	3,063.80	3,063.80	\$ 318,535.20	0.00	100.00%
5.03	Fitting, Tee, 8-in. x 8-in.	EA	2.00		2.00	\$ 2,250.00	\$ 4,500.00	0.00	\$ -	2.00	2.00	\$ 4,500.00	0.00	100.00%
5.04	Fitting, Bend, 11.25 Degree, 8-in.	EA	1.00	(1.00)	0.00	\$ 2,250.00	\$ -	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
5.05	Fitting, Bend, 22.50 Degree, 8-in.	EA	1.00	1.00	2.00	\$ 2,250.00	\$ 4,500.00	0.00	\$ -	2.00	2.00	\$ 4,500.00	0.00	100.00%
5.06	Fitting, Bend, 45 Degree, 8-in.	EA	2.00		2.00	\$ 2,250.00	\$ 4,500.00	0.00	\$ -	2.00	2.00	\$ 4,500.00	0.00	100.00%
5.07	Fitting, Reducer, 8-in. x 6-in.	EA	1.00		1.00	\$ 1,950.00	\$ 1,950.00	0.00	\$ -	1.00	1.00	\$ 1,950.00	0.00	100.00%
5.08	Water Service Stub, Same Side of Street, PEX, 1-in.	EA	21.00		21.00	\$ 2,550.00	\$ 53,550.00	0.00	\$ -	21.00	21.00	\$ 53,550.00	0.00	100.00%
5.09	Water Service Stub, Opposite Side of Street, PEX, 1-in.	EA	21.00		21.00	\$ 4,400.00	\$ 92,400.00	0.00	\$ -	21.00	21.00	\$ 92,400.00	0.00	100.00%
5.10	Water Main Abandonment, Cap, 6-in.	EA	7.00	(2.00)	5.00	\$ 1,300.00	\$ 6,500.00	0.00	\$ -	5.00	5.00	\$ 6,500.00	0.00	100.00%
5.11	Water Main Removal, 6-in.	LF	223.00	(162.60)	60.40	\$ 30.00	\$ 1,812.00	0.00	\$ -	60.40	60.40	\$ 1,812.00	0.00	100.00%
5.12	Water Main Removal, 8-in.	LF	36.00	(26.00)	10.00	\$ 30.00	\$ 300.00	0.00	\$ -	10.00	10.00	\$ 300.00	0.00	100.00%
5.13	Valve, Gate, RW, 8-in.	EA	1.00		1.00	\$ 2,400.00	\$ 2,400.00	0.00	\$ -	1.00	1.00	\$ 2,400.00	0.00	100.00%
5.14	Valve, Gate, RW, 6-in.	EA	4.00		4.00	\$ 3,000.00	\$ 12,000.00	0.00	\$ -	4.00	4.00	\$ 12,000.00	0.00	100.00%
5.15	Fire Hydrant Assembly	EA	7.00		7.00	\$ 8,000.00	\$ 56,000.00	0.00	\$ -	7.00	7.00	\$ 56,000.00	0.00	100.00%
5.16	Fire Hydrant Assembly Removal	EA	6.00	(1.00)	5.00	\$ 2,650.00	\$ 13,250.00	0.00	\$ -	5.00	5.00	\$ 13,250.00	0.00	100.00%
5.17	Valve Box Removal	EA	4.00	2.00	6.00	\$ 800.00	\$ 4,800.00	0.00	\$ -	6.00	6.00	\$ 4,800.00	0.00	100.00%
5.18	Fire Hydrant Assembly Remove and Reinstall	EA	1.00		1.00	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	1.00	1.00	\$ 5,000.00	0.00	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Manhole, SW 401, 48-in.	EA	1.00	1.00	2.00	\$ 5,000.00	\$ 10,000.00	0.00	\$ -	2.00	2.00	\$ 10,000.00	0.00	100.00%
6.02	Intake, SW 511	EA	1.00		1.00	\$ 4,000.00	\$ 4,000.00	0.00	\$ -	1.00	1.00	\$ 4,000.00	0.00	100.00%
6.03	Connection to Existing Intake	EA	1.00		1.00	\$ 3,000.00	\$ 3,000.00	0.00	\$ -	1.00	1.00	\$ 3,000.00	0.00	100.00%
STREETS AND RELATED WORK														
7.01	Pavement, PCC, 7-in., C-SUD	SY	1,330.00	58.60	1,388.60	\$ 93.50	\$ 129,834.10	0.00	\$ -	1,388.60	1,388.60	\$ 129,834.10	0.00	100.00%
7.02	PCC Pavement Samples and Testing	LS	1.00		1.00	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	1.00	1.00	\$ 5,000.00	0.00	100.00%
7.03	Removal of Granular Surfacing	SY	85.00	(10.10)	84.90	\$ 22.00	\$ 1,867.80	0.00	\$ -	84.90	84.90	\$ 1,867.80	0.00	100.00%
7.04	Removal of Sidewalk	SY	684.00	141.40	825.40	\$ 10.50	\$ 8,666.70	0.00	\$ -	825.40	825.40	\$ 8,666.70	0.00	100.00%
7.05	Removal of Shared Use Path	SY	11.00	(10.20)	10.80	\$ 11.00	\$ 118.80	0.00	\$ -	10.80	10.80	\$ 118.80	0.00	100.00%
7.06	Removal of Driveway	SY	218.00	16.90	234.90	\$ 12.00	\$ 2,818.80	0.00	\$ -	234.90	234.90	\$ 2,818.80	0.00	100.00%
7.07	Shared Use Path, PCC, 6-in.	SY	20.00	1.10	21.10	\$ 80.00	\$ 1,688.00	0.00	\$ -	21.10	21.10	\$ 1,688.00	0.00	100.00%
7.08	Sidewalk, PCC, 5-in.	SY	793.00	66.50	859.50	\$ 67.00	\$ 57,586.50	0.00	\$ -	859.50	859.50	\$ 57,586.50	0.00	100.00%
7.09	Sidewalk, PCC, 6-in.	SY	79.00	(4.40)	81.00	\$ 5.637.60	\$ 453.60	0.00	\$ -	81.00	81.00	\$ 453.60	0.00	100.00%
7.10	Detachable Warnings, Galvanized Steel	SF	84.00	(4.00)	80.00	\$ 55.00	\$ 4,400.00	0.00	\$ -	80.00	80.00	\$ 4,400.00	0.00	100.00%
7.11	Driveway, PCC, 6-in.	SY	265.00	(10.10)	264.90	\$ 78.00	\$ 20,662.20	0.00	\$ -	264.90	264.90	\$ 20,662.20	0.00	100.00%
7.12	Granular Surfacing, Class A Crushed Stone, 12-in.	SY	10.00	6.80	16.80	\$ 27.00	\$ 453.60	0.00	\$ -	16.80	16.80	\$ 453.60	0.00	100.00%
7.13	Full Depth Patches, PCC, 7-in., C-SUD	SY	95.00	2.50	97.50	\$ 110.00	\$ 10,725.00	0.00	\$ -	97.50	97.50	\$ 10,725.00	0.00	100.00%
7.14	Full Depth Patches, HMA	SY	37.00	16.30	53.30	\$ 130.00	\$ 6,929.00	0.00	\$ -	53.30	53.30	\$ 6,929.00	0.00	100.00%
7.15	Pavement Removal	SY	1,035.00	227.80	1,262.80	\$ 17.00	\$ 21,467.60	0.00	\$ -	1,262.80	1,262.80	\$ 21,467.60	0.00	100.00%
TRAFFIC CONTROL														
8.01	Pavement Markings, Waterborne, White	STA	8.50		8.50	\$ 860.00	\$ 7,310.00	0.00	\$ -	8.50	8.50	\$ 7,310.00	0.00	100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

8.02	Painted Symbols and Legends, Waterborne	EA	2.00		2.00	\$	125.00	\$	250.00	0.00	\$	-	2.00	2.00	\$	250.00	0.00	100.00%
8.03	Temporary Traffic Control	LS	1.00		1.00	\$	11,950.00	\$	11,950.00	0.00	\$	-	1.00	1.00	\$	11,950.00	0.00	100.00%
8.04	Traffic Signs	EA	3.00		3.00	\$	150.00	\$	450.00	0.00	\$	-	3.00	3.00	\$	450.00	0.00	100.00%
8.05	U-Shaped Rail Steel Posts	EA	3.00		3.00	\$	200.00	\$	600.00	0.00	\$	-	3.00	3.00	\$	600.00	0.00	100.00%
8.06	Remove and Reinstall Traffic Signs	EA	5.00		5.00	\$	200.00	\$	1,000.00	0.00	\$	-	5.00	5.00	\$	1,000.00	0.00	100.00%
SITE WORK AND LANDSCAPING																		
9.01	Conventional Seeding and Fertilizing, Type 4, 100% Annual Rye	AC	0.40		0.40	\$	505.00	\$	202.00	0.00	\$	-	0.40	0.40	\$	202.00	0.00	100.00%
9.02	Conventional Seeding and Fertilizing, Type 1	AC	0.40		0.40	\$	3,000.00	\$	1,200.00	0.00	\$	-	0.40	0.40	\$	1,200.00	0.00	100.00%
9.03	Hydraulic Mulching, Temporary, BFM	AC	0.80		0.00	\$	4,500.00	\$	-	0.00	\$	-	0.00	0.00	\$	-	0.00	0.00%
9.04	Wattle, Installation	LF	1,500.00		20.00	\$	2.00	\$	40.00	0.00	\$	-	20.00	20.00	\$	40.00	0.00	100.00%
9.05	Wattle, Removal	LF	1,500.00		20.00	\$	0.30	\$	6.00	0.00	\$	-	0.00	0.00	\$	6.00	0.00	100.00%
9.06	Inlet Protection Device, Drop-In, Installation & Removal	EA	5.00		2.00	\$	200.00	\$	400.00	2.00	\$	400.00	0.00	2.00	\$	400.00	0.00	100.00%
9.07	Inlet Protection Device, Surface-Applied, Installation and Removal	EA	2.00		0.00	\$	115.00	\$	-	0.00	\$	-	0.00	0.00	\$	-	0.00	0.00%
9.08	Inlet Protection Device, Maintenance	EA	7.00		4.00	\$	25.00	\$	100.00	0.00	\$	-	4.00	4.00	\$	100.00	0.00	100.00%
9.09	Remove & Replace Landscaping Rock	SY	91.00		5.00	\$	135.00	\$	12,960.00	0.00	\$	-	96.00	96.00	\$	12,960.00	0.00	100.00%
MISCELLANEOUS																		
11.01	Mobilization	LS	1.00		1.00	\$	102,000.00	\$	102,000.00	0.00	\$	-	1.00	1.00	\$	102,000.00	0.00	100.00%
11.02	Concrete Washout, Roll-Off Container	LS	1.00		1.00	\$	1,000.00	\$	1,000.00	(1.00)	\$	(1,000.00)	2.00	1.00	\$	1,000.00	0.00	100.00%
CHANGE ORDER ITEMS																		
12.01	Additional Tree Removal	EA			1.00	\$	2,035.00	\$	2,035.00	0.00	\$	-	1.00	1.00	\$	2,035.00	0.00	100.00%
12.02	Removal of Two Underground Tanks	LS			1.00	\$	8,055.00	\$	8,055.00	0.00	\$	-	1.00	1.00	\$	8,055.00	0.00	100.00%
12.03	Trimming of Ash Trees	LS			1.00	\$	550.00	\$	550.00	0.00	\$	-	1.00	1.00	\$	550.00	0.00	100.00%
12.04	Sanitary Sewer Spot Repair - 6" on Ordinance	LS			1.00	\$	12,581.16	\$	12,581.16	0.00	\$	-	1.00	1.00	\$	12,581.16	0.00	100.00%
12.05	Ductile Iron Pipe Under Storm Structure at Walnut	LS			1.00	\$	9,151.25	\$	9,151.25	0.00	\$	-	1.00	1.00	\$	9,151.25	0.00	100.00%
12.06	Water Service Stubs & Hydrants due to profile change	LS			1.00	\$	53,850.00	\$	53,850.00	0.00	\$	-	1.00	1.00	\$	53,850.00	0.00	100.00%
12.07	Storm Sewer, Trenched, DI, 16"	LF			161.00	\$	240.00	\$	38,640.00	0.00	\$	-	161.00	161.00	\$	38,640.00	0.00	100.00%
12.08	Additional Traffic Control at 3rd St. for storm	LS			1.00	\$	1,595.00	\$	1,595.00	0.00	\$	-	1.00	1.00	\$	1,595.00	0.00	100.00%
12.09	Additional Storm Sewer	LS			1.00	\$	28,262.80	\$	28,262.80	1.00	\$	28,262.80	0.00	1.00	\$	28,262.80	0.00	100.00%
12.10	Hydrant Extensions	LS			1.00	\$	11,560.85	\$	11,560.85	1.00	\$	11,560.85	0.00	1.00	\$	11,560.85	0.00	100.00%
12.11	Sewer Service Repair	LS			1.00	\$	1,665.00	\$	1,665.00	1.00	\$	1,665.00	0.00	1.00	\$	1,665.00	0.00	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$1,282,813.56 PAY PERIOD = \$ 40,894.65

COMPLETED = \$1,282,813.56

100.00%

Council Member _____ introduced the following Resolution entitled "RESOLUTION ACCEPTING THE SW WALNUT STREET AND SW ORDNANCE ROAD WATER MAIN", 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 SW WALNUT STREET AND SW ORDNANCE ROAD WATER MAIN

WHEREAS, on the **17th** day of **February**, 2025, the Mayor and Clerk of the City of Ankeny, Iowa, entered into a construction contract with **On Track Construction, LLC** of **Nevada, Iowa**, for the construction of certain public improvements generally described as the SW Walnut Street and SW Ordinance Road Water Main; 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 20**, 2026:

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

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 \$1,282,813.56, as shown in the report of the Engineer.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

SE 3rd Street Utility Improvements - Phase 2: Consider motion to Approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with Rognes Corporation in the amount of \$2,248,890.65; and c) Final Payment #18 in the amount of \$0.00 and Release of Retainage in the amount of \$48,812.53.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required.

EXECUTIVE SUMMARY

The actions before the Council are acceptance of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments for the SE 3rd Street Utility Improvements - Phase 2 project.

The SE 3rd Street Utility Improvements - Phase 2 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 \$2,248,890.65.

2) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the SE 3rd Street Utility Improvements - Phase 2 project and establishes the final contract amount to be \$2,248,890.65.

3) Final Payment: Rognes Corporation = \$0.00

Retainage Payment: Rognes Corporation = \$48,812.53

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. Accept the Certificate of Completion from the project engineer for the SE 3rd Street Utility Improvements - Phase 2 project.
2. Adopt the Resolution accepting the SE 3rd Street Utility Improvements - Phase 2 project with Rognes Corporation in the final contract amount of \$2,248,890.65; and
3. Authorize final payment to Rognes Corporation in the amount of \$0.00 and release of retainage payment in the amount of \$48,812.53 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

February 19, 2024: The council approved a motion to adopt a Resolution accepting the proposal from Rognes Corporation in the amount of \$2,244,000.00 for the construction of the SE 3rd Street Utility Improvements - Phase 2 project.

December 16, 2024: The council approved a motion to approve Change Order #1 increasing the contract amount by \$4,006.50 to Rognes Corporation for construction services on the SE 3rd Street Utility Improvements - Phase 2 project.

November 17, 2025: The council approved a motion to approve Change Order #2 increasing the contract amount by \$35,036.43 to Rognes Corporation for construction services on the SE 3rd Street Utility Improvements - Phase 2 project.

December 15, 2025: The council approved a motion to approve Change Order #3 decreasing the contract amount by \$34,152.28 to Rognes Corporation for construction services on the SE 3rd Street Utility Improvements - Phase 2 project.

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. Pay App #18
2. Certificate of Completion
3. Resolution

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 20, 2026
Payment Application #: 18 (Final)

Payment Period: From: December 1, 2025 Through: December 19, 2025

Contract Summary:

Original Contract Amount:	\$	2,244,000.00	
Net Change by Change Orders:	\$	4,890.65	
Contract Amount to Date: (line 1 ± 2)	\$	2,248,890.65	
Total Completed and Stored to Date:	\$	2,248,890.65	
Retainage: 2.170516 % of Completed Work:	\$	48,812.53	
Total Earned Less Retainage:	\$	2,200,078.12	
Less Previous Applications for Payment:	\$	2,135,078.12	
SUBTOTAL:	\$		65,000.00

OTHER CHARGES (Liquidated Damages = 65 days @ \$1,000.00/day) \$ (65,000.00)

CURRENT PAYMENT DUE: \$ -

Balance to Finish, Including Retainage: \$ 48,812.53

Contract Time Remaining (Substantial): (28.5) Working Days

Contract Time Remaining (Final): 3.0 Working Days

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

Construction Contractor Approval: Rognes Corporation
Firm Name

Signature Date

Engineer / Consultant Approval: Firm Name

Signature Date

City of Ankeny Staff Approval:

Signature: *Quinn Lopreato* Date: 1/9/2026

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

Date Printed: 12/19/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT														
ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	DIVISION 2 - EARTHWORK													
2.01	CLEARING AND GRUBBING	UNIT	594.5	(74.5)	520	\$ 133.00	\$ 69,160.00		\$ -	520	520	\$ 69,160.00	0	100.00%
2.02	REMOVAL AND SALVAGE OF LANDSCAPING	LS	1		1	\$ 7,560.00	\$ 7,560.00		\$ -	1	1	\$ 7,560.00	0	100.00%
2.03	TOPSOIL, OFF-SITE	CY	325		325	\$ 27.00	\$ 8,775.00		\$ -	325	325	\$ 8,775.00	0	100.00%
2.04	EXCAVATION, CLASS 10	CY	1,610	134	1,744	\$ 27.00	\$ 47,088.00		\$ -	1,744	1,744	\$ 47,088.00	0	100.00%
2.05	SUBGRADE PREPARATION	SY	6,045	25	6,070	\$ 2.80	\$ 16,996.00		\$ -	6,070	6,070	\$ 16,996.00	0	100.00%
2.06	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR	SY	1,995	(1,425)	570	\$ 4.90	\$ 2,793.00		\$ -	570	570	\$ 2,793.00	0	100.00%
2.07	SUBBASE, MODIFIED	SY	6,045	1,037	7,082	\$ 10.00	\$ 70,820.00		\$ -	7,082	7,082	\$ 70,820.00	0	100.00%
2.08	COMPACTION TESTING	LS	1		1	\$ 8,760.00	\$ 8,760.00		\$ -	1	1	\$ 8,760.00	0	100.00%
	DIVISION 3 - TRENCH AND TRENCHLESS CONSTRUCTION													
3.01	TRENCH COMPACTION TESTING	LS	1		1	\$ 8,760.00	\$ 8,760.00		\$ -	1	1	\$ 8,760.00	0	100.00%
	DIVISION 4 - SEWERS AND DRAINS													
4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 8 IN. DIA	LF	123		123	\$ 122.00	\$ 15,006.00		\$ -	123	123	\$ 15,006.00	0	100.00%
4.02	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 15 IN. DIA	LF	1,228		1,228	\$ 195.00	\$ 239,460.00		\$ -	1,228	1,228	\$ 239,460.00	0	100.00%
4.03	SANITARY SEWER SERVICE STUB, PVC, 4"	LF	594	(30)	564	\$ 110.00	\$ 62,040.00		\$ -	564	564	\$ 62,040.00	0	100.00%
4.04	SANITARY SEWER SERVICE STUB, PVC, 6"	LF	113	47	160	\$ 119.00	\$ 19,040.00		\$ -	160	160	\$ 19,040.00	0	100.00%
4.05	REMOVAL OF SANITARY SEWER, VCP, DIA. EQUAL TO OR LESS THAN 10 IN.	LF	1,460		1,460	\$ 19.00	\$ 27,740.00		\$ -	1,460	1,460	\$ 27,740.00	0	100.00%
4.06	SANITARY SEWER CLEANOUT, TEMPORARY	EA	3	(1)	2	\$ 6,840.00	\$ 13,680.00		\$ -	2	2	\$ 13,680.00	0	100.00%
4.07	REMOVAL OF SANITARY SEWER CLEANOUT	EA	4	(1)	3	\$ 116.00	\$ 348.00		\$ -	3	3	\$ 348.00	0	100.00%
4.08	STORM SEWER, TRENCHED, RCP, 15 IN. DIA	LF	283	(17)	266	\$ 104.00	\$ 27,664.00		\$ -	266	266	\$ 27,664.00	0	100.00%
4.09	STORM SEWER, TRENCHED, RCP, 36 IN. DIA	LF	1,252	(28.12)	1,223.88	\$ 166.00	\$ 203,164.08		\$ -	1,223.88	1,223.88	\$ 203,164.08	0	100.00%
4.10	STORM SEWER, TRENCHED, RCP, 42 IN. DIA	LF	80	(24.73)	55.27	\$ 245.00	\$ 13,541.15		\$ -	55.27	55.27	\$ 13,541.15	0	100.00%
4.11	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR LESS THAN 18 IN.	LF	64	(20)	44	\$ 23.00	\$ 1,012.00		\$ -	44	44	\$ 1,012.00	0	100.00%
4.12	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR GREATER THAN 18 IN.	LF	80	(15)	65	\$ 23.00	\$ 1,495.00		\$ -	65	65	\$ 1,495.00	0	100.00%
4.13	FOOTING DRAIN COLLECTOR/SUBDRAIN, CORRUGATED PVC, 8 IN. DIA	LF	2,485	75	2,560	\$ 41.00	\$ 104,960.00		\$ -	2,560	2,560	\$ 104,960.00	0	100.00%
4.14	SUBDRAIN CLEANOUT, TYPE A-1, 8 IN.	EA	3	(3)	0	\$ 773.00	\$ -		\$ -	0	0	\$ -	0	0.00%
4.15	SUBDRAIN CLEANOUT, TYPE B	EA	2		2	\$ 479.00	\$ 958.00		\$ -	2	2	\$ 958.00	0	100.00%
4.16	FOOTING DRAIN OUTLETS AND CONNECTIONS, 8 IN. DIA	EA	28	(2)	26	\$ 266.00	\$ 6,916.00		\$ -	26	26	\$ 6,916.00	0	100.00%
4.17	STORM SEWER SERVICE STUB, PVC, 1-1/2 IN. DIA.	EA	26		26	\$ 745.00	\$ 19,370.00		\$ -	26	26	\$ 19,370.00	0	100.00%
4.18	REMOVAL OF SUBDRAIN CLEANOUT	EA	1		1	\$ 120.00	\$ 120.00		\$ -	1	1	\$ 120.00	0	100.00%
4.19	CONNECT EXISTING SUBDRAIN TO STRUCTURE	EA	2		2	\$ 248.00	\$ 496.00		\$ -	2	2	\$ 496.00	0	100.00%
4.20	REMOVAL OF SUBDRAIN	LF	80		80	\$ 2.00	\$ 160.00		\$ -	80	80	\$ 160.00	0	100.00%
	DIVISION 5 - WATER MAINS AND APPURTENANCES													
5.01	WATER MAIN, TRENCHED, PVC C900, 4 IN. DIA.	LF	17	2	19	\$ 117.00	\$ 2,223.00		\$ -	19	19	\$ 2,223.00	0	100.00%
5.02	WATER MAIN, TRENCHED, DIP, 4 IN. DIA.	LF	8		8	\$ 174.00	\$ 1,392.00		\$ -	8	8	\$ 1,392.00	0	100.00%
5.03	WATER MAIN, TRENCHED, PVC C900, 8 IN. DIA.	LF	736		736	\$ 73.00	\$ 53,728.00		\$ -	736	736	\$ 53,728.00	0	100.00%
5.04	WATER MAIN, TRENCHED, RESTRAINED PVC C900, 8 IN. DIA.	LF	317	(4)	313	\$ 91.00	\$ 28,483.00		\$ -	313	313	\$ 28,483.00	0	100.00%
5.05	WATER MAIN, TRENCHED, RESTRAINED DIP, 8 IN. DIA.	LF	134	(1)	133	\$ 115.00	\$ 15,295.00		\$ -	133	133	\$ 15,295.00	0	100.00%
5.06	FITTING, REDUCER, 8" X 4" IN.	EA	4		4	\$ 543.00	\$ 2,172.00		\$ -	4	4	\$ 2,172.00	0	100.00%
5.07	FITTING, TEE, 8" X 8" X 8"	EA	1		1	\$ 1,075.00	\$ 1,075.00		\$ -	1	1	\$ 1,075.00	0	100.00%
5.08	FITTING, CROSS, 8"X 8" X 8"X 8"	EA	1		1	\$ 869.00	\$ 869.00		\$ -	1	1	\$ 869.00	0	100.00%
5.09	FITTING, 45 DEG., 4 IN.	EA	8		8	\$ 509.00	\$ 4,072.00		\$ -	8	8	\$ 4,072.00	0	100.00%
5.10	FITTING, 45 DEG., 8 IN.	EA	6	(4)	2	\$ 849.00	\$ 1,698.00		\$ -	2	2	\$ 1,698.00	0	100.00%
5.11	WATER SERVICE, POLYETHYLENE, 3/4 IN. DIA., NEAR SIDE	EA	10		10	\$ 2,175.00	\$ 21,750.00		\$ -	10	10	\$ 21,750.00	0	100.00%
5.12	WATER SERVICE, COPPER, 3/4 IN. DIA., NEAR SIDE	EA	2		2	\$ 2,390.00	\$ 4,780.00		\$ -	2	2	\$ 4,780.00	0	100.00%
5.13	WATER SERVICE, POLYETHYLENE, 3/4 IN. DIA., FAR SIDE	EA	10		10	\$ 2,570.00	\$ 25,700.00		\$ -	10	10	\$ 25,700.00	0	100.00%
5.14	WATER SERVICE, COPPER, 1 IN. DIA., FAR SIDE	EA	2		2	\$ 3,000.00	\$ 6,000.00		\$ -	2	2	\$ 6,000.00	0	100.00%
5.15	WATER SERVICE CURB STOP AND BOX	EA	1		1	\$ 1,085.00	\$ 1,085.00		\$ -	1	1	\$ 1,085.00	0	100.00%
5.16	REMOVAL OF WATER MAIN	LF	1,221		1,221	\$ 15.00	\$ 18,315.00		\$ -	1,221	1,221	\$ 18,315.00	0	100.00%
5.17	WATER MAIN, TEMPORARY, PEX, 2IN. DIA.	LF	2,510		2,510	\$ 17.00	\$ 42,670.00		\$ -	2,510	2,510	\$ 42,670.00	0	100.00%
5.18	VALVE, GATE, 8 IN.	EA	5		5	\$ 2,430.00	\$ 12,150.00		\$ -	5	5	\$ 12,150.00	0	100.00%
5.19	TAPPING VALVE ASSEMBLY, 1 IN., CHLORINATION TAP	EA	1	1	2	\$ 2,040.00	\$ 4,080.00		\$ -	2	2	\$ 4,080.00	0	100.00%
5.20	FLUSHING DEVICE (TEMPORARY HYDRANT), 4 IN.	EA	3		3	\$ 5,070.00	\$ 15,210.00		\$ -	3	3	\$ 15,210.00	0	100.00%
5.21	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	2		2	\$ 7,185.00	\$ 14,370.00		\$ -	2	2	\$ 14,370.00	0	100.00%
5.22	FIRE HYDRANT ASSEMBLY REMOVAL	EA	3		3	\$ 930.00	\$ 2,790.00		\$ -	3	3	\$ 2,790.00	0	100.00%
5.23	VALVE REMOVAL	EA	3		3	\$ 310.00	\$ 930.00		\$ -	3	3	\$ 930.00	0	100.00%
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	MANHOLE, SW-301, 48"	EA	6		6	\$ 6,780.00	\$ 40,680.00		\$ -	6	6	\$ 40,680.00	0	100.00%
6.02	MANHOLE, SW-401, 60", MODIFIED	EA	1		1	\$ 8,325.00	\$ 8,325.00		\$ -	1	1	\$ 8,325.00	0	100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT														
6.03	MANHOLE, SW-401, 96"	EA	1		1	\$ 17,980.00	\$ 17,980.00		\$ -	1	1	\$ 17,980.00	0	100.00%
6.04	INTAKE, SW-505	EA	6		6	\$ 5,350.00	\$ 32,100.00		\$ -	6	6	\$ 32,100.00	0	100.00%
6.05	INTAKE, SW-505, MODIFIED	EA	3		3	\$ 9,685.00	\$ 29,055.00		\$ -	3	3	\$ 29,055.00	0	100.00%
6.06	INTAKE, SW-506	EA	3		3	\$ 8,425.00	\$ 25,275.00		\$ -	3	3	\$ 25,275.00	0	100.00%
6.07	INTAKE, SW-506, MODIFIED	EA	1		1	\$ 11,020.00	\$ 11,020.00		\$ -	1	1	\$ 11,020.00	0	100.00%
6.08	INTAKE, SPECIAL STRUCTURE, CAST-IN-PLACE	EA	1		1	\$ 15,900.00	\$ 15,900.00		\$ -	1	1	\$ 15,900.00	0	100.00%
6.09	EXTERNAL DROP CONNECTION	EA	5		5	\$ 8,670.00	\$ 43,350.00		\$ -	5	5	\$ 43,350.00	0	100.00%
6.10	REMOVE MANHOLE	EA	4		4	\$ 1,625.00	\$ 6,500.00		\$ -	4	4	\$ 6,500.00	0	100.00%
6.11	REMOVE INTAKE	EA	2		2	\$ 1,625.00	\$ 3,250.00		\$ -	2	2	\$ 3,250.00	0	100.00%
	DIVISION 7 - STREETS AND RELATED WORK													
7.01	PAVEMENT, PCC, CLASS C-SUD, 8 IN.	SY	5,087.4	(112.4)	4,975	\$ 62.00	\$ 308,450.00		\$ -	4,975	4,975	\$ 308,450.00	0	100.00%
7.02	REMOVAL OF SIDEWALK AND DRIVEWAY	SY	2,109	170.9	2,279.9	\$ 7.20	\$ 16,415.28		\$ -	2,279.9	2,279.9	\$ 16,415.28	0	100.00%
7.03	SIDEWALK, PCC, 4 IN.	SY	839.5	24.1	863.6	\$ 46.00	\$ 39,725.60		\$ -	863.6	863.6	\$ 39,725.60	0	100.00%
7.04	SIDEWALK, PCC, 6 IN.	SY	210.5	(41)	169.5	\$ 76.00	\$ 12,882.00		\$ -	169.5	169.5	\$ 12,882.00	0	100.00%
7.05	DETECTABLE WARNINGS	SF	128		128	\$ 57.00	\$ 7,296.00		\$ -	128	128	\$ 7,296.00	0	100.00%
7.06	DRIVEWAY, PAVED, PCC, 6 IN.	SY	695	237.8	932.8	\$ 58.00	\$ 54,102.40		\$ -	932.8	932.8	\$ 54,102.40	0	100.00%
7.07	DRIVEWAY, PAVED, PCC, 7 IN.	SY	224.9	(0.5)	224.4	\$ 65.00	\$ 14,586.00		\$ -	224.4	224.4	\$ 14,586.00	0	100.00%
7.08	DRIVEWAY, GRANULAR, 7 IN.	SY	253.9	274.67	528.57	\$ 10.00	\$ 5,285.70		\$ -	528.57	528.57	\$ 5,285.70	0	100.00%
7.09	FULL DEPTH PATCHES, HMA, 7.0 IN. THICK	SY	55.3	(55.3)	0	\$ 143.00	\$ -		\$ -	0	0	\$ -	0	0.00%
7.10	PARTIAL DEPTH PATCHES, HMA	SF	3,090	(3,090)	0	\$ 6.40	\$ -		\$ -	0	0	\$ -	0	0.00%
7.11	PAVEMENT REMOVAL	SY	4,301.4	27.7	4,329.1	\$ 7.40	\$ 32,035.34		\$ -	4,329.1	4,329.1	\$ 32,035.34	0	100.00%
7.12	PLASTIC CONCRETE TESTING	LS	1		1	\$ 5,340.00	\$ 5,340.00		\$ -	1	1	\$ 5,340.00	0	100.00%
	DIVISION 8 - TRAFFIC CONTROL													
8.01	PAINTED PAVEMENT MARKING, DURABLE	STA	7.82	(0.92)	6.9	\$ 747.00	\$ 5,154.30		\$ -	6.9	6.9	\$ 5,154.30	0	100.00%
8.02	GROOVES CUT FOR PAVEMENT MARKINGS	STA	7.82	(0.92)	6.9	\$ 320.00	\$ 2,208.00		\$ -	6.9	6.9	\$ 2,208.00	0	100.00%
8.03	TEMPORARY TRAFFIC CONTROL	LS	1		1	\$ 28,930.00	\$ 28,930.00		\$ -	1	1	\$ 28,930.00	0	100.00%
8.04	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	30		30	\$ 187.00	\$ 5,610.00		\$ -	30	30	\$ 5,610.00	0	100.00%
8.05	ORANGE MESH SAFETY FENCE	LS	1		1	\$ 9,075.00	\$ 9,075.00		\$ -	1	1	\$ 9,075.00	0	100.00%
8.06	WOOD POSTS	LF	96		96	\$ 3.50	\$ 336.00		\$ -	96	96	\$ 336.00	0	100.00%
8.07	U-SHAPED RAIL STEEL POSTS	LF	12		12	\$ 21.00	\$ 252.00		\$ -	12	12	\$ 252.00	0	100.00%
8.08	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	20		20	\$ 320.00	\$ 6,400.00		\$ -	20	20	\$ 6,400.00	0	100.00%
	DIVISION 9 - SITE WORK AND LANDSCAPING													
9.01	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1	AC	0.5	0.22	0.72	\$ 3,205.00	\$ 2,307.60		\$ -	0.72	0.72	\$ 2,307.60	0	100.00%
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 4	AC	0.5	(0.5)	0	\$ 534.00	\$ -		\$ -	0	0	\$ -	0	0.00%
9.03	WATTLE, STRAW, 9 IN. DIA.	LF	100	190	290	\$ 5.30	\$ 1,537.00		\$ -	290	290	\$ 1,537.00	0	100.00%
9.04	WATTLE, REMOVAL	LF	100	190	290	\$ 1.10	\$ 319.00		\$ -	290	290	\$ 319.00	0	100.00%
9.05	STABILIZED CONSTRUCTION ENTRANCE	SY	978		978	\$ 15.00	\$ 14,670.00		\$ -	978	978	\$ 14,670.00	0	100.00%
9.06	EROSION CONTROL MULCHING, HYDROMULCH (BFM)	AC	1	0.22	1.22	\$ 3,205.00	\$ 3,910.10		\$ -	1.22	1.22	\$ 3,910.10	0	100.00%
9.07	INLET PROTECTION DEVICE, DROP-IN	EA	35	14	49	\$ 160.00	\$ 7,840.00		\$ -	49	49	\$ 7,840.00	0	100.00%
9.08	INLET PROTECTION DEVICE, MAINTENANCE	EA	70	(40)	30	\$ 27.00	\$ 810.00		\$ -	30	30	\$ 810.00	0	100.00%
	DIVISION 11 - MISCELLANEOUS													
11.01	MOBILIZATION	LS	1		1	\$ 58,955.20	\$ 58,955.20		\$ -	1	1	\$ 58,955.20	0	100.00%
11.02	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1		1	\$ 2,670.00	\$ 2,670.00		\$ -	1	1	\$ 2,670.00	0	100.00%
11.03	TEMPORARY GRANULAR SIDEWALK	SY	665	(166.25)	498.75	\$ 19.00	\$ 9,476.25		\$ -	498.75	498.75	\$ 9,476.25	0	100.00%
11.04	TEMPORARY PEDESTRIAN RAMP	EA	10	(10)	0	\$ 1,615.00	\$ -		\$ -	0	0	\$ -	0	0.00%
11.05	CONCRETE WASHOUT	LS	1		1	\$ 3,205.00	\$ 3,205.00		\$ -	1	1	\$ 3,205.00	0	100.00%
11.06	VIBRATION MONITORING	LS	1		1	\$ 14,400.00	\$ 14,400.00	0.1	\$ 1,440.00	0.9	1.0	\$ 14,400.00	0.00	100.00%
	CHANGE ORDER ITEMS													
12.01	MODIFICATION OF STORM STRUCTURE I-11	CY	0	2.82	2.82	\$ 825.00	\$ 2,326.50		\$ -	2.82	2.82	\$ 2,326.50	0	100.00%
12.02	CONSTRUCTION OF RETAINING WALL	LF	0	56	56	\$ 30.00	\$ 1,680.00		\$ -	56	56	\$ 1,680.00	0	100.00%
12.03	EXTRA DRIVEWAY SAW CUTTING	LS	0	1	1	\$ 4,297.70	\$ 4,297.70		\$ -	1	1	\$ 4,297.70	0	100.00%
12.04	BUSINESS ACCESS SIGN	LS	0	1	1	\$ 1,017.50	\$ 1,017.50		\$ -	1	1	\$ 1,017.50	0	100.00%
12.05	DRIVEWAY TEXTURING	SY	0	22.2	22.2	\$ 14.85	\$ 329.67		\$ -	22.2	22.2	\$ 329.67	0	100.00%
12.06	FIELD TILE INSPECTION	LS	0	1	1	\$ 100.00	\$ 100.00		\$ -	1	1	\$ 100.00	0	100.00%
12.07	HMA PARKING LOT, 4.0 IN. THICK	SY	0	420.9	420.9	\$ 102.75	\$ 43,247.48		\$ -	420.9	420.9	\$ 43,247.48	0	100.00%
12.08	REBAR IN STAGE 2 DRIVEWAYS	SY	0	360	360	\$ 2.35	\$ 846.00		\$ -	360	360	\$ 846.00	0	100.00%
12.09	CONNECT FIELD TILE TO STORM SEWER	LF	0	35	35	\$ 110.00	\$ 3,850.00		\$ -	35	35	\$ 3,850.00	0	100.00%
12.10	REBAR IN STAGE 1 DRIVEWAYS	SY	0	102.7	102.7	\$ 2.35	\$ 241.35		\$ -	102.7	102.7	\$ 241.35	0	100.00%
12.11	STAGE 1 DRIVEWAYS, PAVED, PCC, 6 IN.	LS	0	1	1	\$ 3,691.70	\$ 3,691.70		\$ -	1	1	\$ 3,691.70	0	100.00%
12.12	HMA PARKING LOT, 4.0 IN. THICK, ADDITIONAL HMA	SY	0	9	9	\$ 102.75	\$ 924.75		\$ -	9	9	\$ 924.75	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK
CONTRACT = \$2,248,890.65
PAY PERIOD = \$ 1,440.00
COMPLETED = \$2,248,890.65
100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 6, 2024	\$ 121,019.55
2	June 17, 2024	\$ 89,894.04
3	July 15, 2024	\$ 123,325.26
4	August 19, 2024	\$ 134,730.62
5	September 16, 2024	\$ 101,531.39
6	October 21, 2024	\$ 118,241.26
7	November 18, 2024	\$ 145,314.74
8	December 16, 2024	\$ 35,385.13
9	February 3, 2025	\$ 6,896.52
10	May 19, 2025	\$ 57,767.51
11	June 16, 2025	\$ 259,286.04
12	July 21, 2025	\$ 123,946.79
13	August 18, 2025	\$ 141,774.91
14	September 15, 2025	\$ 129,515.46
15	October 20, 2025	\$ 319,234.05
16	November 17, 2025	\$ 80,500.76
17	December 15, 2025	\$ 146,714.09
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Previous Applications for Payment:

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66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 2,135,078.12

Record of Change Orders:

No.	Date	Amount
1	December 16, 2024	\$ 4,006.50
2	November 17, 2025	\$ 35,036.43
3	December 15, 2025	\$ (34,152.28)
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ 4,890.65

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	160.0
Added by Change Order:	15.0
Total Working Days:	175.0
Working Days Used to Date:	203.5
Working Days Remaining:	(28.5)

Full Completion:

Contract Working Days:	10.0
Added by Change Order:	0.0
Total Working Days:	10.0
Working Days Used to Date:	7.0
Working Days Remaining:	3.0

CERTIFICATE OF COMPLETION

SE 3rd Street Utility Improvements – Phase 2

Ankeny, Iowa

January 20, 2026

JEO Consulting Group's scope of services for this project included field survey, public improvement design, material submittal review, construction staking, and as-built survey. Based upon this knowledge and the information provided by the City of Ankeny, the construction improvements on the *SE 3rd Street Utility Improvements – Phase 2* project have been completed in substantial conformance with the plans and specifications for the project. JEO Consulting Group has no knowledge of items related to construction observation or certain construction administration items such as field and laboratory testing. The final contract amount is **\$2,248,890.65**. I hereby recommend acceptance of the project.

Respectfully submitted,



*Michael R. Mitchell, PE
Transportation Project Manager
JEO Consulting Group, Inc.
Iowa License Number P27353*

Council Member _____ introduced the following Resolution entitled "RESOLUTION ACCEPTING THE SE 3RD STREET UTILITY IMPROVEMENTS – PHASE 2 PROJECT", 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 SE 3RD STREET UTILITY IMPROVEMENTS – PHASE 2 PROJECT

WHEREAS, on the **19th** day of **February**, 2024, the Mayor and Clerk of the City of Ankeny, Iowa, entered into a construction contract with **Rognes Corporation** of **Ankeny, Iowa**, for the construction of certain public improvements generally described as the SE 3rd Street Utility Improvements – Phase 2 project; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on **January 20**, 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 **\$2,248,890.65**, as shown in the report of the Engineer.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the Prairie Ridge Sports Complex Infield Reconstruction project in an amount not to exceed \$60,000.00.

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

Enhance Quality of Life

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

The Prairie Ridge Sports Complex Baseball Infield Reconstruction project for Fields #1-8 includes removal of the existing turf, targeted drainage improvements, subgrade preparation, grading, pitcher's mound and batter's box construction and turf establishment, resulting in a safe and resilient playing surface suitable for community use.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the development of the Prairie Ridge Sports Complex Baseball Infield Reconstruction project in an amount not to exceed \$60,000.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's 2026 Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Professional Services Agreement



December 31, 2025

Nick Lenox
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

RE: PROFESSIONAL SERVICES AGREEMENT
PRAIRIE RIDGE SPORTS COMPLEX BASEBALL INFIELD RECONSTRUCTION
ANKENY, IOWA

Dear Nick:

Herein is an Agreement Form with our understanding for a Scope of Services, as requested. We trust you will find the Scope self-explanatory, however, we are flexible to your needs and are willing to discuss the Scope for mutual agreement.

Please review and provide an authorized signature of the Agreement and return a copy for our files. We are prepared to start upon receipt of the executed agreement.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Clay Schneckloth', is written over a light blue horizontal line.

Clay Schneckloth, PLA

CRS/dmb

Enc.



STANDARD PROFESSIONAL SERVICES AGREEMENT

(Long Form-modified)

NOW ON THIS ____ day of _____, 2026, **Snyder & Associates, Inc.**,
2727 SW Snyder Blvd., P.O. Box 1159, Ankeny, IA 50023, (hereinafter, Professional), and
City of Ankeny, Iowa

(hereinafter, Client) do hereby agree as follows:

1. **PROJECT:** Professional agrees to provide Professional Services (Services) for Client's project known and identified as: Prairie Ridge Sports Complex Baseball Infield Reconstruction
2. **SCOPE and FEES:** The Scope of and the fees to be paid for said Services are set forth on Exhibit A attached hereto and by this reference made a part of this Agreement. Any Services not shown on Exhibit A shall be considered Additional Services. Additional Services may only be added by written change order, amendment or supplement to this agreement signed by both parties.
3. **STANDARD OF CARE:** In providing Services under this Agreement, the Professional shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same professional discipline currently practicing under similar circumstances at the same time and in the same or similar locality. Professional makes no warranty, express or implied, as to its professional services rendered under this Agreement.
 - 3.1. Client shall promptly report to Professional any defects or suspected defects in the Professional's Services of which Client becomes aware so that the Professional may take measures to minimize the consequences of such a defect.
 - 3.2. Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor contract and shall require all subcontracts at any level to contain a like requirement.
 - 3.3. Professional shall correct any reported defects in Professional's Services at Professional's cost.
 - 3.4. No withholdings, deductions or offsets shall be made from the Professional's compensation for any reason unless the professional has been found to be legally liable for such amounts by a court of competent jurisdiction.
4. **CODE COMPLIANCE:** Professional shall exercise usual and customary professional care in its efforts to comply with applicable laws, codes and regulations in effect as of the date of this Agreement. Design changes made necessary by newly enacted laws, codes and regulations after the date of this Agreement shall entitle the Professional to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provision of this Agreement.
 - 4.1. In the event of a conflict between laws, codes and regulations of various governmental entities having jurisdiction over this Project, the Professional shall notify the Client of the nature and impact of such conflict. The Client agrees to cooperate and work with the Professional in an effort to resolve this conflict.

5. **ESTIMATES OF PROBABLE CONSTRUCTION COST:** Should Professional be requested and it is included in the Scope of Services to provide an estimate of probable construction cost, Client understands that the Professional has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Professional's estimates of probable construction costs are made on the basis of the Professional's professional judgment and experience. The Professional makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Professional's estimate of probable construction cost.
6. **INFORMATION PROVIDED BY OTHERS:** All information, requirements, instructions, criteria, reports, data, findings, plans, specifications, and surveys required by this Agreement and furnished by Client, may be used by Professional in performing its services and Professional is entitled to rely upon the accuracy and completeness thereof. Professional shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the Client and/or the Client's consultants and contractors.
7. **TIMELINESS:** Professional will perform its services with reasonable diligence and expediency consistent with sound professional practices.
8. **SCHEDULE OF SERVICES:** Professional is authorized to begin providing the Services as of the date Professional receives a fully executed original signature copy of this Agreement.
 - 8.1. Professional shall complete its services within a reasonable time; or, within the specific period(s) of time, if any, set forth in Exhibit A which are hereby agreed to be reasonable.
 - 8.2. Professional shall not be responsible for delays and/or for damages, if any, arising directly or indirectly from causes beyond the Professional's control. Such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in a timely manner; failure by the Client or the Client's contractors or consultants to timely perform; or discovery of any hazardous substances or differing site conditions.
 - 8.3. If Professional is delayed, through no fault of its own, and the orderly and continuous progress of Professional's services is impaired or suspended; or, the Client authorizes or directs changes in the scope, extent, or character of the Project, then the time for the completion of Professional's services, and the rates and amounts of Professional's compensation, shall be equitably adjusted.
 - 8.4. If Professional is unable, through its own fault, to timely complete its services as required in this Agreement, including any adjustments thereto, then Client shall be entitled, as its sole remedy, to the recovery of direct damages, if any, resulting from such failure.
9. **CLIENT'S RESPONSIBILITIES:** Client understands and agrees that it will be responsible for and in a timely manner:
 - 9.1. Provide to Professional, at Client's cost, all known and existing information, plans, specifications and data pertaining to or affecting the Project; all criteria and full information as to Client's requirements for the Project; all construction standards which Client will require to be included in the plans and specifications; copies of all other entities findings and reports generated for Client with respect to this Project; and such other information as may be requested and reasonably required to enable Professional to complete its services under this Agreement.
 - 9.2. Provide for safe access to and make all provisions for Professional to enter upon public and private property as required for Professional to perform its services under this Agreement.

- 9.3. Coordinate the timing and sequence of Professional's services with the services of others to the Project.
- 9.4. Provide reviews, certifications, authorizations, approvals, licenses and permits from all governmental authorities having jurisdiction over the Project or any part thereof and such reviews, certifications, authorizations, approvals, easements, rights-of-way and consents from others as may be necessary for Professional to complete its services under this Agreement.
- 9.5. Give written notice to Professional whenever Client observes or otherwise becomes aware of any Project Site concerns, any defect or nonconformance in the performance of any Contractor or other Consultant working on the Project, or of any other event or development that may affect the scope or time of performance of Professional's services; and, also, give written notice of any defect or nonconformance of Professional's services.
- 9.6. Provide services of an independent testing laboratory to perform all inspections, tests, and approvals of samples, materials, and equipment as may be required prior to the design of the Project, during the design and/or construction of the Project, or upon completion of the Project with appropriate professional interpretation thereof, unless such services are included within Professional's scope of services under this Agreement.
- 9.7. Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings, and substantial completion and final payment Project Site visits.
10. **INVOICING AND PAYMENTS:** Professional shall prepare invoices in accordance with its standard invoicing practices and submit the invoice(s) to Client on a monthly basis. Client agrees to timely pay each invoice within 30 days of the invoice date.
- 10.1. Payments not paid within said 30 days shall accrue interest on unpaid balances at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said 30th day. In addition, Professional may, after giving 7 days written notice to Client, suspend services under this Agreement until Professional has been paid in full for Services, interest, expenses and other related charges rendered, accrued, advanced and/or incurred by Professional to the date of suspension. **Client waives any and all claims against Professional arising out of or resulting from said suspension.** Payments will be credited first to accrued interest and then to unpaid principal.
- 10.2. In the event legal action is necessary to enforce the payment terms of this Agreement, Professional shall be entitled to collect from Client and Client agrees to pay to Professional any judgment or settlement sum(s) due, plus reasonable attorneys' fees, court costs and other expenses incurred by Professional for such collection action and, in addition, the reasonable value of the Professional's time and expenses spent for such collection action, computed according to the Professional's prevailing fee schedule and expense policy. The formal mediation requirements in Paragraph 17, Dispute Resolution, shall not apply and are hereby waived for purposes of this subparagraph 10.2.

11. **INDEMNIFICATION:** To the fullest extent permitted by law, the Professional hereby agrees as follows:

11.1. With regard to the professional services performed and to be performed hereunder by or through the Professional, Professional agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the proportionate extent that Claims are caused by Professional's negligent acts, errors or omissions, or willful misconduct. The indemnity obligations provided under this section shall only apply to the extent such Claims are determined by a court of competent jurisdiction or arbitrator to have been caused by the negligence or willful misconduct of Professional or of consultants, subconsultants or anyone for whom the Professional is responsible under this agreement. The Professional shall have no duty to defend but shall reimburse defense costs to the same extent as the overall indemnity obligations herein. These indemnity obligations shall not apply to the extent said Claims arise out of, pertain to, or relate to the negligence of Client or Client's agents, or other independent contractors, including the contractor, subcontractors of contractor or other consultants of Client, or others who are directly responsible to Client, or for defects in design or construction furnished by those persons and/or entities.

11.2. With regard to any acts or omissions of the Professional in connection with this Agreement which do not comprise professional services, the Professional further agrees to indemnify, defend and hold harmless the Client from and against any and all claims, demand actions, causes of action, losses, liabilities, costs, reasonable attorneys' fees and litigation expenses (all of the foregoing being hereinafter individually and collectively called "claims") provided that any such claim is attributable to bodily injury, death, or property damage suffered or incurred by, or asserted against, the Indemnified Parties to the extent, but only to the extent, that the claims are the result of any negligent act or omission by the Professional, its consultants or subconsultants or anyone for whom the Professional is responsible under this agreement, excluding, however, bodily injury, death or property damage arising out of the rendering or failure to render any professional services by the Professional (which is covered by subparagraph 11.1 above).

11.3. To the fullest extent permitted by law, the Client agrees to indemnify and hold Professional harmless from any loss, damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by the Client's willful misconduct or negligent acts, errors or omissions.

11.4. Neither Client nor Professional shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or willful misconduct or for the negligence or willful misconduct of others.

12. **MUTUAL WAIVERS:** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Professional, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement.

13. **OWNERSHIP OF INSTRUMENTS OF SERVICE:** The Client acknowledges the Professional's plans, specifications, and other documents, including electronic files, as the work papers of the Professional and the Professional's instruments of professional service. Nevertheless, the final printed hard copy construction documents prepared under this Agreement shall become the property of the Client upon completion of the services and payment in full of all monies due to the Professional. The Client shall not reuse or make any modification to the construction documents without the prior written authorization of the Professional. The Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless the Professional, its officers, directors, employees and subconsultants (collectively, Professional) against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from or allegedly arising from or in any way connected with the unauthorized reuse or modification of the construction documents by

the Client or any person or entity that acquires or obtains the construction documents from or through the Client without the written authorization of the Professional.

13.1. Under no circumstances shall the transfer of said instruments of service be deemed a sale by the Professional, and the Professional makes no warranties, either express or implied, of merchantability and fitness for any particular purpose, nor shall such transfer be construed or regarded as any waiver or other relinquishment of the Professional's copyrights in any of the foregoing, full ownership of which shall remain with the Professional, absent the Professional's express prior written consent.

13.2. Should Professional agree to delivery of electronic files to Client, Client agrees, as a condition precedent, to sign Professional's Electronic Media Transfer Agreement prior to said delivery and further agrees that such delivery is for convenience, not reliance by the receiving party.

13.3. The Client is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the Professional and the electronic files, the signed or sealed hard-copy construction documents shall govern.

13.4. The Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Client agrees not to transfer any of the delivered electronic files to others without the prior written consent of the Professional. The Client further agrees to waive all claims against the Professional resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than the Professional.

14. **CERTIFICATIONS, GUARANTEES AND WARRANTIES:** The Professional shall not be required to sign any documents, no matter by whom requested, that would result in the Professional's having to certify, guarantee or warrant the existence of conditions whose existence the Professional cannot ascertain or in the sole judgment of the Professional, increase the Professional's risk or the availability or cost of its professional or general liability insurance. The Client also agrees not to make resolution of any dispute with the Professional or payment of any amount due to the Professional in any way contingent upon the Professional signing any such certification.

15. **RIGHT TO RETAIN SUBCONSULTANTS:** The Professional may engage the services of any professional as a subconsultant when, in the Professionals' sole opinion, it is appropriate to do so. Such subconsultants may include both general and specialized professional services deemed necessary by the Professional to carry out the scope of the Professional's services. Professional shall not be required by the Client to retain any subconsultant not fully acceptable to the Professional.

16. **SUSPENSION OF SERVICES:** If the Project or the Professional's services are suspended by the Client for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this Agreement, the Professional shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the Client shall compensate the Professional for expenses incurred as a result of the suspension and resumption of its services, and the Professional's schedule and fees for the remainder of the Project shall be equitably adjusted.

16.1. If the Professional's services are suspended for more than ninety (90) days, consecutive or in the aggregate, the Professional may terminate this Agreement upon giving not less than seven (7) calendar days' written notice to the Client.

16.2. If the Client is in breach of the payment terms or otherwise is in material breach of this Agreement, the Professional may suspend performance of services upon seven (7) calendar days' notice to the Client. The Professional shall have no liability to the Client, and the Client agrees to make no claim for any delay

or damage as a result of such suspension caused by any breach of this Agreement by the Client. Upon receipt of payment in full of all outstanding sums due from the Client, or curing of such other breach which caused the Professional to suspend services, the Professional will resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

17. **DISPUTE RESOLUTION:** In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and the Professional agree that all disputes between them shall be negotiated in good faith for a reasonable period of time. If the parties fail to resolve all of the issues, then those issues not so resolved shall be submitted to formal nonbinding mediation prior to either party exercising their rights under the law. Each party shall be responsible for their own attorney fees, mediation costs and litigation costs. The cost of the mediator shall be shared equally by the parties.

17.1. The Client and the Professional shall endeavor to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to encourage all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation, prior to the exercise of their respective legal rights, as the primary method for dispute resolution among the parties to all those agreements.

17.2. The Client and the Professional agree that this Agreement and any legal actions concerning its validity, interpretation and/or performance shall be governed by the laws of the State of Iowa without regard to any conflict of laws provisions, which may apply the laws of other jurisdictions.

17.3. It is further agreed that any legal action between the Client and the Professional arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.

18. **TERMINATION:** In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Professional for all services rendered and all reimbursable costs incurred by the Professional up to the date of termination, in accordance with the payment provisions of this Agreement.

18.1. The Client may terminate this Agreement for the Client's convenience and without cause upon giving the Professional not less than seven (7) calendar days' written notice.

18.2. Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for any of the following reasons:

18.2.1. Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;

18.2.2. Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;

18.2.3. Suspension of the Project or the Professional's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;

18.2.4. Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

18.3. In the event of any termination that is not the fault of the Professional, the Client shall pay the Professional, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Professional in connection with the orderly termination of this Agreement, including demobilization associated overhead costs and all other expenses directly resulting from the termination.

19. **THIRD-PARTY BENEFICIARIES:** 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 the Professional. The Professional'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 the Professional because of this Agreement or the performance or nonperformance of services hereunder.

20. **ASSIGNMENT:** Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants, normally contemplated by the Professional as a generally accepted business practice, shall not be considered an assignment or sublet for purposes of this Agreement (See paragraph 15 above).

21. **SEVERABILITY AND SURVIVAL:** If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect. Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

22. **ENTIRE AGREEMENT AND MODIFICATIONS:** This Agreement and the following Exhibits which are incorporated by this reference and made a part of this Agreement:

Exhibit A Scope of Services

Exhibit C Standard Fee Schedule

Exhibit B Insurance Requirements

Exhibit

contain the entire understanding between the Parties, superseding all prior or contemporaneous communications, agreements, and understandings between the Parties with respect to the subject matter hereof. This Agreement may not be modified in any manner except by written amendment, addendum, change order, or supplement executed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives to be effective as of the day and year first above written.

CITY OF ANKENY, IOWA (Client)

SNYDER & ASSOCIATES, INC. (Professional)

By: _____
(Authorized agent)

(Printed or typed signature)

 Digitally signed by Mark A. Land
Date: 2025.12.31 11:38:51
-06'00'

By: _____
(Authorized agent)

Mark A. Land, P.E., CFM

(Printed or typed signature)

Route executed copy to: CRS

Attest: _____
Michelle Yuska, City Clerk

EXHIBIT A

PRAIRIE RIDGE SPORTS COMPLEX BASEBALL INFIELD RECONSTRUCTION
ANKENY, IOWA

CLIENT: CITY OF ANKENY
220 W. FIRST STREET
ANKENY, IOWA 50023
ATTN: NICK LENOX

ENGINEER: SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023

PROJECT: TO PROVIDE CONSTRUCTION AND BIDDING DOCUMENTS FOR
RECONSTRUCTING EIGHT BASEBALL INFIELDS AT PRAIRIE
RIDGE SPORTS COMPLEX LOCATED AT 1510 NW ASH DRIVE IN
ANKENY, IOWA.

DATE: DECEMBER 31, 2025

SCOPE OF SERVICES:

I. TOPOGRAPHY SURVEY

- A. Topography Survey - To provide topographic survey of the project site. This work includes providing a CADD terrain model with one-foot contour intervals, spot elevations, utilities located in the field, and existing individual trees of 6-inch caliper or greater. Subsurface Utility Engineering (SUE) survey is not included in this scope.
- B. The Client shall provide all necessary information as may be desired regarding any existing easements or land covenants which affect the property. Title searches for the property are not included within this Scope of Services.

FEES FOR SERVICESHOURLY, NOT TO EXCEED \$7,000

II. PRELIMINARY DESIGN

- A. Conduct an on-site assessment of the existing site features associated with the baseball fields, fencing, and walkways. Includes meeting with staff to further understand project needs.
- B. Prepare preliminary demolition notes.
- C. Prepare preliminary design showing eight reconstructed baseball infields.
- D. Prepare preliminary design of a proposed sub-drain system and grading plan.
- E. Prepare a preliminary opinion of construction costs for the proposed improvements.

- F. Meetings and Coordination: To attend meetings with the Client and others.
Herein are two (2) meetings; additional meetings to be on an hourly basis.

FEES FOR SERVICESHOURLY, NOT TO EXCEED \$13,500

III. CONSTRUCTION DOCUMENTS

- A. Prepare site demolition plan showing items to be removed and demolition notes.
- B. Prepare a site layout plan showing the location of proposed improvements.
Includes dimensions, construction notes for site elements such as all aspects of baseball infields 1-8 construction.
- C. Prepare a grading plan, showing spot elevations, contours, and erosion control measures.
- D. Prepare construction details as necessary for improvements.
- E. Prepare storm sewer and pollution prevention plan (SWPPP).
- F. Updated opinion of probable construction costs for associated improvements.
- G. Prepare technical specifications for proposed site improvements.
- H. Submit plans to the City for their review and comment. Revise plans based on City comments.
- I. Meetings and Coordination: To attend meetings with the Client and others.
Herein are three (3) meetings.
- J. Incorporate Client front end documents into bid documents.

FEES FOR SERVICESHOURLY, NOT TO EXCEED \$24,000

IV. BIDDING ASSISTANCE

- A. Preparation of the project manual, including bid form, form of contract, instruction to bidders and general conditions.
- B. Distribution of construction documents electronically to potential bidders.
- C. Address bidder questions. Preparation of addenda, if required.
- D. Attend bid opening to assist the Client in receiving bids. Prepare a bid tabulation and recommendation.

FEE FOR SERVICESHOURLY, NOT TO EXCEED \$ 3,500

V. CONSTRUCTION ADMINISTRATION

- A. Attend a pre-construction meeting to review sequence of work, schedule, and general construction information.
- B. Review shop drawings.
- C. Attend construction meeting with the Contractor and Client. Five (5) construction meeting are included. Construction site visits will be conducted on a periodic basis as required by construction activities. These visits will coincide with utility

- installations, subgrade preparation, ballfield improvements, and pavement installation. Five (5) site visits are included.
- D. Review pay applications and address requests for additional information.
- E. Conduct a final review of the project, prepare a final list of construction items and provide a recommendation at the completion of work.
- F. Provide as-built Stormwater detention basin calculations and pedestrian ramp slope review.

FEEES FOR SERVICES.....HOURLY, NOT TO EXCEED \$12,000

VI. FEE SUMMARY

I.	Topography Survey.....	\$7,000
II.	Preliminary Design	\$13,500
III.	Construction Documents.....	\$24,000
IV.	Bidding Services	\$3,500
V.	Construction Administration.....	<u>\$12,000</u>
TOTAL HOURLY, NOT TO EXCEED FEE		\$60,000

VII. ADDITIONAL SERVICES

The following items shall be considered additional services as may be requested by the Client. Additional services may be performed on an hourly basis or should a specific scope of services be defined, a quotation for services may be performed.

1. Submittal fees to any and all regulatory agencies.
2. Soil borings and geotechnical investigation.
3. Easement and/or legal documents.
4. Client requested major revisions.
5. Color presentation drawings.
6. Variance or rezoning petitions.
7. Architectural, mechanical, or structural design.
8. Electrical lighting design.
9. Construction staking.
10. Public improvement/ public construction documents.
11. Additional meetings.
12. Earthwork volume and/or site earthwork balance.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

1. Professional shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit B prior to commencing work and at the end of the project if the term of work is longer than 60 days. Providers presenting annual certificate shall present a Certificate at the end of each project with the final billing. Each Certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent. Each certificate shall include a statement under Description of Operations as to why issued. Eg: Project # _____ or Lease of premises at _____ or construction of _____.
2. All policies of insurance required hereunder shall be with a carrier authorized to do business in Iowa and all carriers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each Certificate shall be furnished to the contracting department of the City of Ankeny.
4. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Ankeny. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
5. Subcontractors and sub subcontractor performing work or service shall provide a Certificate of Insurance in accord with Exhibit B.
6. All required endorsements to various policies shall be attached to Certificate of Insurance.
7. Whenever a specific ISO form is listed, an equivalent form may be substituted subject to the provider identifying and listing in writing all deviations and exclusions that differ from the ISO form.
8. Provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit B.
9. Whenever an ISO form is referenced the current edition of the form must be used.
10. By requiring such insurance, the City of Ankeny shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor its agents, representatives, employees or sub-consultants under this Contract. The insurance requirements herein for this Contract in no way limit the indemnity covenants contained in the Contract.
11. The City of Ankeny in no way warrants that the limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees, or subcontractors. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$ 2,000,000
Products-Completed Operations Aggregate Limit	\$ 2,000,000
Personal and Advertising Injury Limit	\$ 1,000,000
Each Occurrence	\$ 1,000,000
Fire Damage Limit (any one occurrence)	\$ 50,000
Medical Payments	\$ 5,000

- a) Coverage shall be written on an occurrence, not claims made, form. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 0002, shall be clearly identified.
- b) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit" or CG 25 03 "Designated Construction Project (s) General Aggregate Limit" as appropriate.
- c) Include endorsement indicating that coverage is primary and non-contributory.
- d) Include endorsement to preserve Governmental Immunity. (Sample attached).
- e) Include an endorsement that deletes any fellow employee exclusion.
- f) Include additional insured endorsement for:
The City of Ankeny, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2026.

B) AUTOMOBILE LIABILITY \$ 1,000,000 (Combined Single Limit)

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85 as amended.

Coverage A	Statutory – State of Iowa
Coverage B	Employers Liability

Each Accident	\$500,000
Each Employee-Disease	\$500,000
Policy Limit-Disease	\$500,000

Policy shall include an endorsement providing a waiver of subrogation to the City of Ankeny. Coverage B limits shall be greater if required by Umbrella Carrier.

D) UMBRELLA LIABILITY \$ 2,000,000

Umbrella liability coverage must be at least following form with the underlying policies included herein.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

E) PROFESSIONAL LIABILITY

\$ 2,000,000

- The Contractor shall maintain Errors and Omissions Liability covering negligent acts, errors and/or omissions, including design errors of the Contractor for damage sustained by reason of or in the course of operations under this Contract. ~~The policy/coverages shall be amended to include the following:~~

~~Amendment of any Contractual Liability Exclusion to state: "This exclusion does not apply to any liability of others which you assume under a written contract provided such liability is caused by your negligent acts."~~

- In the event that any professional liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of three (3) years beginning at the time work under this Contract is completed.
- Policy shall contain a waiver of subrogation against the City of Ankeny.

F) CONTRACTOR'S ENVIRONMENTAL LIABILITY

\$ 2,000,000

- Applicable if Professional Services performed includes Environmental activities included but not limited to: use or application of hazardous materials, environmental testing, monitoring, assessment or cleanup, transportation of hazardous materials, pesticide spraying and certain recycling and waste reduction activities.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.
4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.
5. No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under this policy.



Professional | Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist, Historian, Project Manager, Planner, Archaeologist, Right-of-Way Agent, Graphic Designer

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Principal II	\$285.00/hour
Principal I	\$265.00/hour
Senior	\$236.00/hour
VIII	\$216.00/hour
VII	\$204.00/hour
VI	\$195.00/hour
V	\$182.00/hour
IV	\$167.00/hour
III	\$155.00/hour
II	\$140.00/hour
I	\$126.00/hour

Technical | CAD, Survey, Construction Observation

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Lead	\$164.00/hour
Senior	\$158.00/hour
VIII	\$146.00/hour
VII	\$136.00/hour
VI	\$122.00/hour
V	\$110.00/hour
IV	\$10.00/hour
III	\$89.00/hour
II	\$82.00/hour
I	\$72.00/hour

Administrative

BILLING CLASSIFICATION/LEVEL	BILLING RATE
II	\$84.00/hour
I	\$69.00/hour

Reimbursables

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Mileage	<i>Current IRS Standard Rate</i>
Outside Services	<i>As Invoiced</i>



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 Professional Services Agreement with Confluence for the conceptual design, construction drawings and construction administration services for the development of Canyon Creek Park in an amount not to exceed \$88,500.00.

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

Enhance Quality of Life

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

Canyon Creek Park will be constructed over two years and provide recreational space and activities to a growing neighborhood. The park will include a playground, splash pad, restroom/shelter, other recreational amenities, trail loop, along with a small off-street parking lot. The proposed scope of services is defined in Exhibit B and generally includes conceptual design, construction drawings, bidding assistance, and limited construction administration and observation tasks.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Confluence for the conceptual design, construction drawings and construction administration services for the development of Trestle Ridge Park in an amount not to exceed \$88,500.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's 2026 Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Professional Services Agreement

December 29, 2025

Nick Lenox, Park Director
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023-1564
NLenox@AnkenyIowa.gov

**RE: Canyon Creek Park 25395
Professional Services Agreement**

Nick:

We are pleased to submit this professional services agreement for Landscape Architectural Services as provided herein between The City of Ankeny (*Client*) and Confluence (*Landscape Architect*). Please return one copy of the executed agreement to Confluence. We are looking forward to working on your project!

Project

Canyon Creek Park will provide recreational opportunities to a growing neighborhood. This park in NE Ankeny will include a playground, small shelter, and other amenities along with a trail loop and off street parking. The proposed scope of services is defined in Exhibit B and generally includes conceptual design, construction drawings, bidding assistance, and limited construction administration and observation tasks.

Article 1: Landscape Architectural Services

- 1.1 Scope of Services. The Scope of Landscape Architectural Services to be provided under this agreement are detailed in "Exhibit B".
- 1.2 Supplemental Services. Supplemental Services are detailed in "Exhibit B" – Supplemental Services are beyond the basic Scope of Services, and when requested in writing by the Client, shall entitle the Landscape Architect to additional compensation (either on the hourly basis stated in "Exhibit A" or the basis of a negotiated sum) beyond the Compensation stated in Article 4 Landscape Architect Compensation.
- 1.3 Standard of Care. The Landscape Architectural Services shall be performed with care and diligence in accordance with the professional standards applicable at the time and in the location of the Project and appropriate for a project of the nature and scope of this Project.
- 1.4 Changes to Approved Services. Revisions to drawings or other documents shall constitute Supplemental Services made necessary because of Client-requested changes to previously approved drawings or other documents, or because of Client changes to previous Project budget parameters or Project requirements.

- 1.5 Schedule of Performance. The Client's signature on this Agreement shall be the basis for the Landscape Architect to begin providing services for the Project. The Landscape Architect shall perform the services per the Client's proposed schedule or as expeditiously as is consistent with the standard of care described in section 1.1, above.

Article 2: Client's Responsibilities

- 2.1 Information. The Client shall provide data about the site and other information on which the design is to be based as well as Client's budget parameters for the Project. Some data for the site may be provided as part of the Scope of Services. The Landscape Architect shall be entitled to rely on the accuracy and completeness of information provided by the Client.
- 2.2 Budget. The Landscape Architect shall reasonably strive to propose designs and prepare documents consistent with the Client's budget parameters. If provided by the Landscape Architect as a part of the Scope of Services, opinions of probable construction costs are based on the Landscape Architect's familiarity with the landscape construction industry and are provided only to assist the Client's budget planning. Such opinions shall not be construed to provide a guarantee or warranty that the actual construction costs will be within the Project budget parameters at the time construction bids are solicited or construction contracts negotiated.
- 2.3 Approvals. The Client's decisions, approvals, reviews, and responses shall be communicated to the Landscape Architect in a timely manner so as not to delay the performance of the Landscape Architectural Services.
- 2.4 Project Permit and Review Fees. The Client shall pay all fees required to secure jurisdictional approvals for the Project.

Article 3: Ownership of Documents

- 3.1 The Landscape Architect shall be deemed the author and owner of all document's deliverables developed pursuant to this Agreement and provided to the Client by the Landscape Architect (collectively, the "Design Materials"). Subject to payment by the Client of all fees and Reimbursable Expenses owed to the Landscape Architect, the Landscape Architect grants the Client an irrevocable, non-exclusive license to reproduce the Design Materials solely for to the construction of the Project and for information and reference with respect to the use of the Project.

Article 4: Landscape Architect Compensation

- 4.1 Compensation for the Scope of Services performed under this agreement shall be the Stipulated Sum of **\$88,500**.

- 4.2 Supplemental Services, when requested in writing by the Client, shall require additional compensation to be determined on an hourly basis or on the basis of a negotiated fee. See "Exhibit A" for Confluence standard hourly rates.
- 4.3 Monthly payments to the Landscape Architect shall be based on (1) the percentage of Scope of Services completed and shall include payments for (2) Supplemental Services performed, and (3) Reimbursable Expenses incurred.
- 4.4 Payments are due and payable 45 days from the date of the Landscape Architect's invoice. Invoiced amounts unpaid 60 days after the invoice date shall be determined overdue and shall accrue 1.5% simple interest per month. At the Landscape Architect's option, overdue payments may be grounds for termination or suspension of services. In the event any portion or all of an account remains unpaid 120 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Article 5: Insurance, Indemnification, Consequential Damages & Limitation of Liability

- 5.1 Insurance. The Landscape Architect shall secure and maintain insurance coverages indicated as follows:

<u>Coverage:</u>	<u>Liability Limits:</u>
Professional Liability:	\$2,000,000 per claim/\$4,000,000 aggregate
Commercial General Liability:	\$1,000,000 per claim/\$2,000,000 aggregate
Comprehensive Automobile Liability:	\$1,000,000 combined single limit
Umbrella Liability:	\$3,000,000 each occurrence/\$3,000,000 aggregate
Drone Aviation Liability:	\$1,000,000 per claim
Workers Compensation:	\$2,000,000 per claim/\$2,000,000 policy limit

- 5.2 Indemnification: Client and Landscape Architect each agree to indemnify and hold harmless the other, and their respective officers, employees, and representatives, from and against liability for losses, damages, and expenses, including reasonable attorney's fees, to the extent such losses, damages or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event losses, damages or expenses are caused by the joint or concurrent negligence of the Client and Landscape Architect, they shall be borne by each party in proportion to its negligence.
- 5.3 Consequential Damages. The Landscape Architect and the Client waive consequential damages for claims, disputes, or other matters in question which arise of or are related to this Agreement, including but not limited to consequential damages due to the termination of this Agreement by either party in accordance with the provisions of Article 7 thereof.

Article 6: Dispute Resolution

- 6.1 If a dispute arises out of or relates to this agreement, the parties shall endeavor to resolve their differences first through direct discussions. If the dispute has not been settled within 14 days of the initial discussions, the parties shall submit the dispute to mediation, the cost of which shall be shared equally by both parties.

6.2 For any claim subject to, but not resolved by, mediation pursuant to 6.1, the method of binding dispute resolution shall be as follows:

- ☐ Arbitration pursuant to the Construction Industry Mediation Rules of the American Arbitration Association
- ☒ Litigation in a court of competent jurisdiction

6.3 Nothing in these provisions shall limit rights or remedies not expressly waived under applicable lien laws.

Article 7: Termination

7.1 This agreement may be terminated by either party on seven (7) days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination, provided the defaulting party has not cured or in good faith diligently commenced to cure the breach during the 7-day notice period. If the project is terminated, the Landscape Architect shall be paid their compensation for services performed prior to receipt of written notice from the Client, together with reimbursable expenses and applicable taxes then due.

Article 8: Other Terms & Conditions

8.1 Promotional Materials & Images. The Landscape Architect shall have the right to include photographic or artistic representations of the design of the Project among the Landscape Architect's promotional and professional materials. The Landscape Architect shall be given reasonable access to the completed Project to make such representations. However, the Landscape Architect's materials shall not include the Client's confidential or proprietary information if the Client has previously advised the Landscape Architect in writing of the specific information considered by the Client to be confidential or proprietary. The Client shall provide professional credit for the Landscape Architect in the Client's promotional materials for the Project.

8.2 Assignment. Neither party shall assign their interest in this Agreement without the expressed written consent of the other, except as to the assignment of the proceeds.

8.3 Governing Law. The laws of the State of Iowa shall govern this agreement.

8.4 Complete Agreement. This Agreement represents the entire understanding between the Client and Landscape Architect and supersedes all prior negotiations, representations, or agreements, whether written or oral with respect to its subject matter. The person(s) signing this Agreement on behalf of the parties hereby individually warrant that they have full legal power to execute this Agreement on behalf of the respective parties and to bind and obligate the parties with respect to all provisions contained herein. This Agreement may be amended only in writing signed by both the Client and Landscape Architect.

Exhibits

The following Exhibits are incorporated in and made part of this Agreement:

"A" - Landscape Architect's Hourly Compensation Rates & Reimbursable Expenses Schedule

"B" - Scope of Services and Supplemental Services

Offered by:

Confluence, Inc.



1-9-26

Signature & Date

Roger J. Silver, PLA, ASLA

Printed Name & Title

Confluence
525 17th Street
Des Moines, Iowa 50309

Accepted By:

City of Ankeny

Signature & Date

Bobbi Bentz, Mayor, City of Ankeny

Printed Name & Title

Exhibit "A": Landscape Architect's Standard Hourly Rates & Reimbursable Expenses

STANDARD HOURLY RATES

Senior Principal	\$175.00 - \$260.00 per hour
Principal	\$160.00 - \$225.00 per hour
Associate Principal	\$140.00 - \$195.00 per hour
Associate	\$115.00 - \$180.00 per hour
Senior Project Manager	\$105.00 - \$160.00 per hour
Project Manager	\$95.00 - \$140.00 per hour
Senior Landscape Architect	\$95.00 - \$180.00 per hour
Landscape Architect	\$85.00 - \$130.00 per hour
Senior Project Planner	\$95.00 - \$140.00 per hour
Planner II	\$85.00 - \$130.00 per hour
Planner I.....	\$75.00 - \$120.00 per hour
Landscape Architect-In-Training / Landscape Designer.....	\$75.00 - \$120.00 per hour
Landscape Architect Intern / Landscape Designer	\$65.00 - \$95.00 per hour
Draftsperson	\$55.00 - \$95.00 per hour
Graphic Designer	\$75.00 - \$110.00 per hour
Clerical / System Staff	\$75.00 - \$130.00 per hour

EXPENSES included in proposed fee

Social Pinpoint Public Engagement Tool	\$1,500.00
Filing Fees	1.15 x cost
Materials and Supplies	1.15 x cost
Meals and Lodging	1.15 x cost
Mileage	\$.67 per mile
Postage	1.15 x cost
Printing by Vendor	1.15 x cost
B/W Photocopies/Prints 8½ x 11	\$.10 each
B/W Photocopies/Prints 11x17.....	\$.20 each
Color Photocopies/Prints 8½ x 11	\$.75 each
Color Photocopies/Prints 11x17.....	\$1.50 each
Large Format Plotting – Bond	\$2.50/SF
Large Format Plotting - Mylar	\$4.50/SF
Large Format Plotting - Photo	\$5.00/SF
Flash Drives.....	\$10.00 each
Booklet Binding (cover, coil, back)	\$4.50 each
Foam Core	\$8.00 each
Easel Pads	\$32.75 each
Online Meeting Service.....	\$35.00 Each

Effective 1/1/2024

End of Exhibit "A"

Exhibit “B”: Scope of Services and Supplemental Services

1.1 Scope of Services

TASK 1 / PRELIMINARY DESIGN

To include the following:

1. Kick Off Meeting with representatives from City of Ankeny, Confluence, and CDA.
 - a. Project Schedule
 - b. Survey & storm water considerations
 - c. Playground consultant selection process and schedule
 - d. Splash Pad & Restrooms
 - e. Key features & trail connection
 - f. Budget
2. Perform all surveying work necessary to prepare design plans described above based on the City of Ankeny's horizontal and vertical control.
3. Prepare up to 3 alternatives for site layout of primary park elements for consideration.
4. Attend initial Neighborhood Meeting to determine preferences.
5. After City review and Neighborhood input, refine a single preliminary design plan.
6. Prepare a preliminary engineer's opinion of estimated construction costs.

TASK 2 / FINAL DESIGN

To include the following:

1. Prepare site plan, and final construction documents, utilizing applicable design standards and storm water management requirements.
2. Complete City Site Plan Process including but not limited to the as-built survey submittals.
3. Prepare a final engineer's opinion of estimated construction costs.
4. Assist with the Playground Consultant selection process by providing an exhibit, review of City authored RFP, and attending / presenting at a public input meeting to review playground options.
5. Coordinate with Splash Pad and Restroom shelter vendors (if necessary).
6. Prepare 1 Plat of Survey (if necessary)
7. Distribution of construction documents electronically to potential bidders.

TASK 3 / BID PERIOD

To include the following:

1. Prepare the bid documents including general conditions, bid forms, etc. suitable for obtaining bids for construction.
2. Attend bid opening to assist the Client in receiving bids.
3. Prepare a bid tabulation and recommendation.
4. Prepare and issue addenda, if necessary.

TASK 4 / CONSTRUCTION ADMINISTRATION AND OBSERVATION

To include the following:

1. Provide construction staking for park improvements (does not include internal playground elements or re-staking)

2. Attend and assist in conducting a preconstruction conference with the City, the successful Contractor and other interested agencies.
 3. Provide limited on-site construction services consisting of monthly site visits during construction period with additional on-site meetings as determined by the Project Landscape Architect.
 4. Coordinate with selected Playground consultant / contractor.
 5. Provide construction administration for the project including, attend monthly construction meetings with the contractor and City staff, shop drawing review and review of change orders, project submittals and contractor pay requests.
 6. Conduct a post construction review and generate punch list.
 7. Provide as-built Stormwater detention basin calculation and pedestrian ramp slope review.
- Furnish completed originals for the project, including design details, construction drawings and cost opinion.

1.2 Supplemental Services

- 1.2.1 The following Services shall be considered Supplemental Services and may be added at an additional negotiated fee:
 - (a.) Survey during winter conditions where snow / ice obscures critical ground features.
 - (b.) Final Plat (If required as opposed to a Plats of Survey).
 - (c.) SWPPP Administration or Monitoring services.
 - (d.) Design / Construction Drawings / Specifications for a Splash Pad
 - (e.) Design / Construction Drawings / Specifications for a Restroom Shelter
 - (f.) Design or Plans for Lighting, Irrigation, or Retaining Walls.
 - (g.) Plans or easements associated with Existing Utility Relocation.
 - (h.) Multiple Bids or Multiple Construction Documents

End of Exhibit "B



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the Hawkeye Sports Complex Tennis Court reconstruction project in an amount not to exceed \$51,500.00.

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

Enhance Quality of Life

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

The Hawkeye Sports Complex Tennis Court Reconstruction project includes demolition of the existing asphalt on the six (6) courts, excavation, subgrade preparation, compaction, new nets/posts, 5" depth asphalt, acrylic coating system and striping. The result will be a durable, safe, and high-quality playing surface.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the development of the Hawkeye Sports Complex Tennis Court Reconstruction project in an amount not to exceed \$51,500.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's 2026 Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Professional Services Agreement



December 31, 2025

Nick Lenox
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

RE: PROFESSIONAL SERVICES AGREEMENT
HAWKEYE SPORTS COMPLEX TENNIS COURT RECONSTRUCTION
ANKENY, IOWA

Dear Nick:

Herein is an Agreement Form with our understanding for a Scope of Services, as requested. We trust you will find the Scope self-explanatory, however, we are flexible to your needs and are willing to discuss the Scope for mutual agreement.

Please review and provide an authorized signature of the Agreement and return a copy for our files. We are prepared to start upon receipt of the executed agreement.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, reading 'Clay Schneckloth'.

Clay Schneckloth, PLA

CRS/dmb

Enc.



STANDARD PROFESSIONAL SERVICES AGREEMENT (Long Form-modified)

NOW ON THIS ____ day of _____, 2026, **Snyder & Associates, Inc.**,
2727 SW Snyder Blvd., P.O. Box 1159, Ankeny, IA 50023, (hereinafter, Professional), and
City of Ankeny, Iowa

(hereinafter, Client) do hereby agree as follows:

1. **PROJECT:** Professional agrees to provide Professional Services (Services) for Client's project known and identified as: Hawkeye Sports Complex Tennis Courts Reconstruction
2. **SCOPE and FEES:** The Scope of and the fees to be paid for said Services are set forth on Exhibit A attached hereto and by this reference made a part of this Agreement. Any Services not shown on Exhibit A shall be considered Additional Services. Additional Services may only be added by written change order, amendment or supplement to this agreement signed by both parties.
3. **STANDARD OF CARE:** In providing Services under this Agreement, the Professional shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same professional discipline currently practicing under similar circumstances at the same time and in the same or similar locality. Professional makes no warranty, express or implied, as to its professional services rendered under this Agreement.
 - 3.1. Client shall promptly report to Professional any defects or suspected defects in the Professional's Services of which Client becomes aware so that the Professional may take measures to minimize the consequences of such a defect.
 - 3.2. Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor contract and shall require all subcontracts at any level to contain a like requirement.
 - 3.3. Professional shall correct any reported defects in Professional's Services at Professional's cost.
 - 3.4. No withholdings, deductions or offsets shall be made from the Professional's compensation for any reason unless the professional has been found to be legally liable for such amounts by a court of competent jurisdiction.
4. **CODE COMPLIANCE:** Professional shall exercise usual and customary professional care in its efforts to comply with applicable laws, codes and regulations in effect as of the date of this Agreement. Design changes made necessary by newly enacted laws, codes and regulations after the date of this Agreement shall entitle the Professional to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provision of this Agreement.
 - 4.1. In the event of a conflict between laws, codes and regulations of various governmental entities having jurisdiction over this Project, the Professional shall notify the Client of the nature and impact of such conflict. The Client agrees to cooperate and work with the Professional in an effort to resolve this conflict.

5. **ESTIMATES OF PROBABLE CONSTRUCTION COST:** Should Professional be requested and it is included in the Scope of Services to provide an estimate of probable construction cost, Client understands that the Professional has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Professional's estimates of probable construction costs are made on the basis of the Professional's professional judgment and experience. The Professional makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Professional's estimate of probable construction cost.
6. **INFORMATION PROVIDED BY OTHERS:** All information, requirements, instructions, criteria, reports, data, findings, plans, specifications, and surveys required by this Agreement and furnished by Client, may be used by Professional in performing its services and Professional is entitled to rely upon the accuracy and completeness thereof. Professional shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the Client and/or the Client's consultants and contractors.
7. **TIMELINESS:** Professional will perform its services with reasonable diligence and expediency consistent with sound professional practices.
8. **SCHEDULE OF SERVICES:** Professional is authorized to begin providing the Services as of the date Professional receives a fully executed original signature copy of this Agreement.
 - 8.1. Professional shall complete its services within a reasonable time; or, within the specific period(s) of time, if any, set forth in Exhibit A which are hereby agreed to be reasonable.
 - 8.2. Professional shall not be responsible for delays and/or for damages, if any, arising directly or indirectly from causes beyond the Professional's control. Such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in a timely manner; failure by the Client or the Client's contractors or consultants to timely perform; or discovery of any hazardous substances or differing site conditions.
 - 8.3. If Professional is delayed, through no fault of its own, and the orderly and continuous progress of Professional's services is impaired or suspended; or, the Client authorizes or directs changes in the scope, extent, or character of the Project, then the time for the completion of Professional's services, and the rates and amounts of Professional's compensation, shall be equitably adjusted.
 - 8.4. If Professional is unable, through its own fault, to timely complete its services as required in this Agreement, including any adjustments thereto, then Client shall be entitled, as its sole remedy, to the recovery of direct damages, if any, resulting from such failure.
9. **CLIENT'S RESPONSIBILITIES:** Client understands and agrees that it will be responsible for and in a timely manner:
 - 9.1. Provide to Professional, at Client's cost, all known and existing information, plans, specifications and data pertaining to or affecting the Project; all criteria and full information as to Client's requirements for the Project; all construction standards which Client will require to be included in the plans and specifications; copies of all other entities findings and reports generated for Client with respect to this Project; and such other information as may be requested and reasonably required to enable Professional to complete its services under this Agreement.
 - 9.2. Provide for safe access to and make all provisions for Professional to enter upon public and private property as required for Professional to perform its services under this Agreement.

- 9.3. Coordinate the timing and sequence of Professional's services with the services of others to the Project.
- 9.4. Provide reviews, certifications, authorizations, approvals, licenses and permits from all governmental authorities having jurisdiction over the Project or any part thereof and such reviews, certifications, authorizations, approvals, easements, rights-of-way and consents from others as may be necessary for Professional to complete its services under this Agreement.
- 9.5. Give written notice to Professional whenever Client observes or otherwise becomes aware of any Project Site concerns, any defect or nonconformance in the performance of any Contractor or other Consultant working on the Project, or of any other event or development that may affect the scope or time of performance of Professional's services; and, also, give written notice of any defect or nonconformance of Professional's services.
- 9.6. Provide services of an independent testing laboratory to perform all inspections, tests, and approvals of samples, materials, and equipment as may be required prior to the design of the Project, during the design and/or construction of the Project, or upon completion of the Project with appropriate professional interpretation thereof, unless such services are included within Professional's scope of services under this Agreement.
- 9.7. Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings, and substantial completion and final payment Project Site visits.
10. **INVOICING AND PAYMENTS:** Professional shall prepare invoices in accordance with its standard invoicing practices and submit the invoice(s) to Client on a monthly basis. Client agrees to timely pay each invoice within 30 days of the invoice date.
- 10.1. Payments not paid within said 30 days shall accrue interest on unpaid balances at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said 30th day. In addition, Professional may, after giving 7 days written notice to Client, suspend services under this Agreement until Professional has been paid in full for Services, interest, expenses and other related charges rendered, accrued, advanced and/or incurred by Professional to the date of suspension. **Client waives any and all claims against Professional arising out of or resulting from said suspension.** Payments will be credited first to accrued interest and then to unpaid principal.
- 10.2. In the event legal action is necessary to enforce the payment terms of this Agreement, Professional shall be entitled to collect from Client and Client agrees to pay to Professional any judgment or settlement sum(s) due, plus reasonable attorneys' fees, court costs and other expenses incurred by Professional for such collection action and, in addition, the reasonable value of the Professional's time and expenses spent for such collection action, computed according to the Professional's prevailing fee schedule and expense policy. The formal mediation requirements in Paragraph 17, Dispute Resolution, shall not apply and are hereby waived for purposes of this subparagraph 10.2.

11. **INDEMNIFICATION:** To the fullest extent permitted by law, the Professional hereby agrees as follows:

11.1. With regard to the professional services performed and to be performed hereunder by or through the Professional, Professional agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the proportionate extent that Claims are caused by Professional's negligent acts, errors or omissions, or willful misconduct. The indemnity obligations provided under this section shall only apply to the extent such Claims are determined by a court of competent jurisdiction or arbitrator to have been caused by the negligence or willful misconduct of Professional or of consultants, subconsultants or anyone for whom the Professional is responsible under this agreement. The Professional shall have no duty to defend but shall reimburse defense costs to the same extent as the overall indemnity obligations herein. These indemnity obligations shall not apply to the extent said Claims arise out of, pertain to, or relate to the negligence of Client or Client's agents, or other independent contractors, including the contractor, subcontractors of contractor or other consultants of Client, or others who are directly responsible to Client, or for defects in design or construction furnished by those persons and/or entities.

11.2. With regard to any acts or omissions of the Professional in connection with this Agreement which do not comprise professional services, the Professional further agrees to indemnify, defend and hold harmless the Client from and against any and all claims, demand actions, causes of action, losses, liabilities, costs, reasonable attorneys' fees and litigation expenses (all of the foregoing being hereinafter individually and collectively called "claims") provided that any such claim is attributable to bodily injury, death, or property damage suffered or incurred by, or asserted against, the Indemnified Parties to the extent, but only to the extent, that the claims are the result of any negligent act or omission by the Professional, its consultants or subconsultants or anyone for whom the Professional is responsible under this agreement, excluding, however, bodily injury, death or property damage arising out of the rendering or failure to render any professional services by the Professional (which is covered by subparagraph 11.1 above).

11.3. To the fullest extent permitted by law, the Client agrees to indemnify and hold Professional harmless from any loss, damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by the Client's willful misconduct or negligent acts, errors or omissions.

11.4. Neither Client nor Professional shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or willful misconduct or for the negligence or willful misconduct of others.

12. **MUTUAL WAIVERS:** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Professional, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement.

13. **OWNERSHIP OF INSTRUMENTS OF SERVICE:** The Client acknowledges the Professional's plans, specifications, and other documents, including electronic files, as the work papers of the Professional and the Professional's instruments of professional service. Nevertheless, the final printed hard copy construction documents prepared under this Agreement shall become the property of the Client upon completion of the services and payment in full of all monies due to the Professional. The Client shall not reuse or make any modification to the construction documents without the prior written authorization of the Professional. The Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless the Professional, its officers, directors, employees and subconsultants (collectively, Professional) against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from or allegedly arising from or in any way connected with the unauthorized reuse or modification of the construction documents by

the Client or any person or entity that acquires or obtains the construction documents from or through the Client without the written authorization of the Professional.

13.1. Under no circumstances shall the transfer of said instruments of service be deemed a sale by the Professional, and the Professional makes no warranties, either express or implied, of merchantability and fitness for any particular purpose, nor shall such transfer be construed or regarded as any waiver or other relinquishment of the Professional's copyrights in any of the foregoing, full ownership of which shall remain with the Professional, absent the Professional's express prior written consent.

13.2. Should Professional agree to delivery of electronic files to Client, Client agrees, as a condition precedent, to sign Professional's Electronic Media Transfer Agreement prior to said delivery and further agrees that such delivery is for convenience, not reliance by the receiving party.

13.3. The Client is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the Professional and the electronic files, the signed or sealed hard-copy construction documents shall govern.

13.4. The Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Client agrees not to transfer any of the delivered electronic files to others without the prior written consent of the Professional. The Client further agrees to waive all claims against the Professional resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than the Professional.

14. **CERTIFICATIONS, GUARANTEES AND WARRANTIES:** The Professional shall not be required to sign any documents, no matter by whom requested, that would result in the Professional's having to certify, guarantee or warrant the existence of conditions whose existence the Professional cannot ascertain or in the sole judgment of the Professional, increase the Professional's risk or the availability or cost of its professional or general liability insurance. The Client also agrees not to make resolution of any dispute with the Professional or payment of any amount due to the Professional in any way contingent upon the Professional signing any such certification.

15. **RIGHT TO RETAIN SUBCONSULTANTS:** The Professional may engage the services of any professional as a subconsultant when, in the Professionals' sole opinion, it is appropriate to do so. Such subconsultants may include both general and specialized professional services deemed necessary by the Professional to carry out the scope of the Professional's services. Professional shall not be required by the Client to retain any subconsultant not fully acceptable to the Professional.

16. **SUSPENSION OF SERVICES:** If the Project or the Professional's services are suspended by the Client for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this Agreement, the Professional shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the Client shall compensate the Professional for expenses incurred as a result of the suspension and resumption of its services, and the Professional's schedule and fees for the remainder of the Project shall be equitably adjusted.

16.1. If the Professional's services are suspended for more than ninety (90) days, consecutive or in the aggregate, the Professional may terminate this Agreement upon giving not less than seven (7) calendar days' written notice to the Client.

16.2. If the Client is in breach of the payment terms or otherwise is in material breach of this Agreement, the Professional may suspend performance of services upon seven (7) calendar days' notice to the Client. The Professional shall have no liability to the Client, and the Client agrees to make no claim for any delay

or damage as a result of such suspension caused by any breach of this Agreement by the Client. Upon receipt of payment in full of all outstanding sums due from the Client, or curing of such other breach which caused the Professional to suspend services, the Professional will resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

17. **DISPUTE RESOLUTION:** In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and the Professional agree that all disputes between them shall be negotiated in good faith for a reasonable period of time. If the parties fail to resolve all of the issues, then those issues not so resolved shall be submitted to formal nonbinding mediation prior to either party exercising their rights under the law. Each party shall be responsible for their own attorney fees, mediation costs and litigation costs. The cost of the mediator shall be shared equally by the parties.

17.1. The Client and the Professional shall endeavor to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to encourage all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation, prior to the exercise of their respective legal rights, as the primary method for dispute resolution among the parties to all those agreements.

17.2. The Client and the Professional agree that this Agreement and any legal actions concerning its validity, interpretation and/or performance shall be governed by the laws of the State of Iowa without regard to any conflict of laws provisions, which may apply the laws of other jurisdictions.

17.3. It is further agreed that any legal action between the Client and the Professional arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.

18. **TERMINATION:** In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Professional for all services rendered and all reimbursable costs incurred by the Professional up to the date of termination, in accordance with the payment provisions of this Agreement.

18.1. The Client may terminate this Agreement for the Client's convenience and without cause upon giving the Professional not less than seven (7) calendar days' written notice.

18.2. Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for any of the following reasons:

18.2.1. Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;

18.2.2. Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;

18.2.3. Suspension of the Project or the Professional's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;

18.2.4. Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

18.3. In the event of any termination that is not the fault of the Professional, the Client shall pay the Professional, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Professional in connection with the orderly termination of this Agreement, including demobilization associated overhead costs and all other expenses directly resulting from the termination.

19. **THIRD-PARTY BENEFICIARIES:** 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 the Professional. The Professional'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 the Professional because of this Agreement or the performance or nonperformance of services hereunder.

20. **ASSIGNMENT:** Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants, normally contemplated by the Professional as a generally accepted business practice, shall not be considered an assignment or sublet for purposes of this Agreement (See paragraph 15 above).

21. **SEVERABILITY AND SURVIVAL:** If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect. Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

22. **ENTIRE AGREEMENT AND MODIFICATIONS:** This Agreement and the following Exhibits which are incorporated by this reference and made a part of this Agreement:

Exhibit A Scope of Services

Exhibit C Standard Fee Schedule

Exhibit B Insurance Requirements

Exhibit

contain the entire understanding between the Parties, superseding all prior or contemporaneous communications, agreements, and understandings between the Parties with respect to the subject matter hereof. This Agreement may not be modified in any manner except by written amendment, addendum, change order, or supplement executed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives to be effective as of the day and year first above written.

CITY OF ANKENY, IOWA (Client)

SNYDER & ASSOCIATES, INC. (Professional)

By: _____

(Authorized agent)

(Printed or typed signature)

By: _____

(Authorized agent)

Mark A. Land, P.E., CFM

(Printed or typed signature)

Digitally signed by Mark A. Land

Date: 2025.12.31 11:36:34

-06'00'

Route executed copy to: CRS

Attest: _____

Michelle Yuska, City Clerk

EXHIBIT A

HAWKEYE SPORTS COMPLEX TENNIS COURT RECONSTRUCTION
ANKENY, IOWA

CLIENT: CITY OF ANKENY
220 W. FIRST STREET
ANKENY, IOWA 50023
ATTN: NICK LENOX

ENGINEER: SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023

PROJECT: TO PROVIDE CONSTRUCTION AND BIDDING DOCUMENTS FOR
THE RECONSTRUCTION OF THE EXISTING TENNIS COURTS AT
HAWKEYE PARK SPORTS COMPLEX LOCATED AT 400 NW
LAKESHORE DRIVE IN ANKENY, IOWA.

DATE: DECEMBER 31, 2025

SCOPE OF SERVICES:

I. TOPOGRAPHY SURVEY

- A. Topography Survey - To provide topographic survey of the project site. This work includes providing a CADD terrain model with one-foot contour intervals, spot elevations, utilities located in the field, and existing individual trees of 6-inch caliper or greater. Subsurface Utility Engineering (SUE) survey is not included in this scope.
- B. The Client shall provide all necessary information as may be desired regarding any existing easements or land covenants which affect the property. Title searches for the property are not included within this Scope of Services.

FEES FOR SERVICESHOURLY, NOT TO EXCEED \$4,000

II. PRELIMINARY DESIGN

- A. Conduct an on-site assessment of the existing site features associated with the tennis court, fencing, and walkways. Includes meeting with staff to further understand project needs.
- B. Prepare preliminary design showing new tennis courts, fencing, and sidewalk locations.
- C. Prepare preliminary design of a proposed sub-drain system and grading plan.
- D. Prepare a preliminary opinion of construction costs for the proposed improvements.

- E. Meetings and Coordination: To attend meetings with the Client and others.
Herein are two (2) meetings; additional meetings to be on an hourly basis.

FEES FOR SERVICESHOURLY, NOT TO EXCEED \$9,500

III. CONSTRUCTION DOCUMENTS

- A. Prepare site demolition plan showing items to be removed and demolition notes.
- B. Prepare a site layout plan showing the location of proposed improvements.
Includes dimensions and construction notes for site elements such as tennis courts and sidewalks.
- C. Prepare a grading plan, showing spot elevations, contours, and erosion control measures.
- D. Prepare construction details as necessary for improvements.
- E. Updated opinion of probable construction costs for associated improvements.
- F. Prepare technical specifications for proposed site improvements.
- G. Submit plans to the City for their review and comment. Revise plans based on City comments.
- H. Meetings and Coordination: To attend meetings with the Client and others.
Herein are three (3) meetings.
- I. Incorporate Client front end documents into bid documents.

FEES FOR SERVICESHOURLY, NOT TO EXCEED \$24,000

IV. BIDDING ASSISTANCE

- A. Preparation of the project manual, including bid form, form of contract, instruction to bidders and general conditions.
- B. Distribution of construction documents electronically to potential bidders.
- C. Address bidder questions. Preparation of addenda, if required.
- D. Attend bid opening to assist the Client in receiving bids. Prepare a bid tabulation and recommendation.

FEE FOR SERVICESHOURLY, NOT TO EXCEED \$3,500

V. CONSTRUCTION ADMINISTRATION

- A. Attend a pre-construction meeting to review sequence of work, schedule, and general construction information.
- B. Review shop drawings.
- C. Attend construction meeting with the Contractor and Client. Five (5) construction meeting are included. Construction site visits will be conducted on a periodic basis as required by construction activities. These visits will coincide with demolition, subgrade preparation, pavement installation, and fencing Five (5) site visits are included.

- D. Review pay applications and address requests for additional information.
- E. Conduct a final review of the project, prepare a final list of construction items and provide a recommendation at the completion of work.

FEES FOR SERVICES.....HOURLY, NOT TO EXCEED \$10,500

VI. FEE SUMMARY

I.	Topography Survey.....	\$4,000
II.	Preliminary Design	\$9,500
III.	Construction Documents.....	\$24,000
IV.	Bidding Services	\$3,500
V.	Construction Administration.....	\$10,500
TOTAL HOURLY, NOT TO EXCEED FEE		\$51,500

VII. ADDITIONAL SERVICES

The following items shall be considered additional services as may be requested by the Client. Additional services may be performed on an hourly basis or should a specific scope of services be defined, a quotation for services may be performed.

1. Submittal fees to any and all regulatory agencies.
2. Soil borings and geotechnical investigation.
3. Easement and/or legal documents.
4. Client requested major revisions.
5. Storm sewer and pollution prevention plan (SWPPP)
6. NPDES General Permit No. 2.
7. Color presentation drawings.
8. Variance or rezoning petitions.
9. Architectural, mechanical, or structural design.
10. Electrical lighting design.
11. Construction staking.
12. Public improvement/ public construction documents.
13. Additional meetings.
14. Earthwork volume and/or site earthwork balance.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

1. Professional shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit B prior to commencing work and at the end of the project if the term of work is longer than 60 days. Providers presenting annual certificate shall present a Certificate at the end of each project with the final billing. Each Certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent. Each certificate shall include a statement under Description of Operations as to why issued. Eg: Project # _____ or Lease of premises at _____ or construction of _____.
2. All policies of insurance required hereunder shall be with a carrier authorized to do business in Iowa and all carriers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each Certificate shall be furnished to the contracting department of the City of Ankeny.
4. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Ankeny. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
5. Subcontractors and sub subcontractor performing work or service shall provide a Certificate of Insurance in accord with Exhibit B.
6. All required endorsements to various policies shall be attached to Certificate of Insurance.
7. Whenever a specific ISO form is listed, an equivalent form may be substituted subject to the provider identifying and listing in writing all deviations and exclusions that differ from the ISO form.
8. Provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit B.
9. Whenever an ISO form is referenced the current edition of the form must be used.
10. By requiring such insurance, the City of Ankeny shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor its agents, representatives, employees or sub-consultants under this Contract. The insurance requirements herein for this Contract in no way limit the indemnity covenants contained in the Contract.
11. The City of Ankeny in no way warrants that the limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees, or subcontractors. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$ 2,000,000
Products-Completed Operations Aggregate Limit	\$ 2,000,000
Personal and Advertising Injury Limit	\$ 1,000,000
Each Occurrence	\$ 1,000,000
Fire Damage Limit (any one occurrence)	\$ 50,000
Medical Payments	\$ 5,000

- a) Coverage shall be written on an occurrence, not claims made, form. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 0002, shall be clearly identified.
- b) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit" or CG 25 03 "Designated Construction Project (s) General Aggregate Limit" as appropriate.
- c) Include endorsement indicating that coverage is primary and non-contributory.
- d) Include endorsement to preserve Governmental Immunity. (Sample attached).
- e) Include an endorsement that deletes any fellow employee exclusion.
- f) Include additional insured endorsement for:
The City of Ankeny, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2026.

B) AUTOMOBILE LIABILITY \$ 1,000,000 (Combined Single Limit)

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85 as amended.

Coverage A	Statutory – State of Iowa
Coverage B	Employers Liability

Each Accident	\$500,000
Each Employee-Disease	\$500,000
Policy Limit-Disease	\$500,000

Policy shall include an endorsement providing a waiver of subrogation to the City of Ankeny. Coverage B limits shall be greater if required by Umbrella Carrier.

D) UMBRELLA LIABILITY \$ 2,000,000

Umbrella liability coverage must be at least following form with the underlying policies included herein.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

E) PROFESSIONAL LIABILITY

\$ 2,000,000

- The Contractor shall maintain Errors and Omissions Liability covering negligent acts, errors and/or omissions, including design errors of the Contractor for damage sustained by reason of or in the course of operations under this Contract. ~~The policy/coverages shall be amended to include the following:~~

~~Amendment of any Contractual Liability Exclusion to state: "This exclusion does not apply to any liability of others which you assume under a written contract provided such liability is caused by your negligent acts."~~

- In the event that any professional liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of three (3) years beginning at the time work under this Contract is completed.
- Policy shall contain a waiver of subrogation against the City of Ankeny.

F) CONTRACTOR'S ENVIRONMENTAL LIABILITY

\$ 2,000,000

- Applicable if Professional Services performed includes Environmental activities included but not limited to: use or application of hazardous materials, environmental testing, monitoring, assessment or cleanup, transportation of hazardous materials, pesticide spraying and certain recycling and waste reduction activities.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.
4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.
5. No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under this policy.



Professional | Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist, Historian, Project Manager, Planner, Archaeologist, Right-of-Way Agent, Graphic Designer

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Principal II	\$285.00/hour
Principal I	\$265.00/hour
Senior	\$236.00/hour
VIII	\$216.00/hour
VII	\$204.00/hour
VI	\$195.00/hour
V	\$182.00/hour
IV	\$167.00/hour
III	\$155.00/hour
II	\$140.00/hour
I	\$126.00/hour

Technical | CAD, Survey, Construction Observation

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Lead	\$164.00/hour
Senior	\$158.00/hour
VIII	\$146.00/hour
VII	\$136.00/hour
VI	\$122.00/hour
V	\$110.00/hour
IV	\$10.00/hour
III	\$89.00/hour
II	\$82.00/hour
I	\$72.00/hour

Administrative

BILLING CLASSIFICATION/LEVEL	BILLING RATE
II	\$84.00/hour
I	\$69.00/hour

Reimbursables

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Mileage	<i>Current IRS Standard Rate</i>
Outside Services	<i>As Invoiced</i>



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the Sunrise Park Parking Lot Reconstruction project in an amount not to exceed \$25,000.00.

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

Enhance Quality of Life

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

The Sunrise Park Parking Lot Reconstruction project includes demolition and removal of the existing asphalt, subgrade preparation, aggregate base, compaction, concrete work, striping and restoration work. The project will improve safety, lower long-term costs and increase accessibility to the park.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Snyder & Associates for the conceptual design, construction drawings and construction administration services for the development of the Sunrise Park Parking Lot Reconstruction project in an amount not to exceed \$25,000.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's 2026 Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Professional Services Agreement



January 9, 2026

Nick Lenox
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

RE: PROFESSIONAL SERVICES AGREEMENT
SUNRISE PARK PARKING RECONSTRUCTION
ANKENY, IOWA

Dear Nick:

Herein is an Agreement Form with our understanding for a Scope of Services, as requested. We trust you will find the Scope self-explanatory, however, we are flexible to your needs and are willing to discuss the Scope for mutual agreement.

Please review and provide an authorized signature of the Agreement and return a copy for our files. We are prepared to start upon receipt of the executed agreement.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

Clay Schneckloth, PLA

CRS/dmb

Enc.



STANDARD PROFESSIONAL SERVICES AGREEMENT (Long Form-modified)

NOW ON THIS ____ day of _____, 2026, **Snyder & Associates, Inc.**,
2727 SW Snyder Blvd., P.O. Box 1159, Ankeny, IA 50023, (hereinafter, Professional), and
City of Ankeny, Iowa

(hereinafter, Client) do hereby agree as follows:

1. **PROJECT:** Professional agrees to provide Professional Services (Services) for Client's project known and identified as: Sunrise Park Parking Lot Reconstruction
2. **SCOPE and FEES:** The Scope of and the fees to be paid for said Services are set forth on Exhibit A attached hereto and by this reference made a part of this Agreement. Any Services not shown on Exhibit A shall be considered Additional Services. Additional Services may only be added by written change order, amendment or supplement to this agreement signed by both parties.
3. **STANDARD OF CARE:** In providing Services under this Agreement, the Professional shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same professional discipline currently practicing under similar circumstances at the same time and in the same or similar locality. Professional makes no warranty, express or implied, as to its professional services rendered under this Agreement.
 - 3.1. Client shall promptly report to Professional any defects or suspected defects in the Professional's Services of which Client becomes aware so that the Professional may take measures to minimize the consequences of such a defect.
 - 3.2. Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor contract and shall require all subcontracts at any level to contain a like requirement.
 - 3.3. Professional shall correct any reported defects in Professional's Services at Professional's cost.
 - 3.4. No withholdings, deductions or offsets shall be made from the Professional's compensation for any reason unless the professional has been found to be legally liable for such amounts by a court of competent jurisdiction.
4. **CODE COMPLIANCE:** Professional shall exercise usual and customary professional care in its efforts to comply with applicable laws, codes and regulations in effect as of the date of this Agreement. Design changes made necessary by newly enacted laws, codes and regulations after the date of this Agreement shall entitle the Professional to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provision of this Agreement.
 - 4.1. In the event of a conflict between laws, codes and regulations of various governmental entities having jurisdiction over this Project, the Professional shall notify the Client of the nature and impact of such conflict. The Client agrees to cooperate and work with the Professional in an effort to resolve this conflict.

5. **ESTIMATES OF PROBABLE CONSTRUCTION COST:** Should Professional be requested and it is included in the Scope of Services to provide an estimate of probable construction cost, Client understands that the Professional has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Professional's estimates of probable construction costs are made on the basis of the Professional's professional judgment and experience. The Professional makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Professional's estimate of probable construction cost.
6. **INFORMATION PROVIDED BY OTHERS:** All information, requirements, instructions, criteria, reports, data, findings, plans, specifications, and surveys required by this Agreement and furnished by Client, may be used by Professional in performing its services and Professional is entitled to rely upon the accuracy and completeness thereof. Professional shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the Client and/or the Client's consultants and contractors.
7. **TIMELINESS:** Professional will perform its services with reasonable diligence and expediency consistent with sound professional practices.
8. **SCHEDULE OF SERVICES:** Professional is authorized to begin providing the Services as of the date Professional receives a fully executed original signature copy of this Agreement.
 - 8.1. Professional shall complete its services within a reasonable time; or, within the specific period(s) of time, if any, set forth in Exhibit A which are hereby agreed to be reasonable.
 - 8.2. Professional shall not be responsible for delays and/or for damages, if any, arising directly or indirectly from causes beyond the Professional's control. Such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in a timely manner; failure by the Client or the Client's contractors or consultants to timely perform; or discovery of any hazardous substances or differing site conditions.
 - 8.3. If Professional is delayed, through no fault of its own, and the orderly and continuous progress of Professional's services is impaired or suspended; or, the Client authorizes or directs changes in the scope, extent, or character of the Project, then the time for the completion of Professional's services, and the rates and amounts of Professional's compensation, shall be equitably adjusted.
 - 8.4. If Professional is unable, through its own fault, to timely complete its services as required in this Agreement, including any adjustments thereto, then Client shall be entitled, as its sole remedy, to the recovery of direct damages, if any, resulting from such failure.
9. **CLIENT'S RESPONSIBILITIES:** Client understands and agrees that it will be responsible for and in a timely manner:
 - 9.1. Provide to Professional, at Client's cost, all known and existing information, plans, specifications and data pertaining to or affecting the Project; all criteria and full information as to Client's requirements for the Project; all construction standards which Client will require to be included in the plans and specifications; copies of all other entities findings and reports generated for Client with respect to this Project; and such other information as may be requested and reasonably required to enable Professional to complete its services under this Agreement.
 - 9.2. Provide for safe access to and make all provisions for Professional to enter upon public and private property as required for Professional to perform its services under this Agreement.

- 9.3. Coordinate the timing and sequence of Professional's services with the services of others to the Project.
- 9.4. Provide reviews, certifications, authorizations, approvals, licenses and permits from all governmental authorities having jurisdiction over the Project or any part thereof and such reviews, certifications, authorizations, approvals, easements, rights-of-way and consents from others as may be necessary for Professional to complete its services under this Agreement.
- 9.5. Give written notice to Professional whenever Client observes or otherwise becomes aware of any Project Site concerns, any defect or nonconformance in the performance of any Contractor or other Consultant working on the Project, or of any other event or development that may affect the scope or time of performance of Professional's services; and, also, give written notice of any defect or nonconformance of Professional's services.
- 9.6. Provide services of an independent testing laboratory to perform all inspections, tests, and approvals of samples, materials, and equipment as may be required prior to the design of the Project, during the design and/or construction of the Project, or upon completion of the Project with appropriate professional interpretation thereof, unless such services are included within Professional's scope of services under this Agreement.
- 9.7. Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings, and substantial completion and final payment Project Site visits.
10. **INVOICING AND PAYMENTS:** Professional shall prepare invoices in accordance with its standard invoicing practices and submit the invoice(s) to Client on a monthly basis. Client agrees to timely pay each invoice within 30 days of the invoice date.
- 10.1. Payments not paid within said 30 days shall accrue interest on unpaid balances at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said 30th day. In addition, Professional may, after giving 7 days written notice to Client, suspend services under this Agreement until Professional has been paid in full for Services, interest, expenses and other related charges rendered, accrued, advanced and/or incurred by Professional to the date of suspension. **Client waives any and all claims against Professional arising out of or resulting from said suspension.** Payments will be credited first to accrued interest and then to unpaid principal.
- 10.2. In the event legal action is necessary to enforce the payment terms of this Agreement, Professional shall be entitled to collect from Client and Client agrees to pay to Professional any judgment or settlement sum(s) due, plus reasonable attorneys' fees, court costs and other expenses incurred by Professional for such collection action and, in addition, the reasonable value of the Professional's time and expenses spent for such collection action, computed according to the Professional's prevailing fee schedule and expense policy. The formal mediation requirements in Paragraph 17, Dispute Resolution, shall not apply and are hereby waived for purposes of this subparagraph 10.2.

11. **INDEMNIFICATION:** To the fullest extent permitted by law, the Professional hereby agrees as follows:

11.1. With regard to the professional services performed and to be performed hereunder by or through the Professional, Professional agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the proportionate extent that Claims are caused by Professional's negligent acts, errors or omissions, or willful misconduct. The indemnity obligations provided under this section shall only apply to the extent such Claims are determined by a court of competent jurisdiction or arbitrator to have been caused by the negligence or willful misconduct of Professional or of consultants, subconsultants or anyone for whom the Professional is responsible under this agreement. The Professional shall have no duty to defend but shall reimburse defense costs to the same extent as the overall indemnity obligations herein. These indemnity obligations shall not apply to the extent said Claims arise out of, pertain to, or relate to the negligence of Client or Client's agents, or other independent contractors, including the contractor, subcontractors of contractor or other consultants of Client, or others who are directly responsible to Client, or for defects in design or construction furnished by those persons and/or entities.

11.2. With regard to any acts or omissions of the Professional in connection with this Agreement which do not comprise professional services, the Professional further agrees to indemnify, defend and hold harmless the Client from and against any and all claims, demand actions, causes of action, losses, liabilities, costs, reasonable attorneys' fees and litigation expenses (all of the foregoing being hereinafter individually and collectively called "claims") provided that any such claim is attributable to bodily injury, death, or property damage suffered or incurred by, or asserted against, the Indemnified Parties to the extent, but only to the extent, that the claims are the result of any negligent act or omission by the Professional, its consultants or subconsultants or anyone for whom the Professional is responsible under this agreement, excluding, however, bodily injury, death or property damage arising out of the rendering or failure to render any professional services by the Professional (which is covered by subparagraph 11.1 above).

11.3. To the fullest extent permitted by law, the Client agrees to indemnify and hold Professional harmless from any loss, damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by the Client's willful misconduct or negligent acts, errors or omissions.

11.4. Neither Client nor Professional shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or willful misconduct or for the negligence or willful misconduct of others.

12. **MUTUAL WAIVERS:** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Professional, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement.

13. **OWNERSHIP OF INSTRUMENTS OF SERVICE:** The Client acknowledges the Professional's plans, specifications, and other documents, including electronic files, as the work papers of the Professional and the Professional's instruments of professional service. Nevertheless, the final printed hard copy construction documents prepared under this Agreement shall become the property of the Client upon completion of the services and payment in full of all monies due to the Professional. The Client shall not reuse or make any modification to the construction documents without the prior written authorization of the Professional. The Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless the Professional, its officers, directors, employees and subconsultants (collectively, Professional) against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from or allegedly arising from or in any way connected with the unauthorized reuse or modification of the construction documents by

the Client or any person or entity that acquires or obtains the construction documents from or through the Client without the written authorization of the Professional.

13.1. Under no circumstances shall the transfer of said instruments of service be deemed a sale by the Professional, and the Professional makes no warranties, either express or implied, of merchantability and fitness for any particular purpose, nor shall such transfer be construed or regarded as any waiver or other relinquishment of the Professional's copyrights in any of the foregoing, full ownership of which shall remain with the Professional, absent the Professional's express prior written consent.

13.2. Should Professional agree to delivery of electronic files to Client, Client agrees, as a condition precedent, to sign Professional's Electronic Media Transfer Agreement prior to said delivery and further agrees that such delivery is for convenience, not reliance by the receiving party.

13.3. The Client is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the Professional and the electronic files, the signed or sealed hard-copy construction documents shall govern.

13.4. The Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Client agrees not to transfer any of the delivered electronic files to others without the prior written consent of the Professional. The Client further agrees to waive all claims against the Professional resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than the Professional.

14. **CERTIFICATIONS, GUARANTEES AND WARRANTIES:** The Professional shall not be required to sign any documents, no matter by whom requested, that would result in the Professional's having to certify, guarantee or warrant the existence of conditions whose existence the Professional cannot ascertain or in the sole judgment of the Professional, increase the Professional's risk or the availability or cost of its professional or general liability insurance. The Client also agrees not to make resolution of any dispute with the Professional or payment of any amount due to the Professional in any way contingent upon the Professional signing any such certification.

15. **RIGHT TO RETAIN SUBCONSULTANTS:** The Professional may engage the services of any professional as a subconsultant when, in the Professionals' sole opinion, it is appropriate to do so. Such subconsultants may include both general and specialized professional services deemed necessary by the Professional to carry out the scope of the Professional's services. Professional shall not be required by the Client to retain any subconsultant not fully acceptable to the Professional.

16. **SUSPENSION OF SERVICES:** If the Project or the Professional's services are suspended by the Client for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this Agreement, the Professional shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the Client shall compensate the Professional for expenses incurred as a result of the suspension and resumption of its services, and the Professional's schedule and fees for the remainder of the Project shall be equitably adjusted.

16.1. If the Professional's services are suspended for more than ninety (90) days, consecutive or in the aggregate, the Professional may terminate this Agreement upon giving not less than seven (7) calendar days' written notice to the Client.

16.2. If the Client is in breach of the payment terms or otherwise is in material breach of this Agreement, the Professional may suspend performance of services upon seven (7) calendar days' notice to the Client. The Professional shall have no liability to the Client, and the Client agrees to make no claim for any delay

or damage as a result of such suspension caused by any breach of this Agreement by the Client. Upon receipt of payment in full of all outstanding sums due from the Client, or curing of such other breach which caused the Professional to suspend services, the Professional will resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

17. **DISPUTE RESOLUTION:** In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and the Professional agree that all disputes between them shall be negotiated in good faith for a reasonable period of time. If the parties fail to resolve all of the issues, then those issues not so resolved shall be submitted to formal nonbinding mediation prior to either party exercising their rights under the law. Each party shall be responsible for their own attorney fees, mediation costs and litigation costs. The cost of the mediator shall be shared equally by the parties.

17.1. The Client and the Professional shall endeavor to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to encourage all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation, prior to the exercise of their respective legal rights, as the primary method for dispute resolution among the parties to all those agreements.

17.2. The Client and the Professional agree that this Agreement and any legal actions concerning its validity, interpretation and/or performance shall be governed by the laws of the State of Iowa without regard to any conflict of laws provisions, which may apply the laws of other jurisdictions.

17.3. It is further agreed that any legal action between the Client and the Professional arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.

18. **TERMINATION:** In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Professional for all services rendered and all reimbursable costs incurred by the Professional up to the date of termination, in accordance with the payment provisions of this Agreement.

18.1. The Client may terminate this Agreement for the Client's convenience and without cause upon giving the Professional not less than seven (7) calendar days' written notice.

18.2. Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for any of the following reasons:

18.2.1. Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;

18.2.2. Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;

18.2.3. Suspension of the Project or the Professional's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;

18.2.4. Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

18.3. In the event of any termination that is not the fault of the Professional, the Client shall pay the Professional, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Professional in connection with the orderly termination of this Agreement, including demobilization associated overhead costs and all other expenses directly resulting from the termination.

19. **THIRD-PARTY BENEFICIARIES:** 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 the Professional. The Professional'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 the Professional because of this Agreement or the performance or nonperformance of services hereunder.

20. **ASSIGNMENT:** Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants, normally contemplated by the Professional as a generally accepted business practice, shall not be considered an assignment or sublet for purposes of this Agreement (See paragraph 15 above).

21. **SEVERABILITY AND SURVIVAL:** If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect. Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

22. **ENTIRE AGREEMENT AND MODIFICATIONS:** This Agreement and the following Exhibits which are incorporated by this reference and made a part of this Agreement:

Exhibit A Scope of Services

Exhibit C Standard Fee Schedule

Exhibit B Insurance Requirements

Exhibit

contain the entire understanding between the Parties, superseding all prior or contemporaneous communications, agreements, and understandings between the Parties with respect to the subject matter hereof. This Agreement may not be modified in any manner except by written amendment, addendum, change order, or supplement executed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives to be effective as of the day and year first above written.

CITY OF ANKENY, IOWA (Client)

SNYDER & ASSOCIATES, INC. (Professional)

By: _____

(Authorized agent)

(Printed or typed signature)

By: _____

(Authorized agent)

Tim L. West

(Printed or typed signature)

Route executed copy to: CRS

Attest: _____

Michelle Yuska, City Clerk

Digitally signed by Tim L. West
Date: 2026.01.09 11:15:56
-06'00'

EXHIBIT A

SUNRISE PARK PARKING LOT RECONSTRUCTION
ANKENY, IOWA

CLIENT: CITY OF ANKENY
1210 NW PRAIRIE RIDGE DR
ANKENY, IOWA 50023
ATTN: NICK LENOX

ENGINEER: SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023

PROJECT: TO PROVIDE PROFESSIONAL SERVICES FOR ASSISTANCE IN
RECONSTRUCTING THE EXISTING PARKING LOT LOCATED AT
SUNRISE PARK IN ANKENY, IOWA.

DATE: JANUARY 9, 2026

SCOPE OF SERVICES:

I. SURVEY SERVICES

- A. Topographic Survey - Snyder & Associates, Inc. shall provide topographic survey of the subject area to be improved. This includes ground shot elevations, existing site features, pertinent utility locates flow line elevations and centerline pavement connections to adjacent public streets. The terrain shall demonstrate existing contour relief at one-foot intervals and include spot elevations.

FEES FOR SERVICES.....HOURLY, NOT TO EXCEED \$3,000

II. CONSTRUCTION DOCUMENTS

Snyder & Associates shall prepare final design and construction documents, which includes the following:

- A. Prepare demolition plan for the existing parking lot.
B. Prepare layout plan for the proposed parking lot.
C. Prepare sidewalk connection as needed for construction activities
D. Prepare storm sewer utility plan.
E. Prepare final grading plan and spot elevations for the parking lot improvements.
F. Prepare opinion of probable construction costs for proposed improvements.
G. Prepare technical specifications for the proposed improvements.

- H. Submit plans to the City for their review and comment. Revise plans based on City comments.
- I. Provide electronic files of final plans and specifications to the Client for their use in printing and bid documents.
- J. Attend three (3) meetings with the Client.

FEES FOR SERVICES.....HOURLY, NOT TO EXCEED \$15,500

III. BIDDING ASSISTANCE

- A. Preparation of the project manual, including bid form, form of contract, instruction to bidders and general conditions.
- B. Distribution of construction documents electronically to potential bidders.
- C. Address bidder questions. Preparation of addenda, if required.
- D. Attend bid opening to assist the Client in receiving bids. Prepare a bid tabulation and recommendation.

FEES FOR SERVICES.....HOURLY, NOT TO EXCEED \$2,000

IV. CONSTRUCTION ADMINISTRATION

- A. Attend a pre-construction meeting to review sequence of work, schedule and general construction information.
- B. Review shop drawings.
- C. Attend construction meeting with the Contractor and Client. Four (4) construction meetings are included. Construction site visits will be conducted on a periodic basis as required by construction activities. These visits will coincide with demolition, subgrade preparation, storm sewer installation, and pavement installation. Three (3) site visits are included.
- D. Review pay applications and address requests for additional information.
- E. Conduct a final review of the project, prepare a final list of construction items and provide a recommendation at the completion of work.

FEES FOR SERVICES.....HOURLY, NOT TO EXCEED \$4,500

V. FEE SUMMARY

I.	Survey Services.....	\$3,000
II.	Construction Documents.....	\$15,500
III.	Bidding Assistance.....	\$2,000
IV.	Construction Administration Services	<u>\$4,500</u>
TOTAL HOURLY, NOT TO EXCEED FEE		\$25,000

VI. ADDITIONAL SERVICES

The following items shall be considered additional services as may be requested by the Client. Additional services may be performed on an hourly basis or should a specific scope of services be defined, a quotation for services may be performed.

1. Submittal fees to all regulatory agencies.
2. Soil borings, field testing and geotechnical report.
3. Easement and/or legal documents other than described herein.
4. Client requested major revisions.
5. Color presentation drawings.
6. Public improvement documents, plan and profile drawings.
7. Electrical design and plans for site lighting.
8. Structural design and plans for retaining walls and footings.
9. Full time site observation.
10. Subsurface utility investigation.
11. Construction staking.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

1. Professional shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit B prior to commencing work and at the end of the project if the term of work is longer than 60 days. Providers presenting annual certificate shall present a Certificate at the end of each project with the final billing. Each Certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent. Each certificate shall include a statement under Description of Operations as to why issued. Eg: Project # _____ or Lease of premises at _____ or construction of _____.
2. All policies of insurance required hereunder shall be with a carrier authorized to do business in Iowa and all carriers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each Certificate shall be furnished to the contracting department of the City of Ankeny.
4. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Ankeny. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
5. Subcontractors and sub subcontractor performing work or service shall provide a Certificate of Insurance in accord with Exhibit B.
6. All required endorsements to various policies shall be attached to Certificate of Insurance.
7. Whenever a specific ISO form is listed, an equivalent form may be substituted subject to the provider identifying and listing in writing all deviations and exclusions that differ from the ISO form.
8. Provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit B.
9. Whenever an ISO form is referenced the current edition of the form must be used.
10. By requiring such insurance, the City of Ankeny shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor its agents, representatives, employees or sub-consultants under this Contract. The insurance requirements herein for this Contract in no way limit the indemnity covenants contained in the Contract.
11. The City of Ankeny in no way warrants that the limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees, or subcontractors. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$ 2,000,000
Products-Completed Operations Aggregate Limit	\$ 2,000,000
Personal and Advertising Injury Limit	\$ 1,000,000
Each Occurrence	\$ 1,000,000
Fire Damage Limit (any one occurrence)	\$ 50,000
Medical Payments	\$ 5,000

- a) Coverage shall be written on an occurrence, not claims made, form. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 0002, shall be clearly identified.
- b) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit" or CG 25 03 "Designated Construction Project (s) General Aggregate Limit" as appropriate.
- c) Include endorsement indicating that coverage is primary and non-contributory.
- d) Include endorsement to preserve Governmental Immunity. (Sample attached).
- e) Include an endorsement that deletes any fellow employee exclusion.
- f) Include additional insured endorsement for:
The City of Ankeny, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2026.

B) AUTOMOBILE LIABILITY \$ 1,000,000 (Combined Single Limit)

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85 as amended.

Coverage A	Statutory – State of Iowa
Coverage B	Employers Liability

Each Accident	\$500,000
Each Employee-Disease	\$500,000
Policy Limit-Disease	\$500,000

Policy shall include an endorsement providing a waiver of subrogation to the City of Ankeny. Coverage B limits shall be greater if required by Umbrella Carrier.

D) UMBRELLA LIABILITY \$ 2,000,000

Umbrella liability coverage must be at least following form with the underlying policies included herein.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

E) PROFESSIONAL LIABILITY

\$ 2,000,000

- The Contractor shall maintain Errors and Omissions Liability covering negligent acts, errors and/or omissions, including design errors of the Contractor for damage sustained by reason of or in the course of operations under this Contract. ~~The policy/coverages shall be amended to include the following:~~

~~Amendment of any Contractual Liability Exclusion to state: "This exclusion does not apply to any liability of others which you assume under a written contract provided such liability is caused by your negligent acts."~~

- In the event that any professional liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of three (3) years beginning at the time work under this Contract is completed.
- Policy shall contain a waiver of subrogation against the City of Ankeny.

F) CONTRACTOR'S ENVIRONMENTAL LIABILITY

\$ 2,000,000

- Applicable if Professional Services performed includes Environmental activities included but not limited to: use or application of hazardous materials, environmental testing, monitoring, assessment or cleanup, transportation of hazardous materials, pesticide spraying and certain recycling and waste reduction activities.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.
4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.
5. No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under this policy.



Professional | Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist, Historian, Project Manager, Planner, Archaeologist, Right-of-Way Agent, Graphic Designer

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Principal II	\$285.00/hour
Principal I	\$265.00/hour
Senior	\$236.00/hour
VIII	\$216.00/hour
VII	\$204.00/hour
VI	\$195.00/hour
V	\$182.00/hour
IV	\$167.00/hour
III	\$155.00/hour
II	\$140.00/hour
I	\$126.00/hour

Technical | CAD, Survey, Construction Observation

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Lead	\$164.00/hour
Senior	\$158.00/hour
VIII	\$146.00/hour
VII	\$136.00/hour
VI	\$122.00/hour
V	\$110.00/hour
IV	\$10.00/hour
III	\$89.00/hour
II	\$82.00/hour
I	\$72.00/hour

Administrative

BILLING CLASSIFICATION/LEVEL	BILLING RATE
II	\$84.00/hour
I	\$69.00/hour

Reimbursables

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Mileage	<i>Current IRS Standard Rate</i>
Outside Services	<i>As Invoiced</i>



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the County NW 72nd Place Westbound Right Turn Lane Project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required

EXECUTIVE SUMMARY

The County NW 72nd Place Westbound Right Turn Lane project is included in the City of Ankeny's Capital Improvements Program. The project includes the construction of a westbound right turn lane at the intersection of County NW 2nd Street and County NW 72nd Place in the City of Ankeny.

County NW 72nd Place is a joint jurisdictional (border) street between Polk County and the City of Ankeny. The City of Ankeny completed planning, design, administration, engineering, and inspection of the westbound right turn lane in 2025. The City of Ankeny submitted a cost sharing proposal to Polk County which was approved by the Polk County Board of Supervisors on January 2, 2026. It is recommended that the City Council approve this agreement so that the project can be closed out following its completion in 2025.

Polk County's cost share for the project's construction is \$58,793.75. The actual construction cost for the project was \$109,088.26.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the City Council take the following action:

1. Consider motion to adopt Resolution to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the County NW 72nd Place Westbound Right Turn Lane Project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's Capital Improvements Program with construction scheduled for 2025. The City of Ankeny completed planning, design, administration, engineering, and inspection of the westbound right turn lane without reimbursement by Polk County. Polk County's cost share for the project's construction is \$58,793.75. The actual construction cost for the project was \$109,088.26.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Cooperative Service Agreement
3. Location Map

RESOLUTION 2026-XX

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR COOPERATIVE PUBLIC SERVICE BETWEEN POLK COUNTY, IOWA AND THE CITY OF ANKENY, IOWA FOR THE SHARING OF PROJECT COSTS FOR THE COUNTY NW 72ND PLACE WESTBOUND RIGHT TURN LANE PROJECT

WHEREAS, the City of Ankeny deems it to be in the best interest of the residents of the City to enter into an agreement for Cooperative Public Service with Polk County, Iowa, for the purpose of sharing project costs related to the County NW 72nd Place Westbound Right Turn Lane Project; and

WHEREAS, the County NW 72nd Place Westbound Right Turn Lane project is included in the City of Ankeny's Capital Improvements Program with construction scheduled for 2025, and this project is located on a joint jurisdictional (border) street of Ankeny, such that the cost for the westbound right turn lane will require cost sharing between Polk County and the City of Ankeny; and

WHEREAS, the County NW 72nd Place Westbound Right Turn Lane Project was designed and constructed by the City of Ankeny during 2025.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and they are hereby authorized and empowered to execute the said agreement with Polk County for Cooperative Public Service.

DATED at the City of Ankeny, Iowa, this 20th day of January, 2026.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

RESOLUTION

Moved by Altringer, Seconded by Holm that the following Resolution be adopted:

WHEREAS, Polk County, Iowa as a public agency, may enter into an agreement with a public or private agency to cooperate in the provision of services to the public and to cooperate in other ways to their mutual advantage; and

WHEREAS, a portion NW 72nd Place is joint jurisdictional roadway between Polk County and the City of Ankeny and is in need of widening. Ankeny developed a Cooperative Service Agreement for the NW 72nd Place Westbound Right Turn Lane Project which details the funding and project development responsibilities of each party.

NOW, THEREFORE BE IT RESOLVED Polk County, Iowa approves the terms of the attached Cooperative Public Service Agreement with the City of Ankeny and authorizes the Chair of the Polk County Board of Supervisors to execute the agreement on behalf of Polk County, Iowa; and

BE IT FURTHER RESOLVED that the Public Works Department return a copy of the signed agreement to the City of Ankeny and administer the agreement on behalf of Polk County.

Approved this 2nd day of January, 2026.

POLK COUNTY, IOWA;



Chair

Polk County Board of Supervisors

RECOMMENDED FOR APPROVAL:



Bret VandeLune, Director
Polk County Public Works Department
2025-3483

APPROVED AS TO FORM:

Kimberly Graham

ROLL CALL
FOR ALLOWANCE

Mark Holm	☒ Yea	☐ Nay
Tom Hockensmith	☒ Yea	☐ Nay
Angela Connolly	☒ Yea	☐ Nay
Jill Altringer	☒ Yea	☐ Nay
Matt McCoy	☒ Yea	☐ Nay

JAN 02 2026

ALLOWED BY VOTE
OF BOARD

Yea 5 Nay 0

Above tabulation made by EB

CHAIRPERSON

#14

Polk County Attorney

By:

A handwritten signature in black ink, appearing to read "K. Clark". The signature is written in a cursive, flowing style with a large initial "K" and a long, sweeping underline.

Kate Clark, Assistant County Attorney

FISCAL NOTE: Funding split Ankeny (\$70,793.75) and Polk County (\$58,793.75).

POLK COUNTY BOARD OF SUPERVISORS
Tuesday Agenda Memorandum

Agenda Date: 1/2/2026

Item Name: Resolution approving a Cooperative Public Service Agreement with the City of Ankeny for NW 72nd Place Project.

Contact Individual:
Aaron Putnam, COUNTY ENGINEER

Previous Action taken by the Board: None.

Background: A portion of NW 72nd Place is joint jurisdictional roadway between Polk County and the City of Ankeny and is in need of widening. Ankeny developed a Cooperative Service Agreement for the NW 72nd Place Westbound Right Turn Lane Project which details the funding and project development responsibilities of each party.

Action Impact: Allows the project to proceed.

Fiscal Note:

Fiscal Year	New Budget Item? (Y/N)	# of new Position(s) Required	Anticipated Expense	Anticipated Revenue	Budget Amendment Required? (Y/N)	Expense Account Code	Revenue Account Code
25/26							
26/27	Y	NA	\$58,793.75		Y	200267130.73400	
27/28							

Additional Fiscal Note Information (optional):

**AGREEMENT FOR COOPERATIVE PUBLIC SERVICE
BETWEEN
CITY OF ANKENY, IOWA
AND
POLK COUNTY, IOWA**

THIS AGREEMENT is entered into by and between the City of Ankeny, Iowa, a municipal corporation within the County of Polk, State of Iowa, hereinafter referred to as the "City", and Polk County, Iowa, a governmental subdivision of the State of Iowa, hereinafter referred to as the "County" for the NW 72nd Place Westbound Right Turn Lane Project, hereinafter referred to as "Project".

1. This Agreement shall consist of nine (9) pages including Attachments A, B, C, D, and E which shall be considered a part of this Agreement.
2. This Agreement shall become effective upon its execution by the parties, and shall remain in effect until the duties of the parties are completed to the satisfaction of all parties.
3. The purpose of the Agreement is listed in Attachment A.
4. The duties of the City are listed in Attachment B.
5. The duties of the County are listed in Attachment C.
6. Attachment D is the estimated cost of the project.
7. Attachment E is the map of the project location.
8. The City shall be the lead agency for carrying out the terms of this agreement.
9. The City's Public Works Department shall administer the performance of this Agreement for the City.
10. Any party may terminate this Agreement by sending written notice of termination, specifying the reasons for termination, at least sixty (60) days prior to the effective date of termination. Notice shall be sent to the governing body of the other parties at their principal place of doing business by registered mail. The termination of this Agreement shall not relieve any party to the Agreement of any obligations or liability arising during the terms of the Agreement.
11. In the event of a breach by any entity of the Agreement, that breach shall not be considered to affect any remaining terms of conditions of the Agreement. If any

terms or conditions of this Agreement are held to be invalid or illegal, those remaining terms or conditions shall not be construed to be affected.

12. This is the entire Agreement between all parties and it may be amended only upon the agreement of all parties and only in writing.
13. The parties shall approve the Agreement by resolution or motion of their respective Council or Board, which shall authorize the execution of the Agreement.

EXECUTION OF AGREEMENT

IN WITNESS THEREOF, the City has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original, on the _____ day of _____ 20____

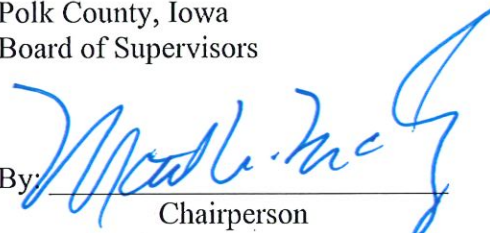
City of Ankeny, Iowa

By: _____
Bobbi B. Bentz, Mayor

EXECUTION OF AGREEMENT

IN WITNESS THEREOF, the County has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original, on the 2nd day of January 20 26

Polk County, Iowa
Board of Supervisors

By: 

Chairperson

ATTACHMENT A

The purpose of this Agreement is to establish the terms and conditions between the City and the County for the proposed Project.

The Project includes the construction of a westbound right-turn lane at the intersection of NW State Street / Iowa 415 / County NW 2nd Street and County NW 72nd Place partially in the City of Ankeny.

County NW 72nd Place east of its intersection with NW State Street / Iowa 415 / County NW 2nd Street includes approximately 110 feet of Polk County jurisdictional roadway.

The County 72nd Place right-turn lane will be constructed as 12' wide, 12" thick Portland Cement Concrete (PCC) with a 3' wide, 6" thick, granular shoulder.

ATTACHMENT B

Duties of the City

The City, through their Public Works Department, shall provide all planning, design, administration, engineering and inspection for the Project with an estimated value of \$12,000.00 and without reimbursement from the County.

The labor, equipment, materials, and associated work required to construct the Project shall be completed by a third-party Contractor under contract with the City.

The City shall inform the County of the bid tabulations prior to entering into a contract with a successful bidder.

Upon completion of the Project, the City shall prepare and forward a billing to the County for their share of the Project cost as defined in Attachment C. Final billing shall be based on actual quantities used at the contract unit prices.

ATTACHMENT C

Duties of the County

The County shall be responsible for a portion of the Project's construction costs. The costs noted in Attachment D are based on the final design's Opinion of Probable Construction Costs. The County's actual reimbursement to the City shall be based on actual quantities used at the contract unit prices for the cost of the labor, equipment, materials and PCC and granular work in the County's jurisdiction.

The County shall promptly, upon receipt of the billing from the City, make payment directly to the City for their share of the costs as defined above. Work is expected to be completed in 2026. Payment will be due upon completion of the work and receipt of the billing, but not before October 1, 2026.

ATTACHMENT D

Cost Estimate

Summary of Estimated Costs for Project

Estimated Engineering Cost for Project = \$12,000

City Estimated Engineering Cost for Project = 100% X \$12,000 = \$12,000

Estimated Construction Cost for Project = \$117,587.50

City Estimated Construction Cost for Project = 50.0% x \$117,587.50 = \$58,793.75

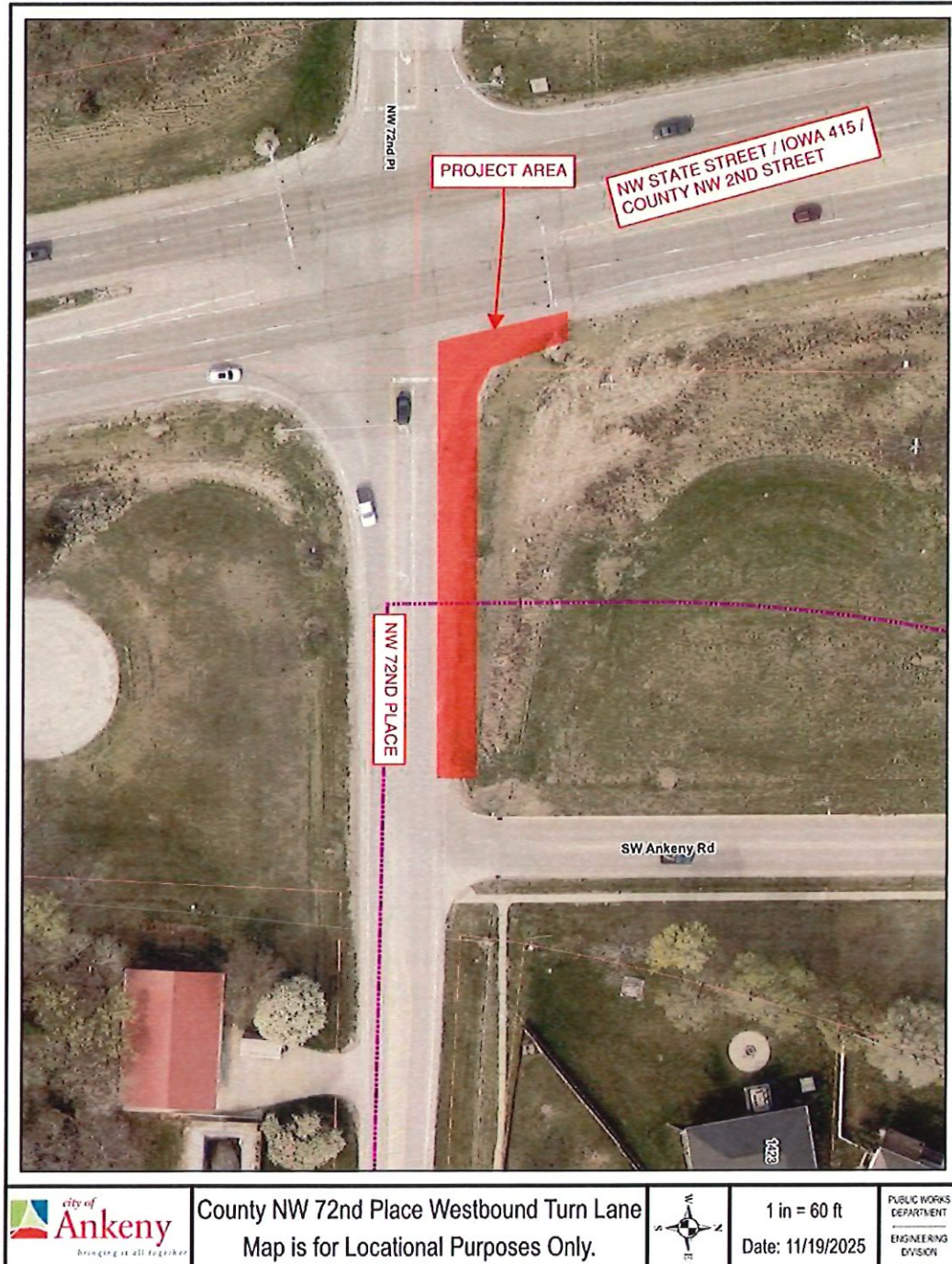
County Estimated Construction Cost for Project = 50.0% x \$117,587.50 = \$58,793.75

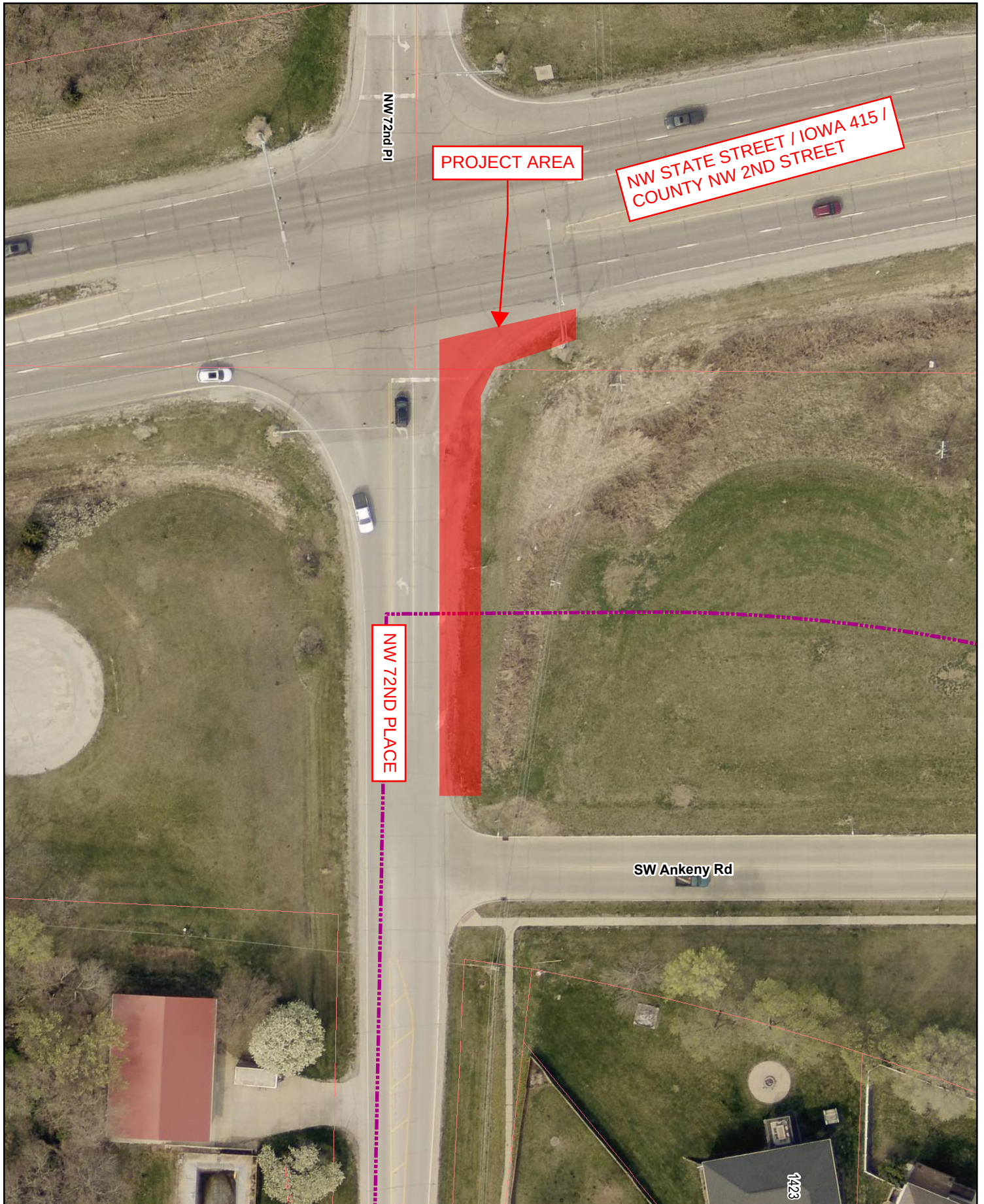
Total City Estimated Cost for Project = \$12,000 + \$58,793.75 = \$70,793.75

Total County Estimated Cost for Project = \$58,793.75

Attachment E

Project Location Map







ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 NW 17th Street Storm Sewer & Pavement Improvements project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 2/10/26 @ 10:30 A.M. / date of hrg: 2/16/26 @ 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 NW 17th Street Storm Sewer & Pavement Improvements 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 NW 17th Street Storm Sewer & Pavement Improvements project includes reconstructing street pavement and storm sewer structures along NW 17th Street/NW Linden Street, NW Applewood Street, and NW Beechwood Street.

The construction improvements include approximately 3,300 SY of 7" thick PCC Class C-SUD street pavement, 380 LF of storm sewer, 1,700 LF of subdrain, Class 10 excavation, subgrade preparation, modified subbase, driveways, sidewalks, 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 April 6, 2026, and no later than May 18, 2026. The Contractor shall substantially complete the overall project within ninety (90) working days. The Contractor shall fully complete the overall project within ten (10) working days. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: January 20, 2026
2. Post Notice to Bidders and Notice of Public Hearing: January 22, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: January 30, 2026
4. Bid Opening (10:30 A.M., Public Services Building): February 10, 2026
5. Public Hearing and Contract Award: February 16, 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 February 10, 2026, and setting the public hearing date as February 16, 2026, for the NW 17th Street Storm Sewer & Pavement Improvements project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on January 22, 2026, and to be published in the Des Moines Register on January 30, 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 for adjacent property owners and residents was held on January 6, 2026. 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. NW 17th Street Storm Sewer & Pavement Improvements - Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the NW 17th Street Storm Sewer & Pavement Improvements; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, 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 NW 17th Street Storm Sewer & Pavement Improvements, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The NW 17th Street Storm Sewer & Pavement Improvements project includes reconstructing street pavement and storm sewer structures along NW 17th Street/NW Linden Street, NW Applewood Street, and NW Beechwood Street.

The construction improvements include approximately 3,300 SY of 7" thick PCC Class C-SUD street pavement, 380 LF of storm sewer, 1,700 LF of subdrain, Class 10 excavation, subgrade preparation, modified subbase, driveways, sidewalks, 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 February 10, 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 16, 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 16, 2026.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk

**NOTICE TO BIDDERS AND
NOTICE OF PUBLIC HEARING**

NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS
CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract) and estimated cost for the **NW 17th Street Storm Sewer & Pavement Improvements** project at its meeting at **5:30 P.M. on the 16th 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 City of Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **10th day of February, 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 10th day of February, 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 16th 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 April 6, 2026, and no later than May 18, 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

NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS

The NW 17th Street Storm Sewer & Pavement Improvements project includes reconstructing street pavement and storm sewer structures along NW 17th Street/NW Linden Street, NW Applewood Street, and NW Beechwood Street.

The construction improvements include approximately 3,300 SY of 7" thick PCC Class C-SUD street pavement, 380 LF of storm sewer, 1,700 LF of subdrain, Class 10 excavation, subgrade preparation, modified subbase, driveways, sidewalks, 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**. **Stages 1 and 2 of the project shall be substantially completed within eighty (80) working days, and Stage 3 shall be substantially completed within ten (10) working days.** Stage 3 construction may take place concurrently with Stage 2 construction if prior approval is obtained from the Engineer. Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction 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 **20th 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 **22nd day of January, 2026.**

Published in the Des Moines Register the **30th day of January, 2026.**



Location Map
Map is for Locational Purposes Only.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 Pavement Preservation Program - Crack and Joint Filling project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 02/10/26 @ 10:30 A.M. / date of public hearing: 2/16/26 @ 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 Pavement Preservation Program - Crack and Joint Filling 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 Pavement Preservation Program – Crack and Joint Filling project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations:

- Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.

The construction improvements include the cleaning and filling of approximately 154,500 LF of longitudinal joints, 102,000 LF of transverse joints, and 9,000 LF of miscellaneous cracks. Other associated improvements include 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 May 26, 2026. The contractor will have until October 31, 2026 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 20, 2026
2. Post Notice to Bidders and Notice of Public Hearing: January 22, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: January 30, 2026
4. Bid Opening (10:30 A.M., Public Services Building): February 10, 2026
5. Public Hearing and Contract Award: February 16, 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 February 10, 2026 and setting the public hearing date as February 16, 2026 for the 2026 PCC Pavement Preservation Program - Crack and Joint Filling 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 22, 2026 and to be published in the Des Moines Register on January 30, 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

Door tags are placed on residents' door two days prior to construction commencing, explaining the crack and joint sawing and filling process. This project does not impact residents' access to their properties.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. 2026 PCC Pave Pres Program - Crack and Joint Filling - Notice

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2026 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING, 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 PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING, 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 Pavement Preservation Program - Crack and Joint Filling; 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 Pavement Preservation Program - Crack and Joint Filling, 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 Pavement Preservation Program – Crack and Joint Filling project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations:

- Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.

The construction improvements include the cleaning and filling of approximately 154,500 LF of longitudinal joints, 102,000 LF of transverse joints, and 9,000 LF of miscellaneous cracks. Other associated improvements include 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 February 10, 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 16, 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 16, 2026.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk

NOTICE TO BIDDERS AND
NOTICE OF PUBLIC HEARING

2026 PCC PAVEMENT PRESERVATION PROGRAM – CRACK AND JOINT FILLING
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 Pavement Preservation Program – Crack and Joint Filling** project at its meeting at **5:30 P.M. on the 16th 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 **10th day of February, 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 10th day of February, 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 16th 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 May 26, 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 PAVEMENT PRESERVATION PROGRAM – CRACK AND JOINT FILLING

The 2026 PCC Pavement Preservation Program – Crack and Joint Filling project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations:

- **Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.**

The construction improvements include the cleaning and filling of approximately 154,500 LF of longitudinal joints, 102,000 LF of transverse joints, and 9,000 LF of miscellaneous cracks. Other associated improvements include 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 **two (2)** 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 perform the work only when the ambient air and pavement surface temperatures are above 40° Fahrenheit and below 85° Fahrenheit, unless otherwise approved by the Engineer.

The Contractor shall fully complete the overall project **no later than October 31, 2026**. Full completion for the overall project shall be defined as all work including punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

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 **20th 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 **22nd day of January, 2026**.

Published in the Des Moines Register the **30th day of January, 2026**.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** ratifying, confirming and approving cancellation of receipt of bids and the public hearing for the Deer Creek Sanitary Trunk Sewer Extension Phase 1.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

This resolution is to ratify, confirm, and approve the cancellation of receipts of bids and the public hearing for the Deer Creek Trunk Sewer Extension - Phase 1 project. The consulting engineer has been working with the property owner to obtain the necessary permanent sanitary sewer easement and temporary construction easement to accommodate the construction of this project. Since the easements have not been obtained at this point, we have not advertised this project nor have we issued the construction plans to contractors or plan rooms for distribution. Once the necessary easements have been obtained, this project will restart the process of initiating proceedings and placing it out for bids.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the resolution to ratify, confirm, and approve the cancellation of the receipt of bids and the public hearing for the Deer Creek Trunk Sewer Extension - Phase 1 project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On January 5, 2026 Council adopted a resolution ordering construction of the Deer Creek Trunk Sewer Extension - Phase 1.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION RATIFYING, CONFIRMING AND APPROVING CANCELLATION OF RECEIPT OF BIDS AND THE PUBLIC HEARING FOR THE DEER CREEK SANITARY TRUNK SEWER EXTENSION PHASE 1," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION RATIFYING, CONFIRMING AND APPROVING
CANCELLATION OF RECEIPT OF BIDS AND THE PUBLIC
HEARING FOR THE DEER CREEK SANITARY TRUNK
SEWER EXTENSION PHASE 1

WHEREAS, on January 5, 2026, the Council adopted a Resolution ordering construction of the Deer Creek Sanitary Trunk Sewer Extension Phase 1; and

WHEREAS, pursuant to said Resolution, the Council set January 27, 2026 as the date for receiving and opening bids with the results of the bids to be considered by the Council at the February 2, 2026 meeting;

WHEREAS, pursuant to said Resolution, the Council set February 2, 2026 as the date for a public hearing on the plans, specifications, form of contract and estimate of cost for the project.

WHEREAS, due to unforeseen circumstances that may impact the timing of the project, it was determined to be in the best interest of the City that the receipt and opening of bids and the public hearing be cancelled.

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

That the actions of the Project Engineer in cancelling the receipt and opening of bids on January 27, 2026 is hereby ratified, confirmed and approved.

That the actions of the City Clerk in cancelling the public hearing scheduled for February 2, 2026 is ratified, confirmed and approved.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 a license agreement between MidAmerican Energy Company and the City of Ankeny to install and operate cameras on MidAmerican utility poles.

ORIGINATING DEPARTMENT

Police

COUNCIL GOAL

Deliver Exceptional Service

ACTION REQUESTED

Motion

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

MidAmerican Energy Company is granting the City of Ankeny a license to install and operate City-owned cameras on MidAmerican-owned utility poles. Under the agreement, all installation, maintenance, inspection, and removal of the cameras must be performed exclusively by MidAmerican or its authorized contractors and in full compliance with state and federal safety codes and regulations. The City will reimburse MidAmerican for all related work on a time-and-materials basis and is responsible for providing any necessary on-site security during these activities at its own expense.

CITY MANAGER/STAFF RECOMMENDATIONS:

Staff recommend approval of a license agreement between MidAmerican Energy Company and the City of Ankeny to install and operate cameras on MidAmerican utility poles.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Currently, the cost is \$150 for installation and \$150 for removal per camera, billed together to recover equipment deployment and labor costs.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. MEC-Ankeny Police Department Camera Contract

LICENSE TO INSTALL AND OPERATE CAMERAS ON MIDAMERICAN UTILITY POLES

MidAmerican Energy Company ("MidAmerican") grants the City of _Ankeny_ ("Licensee") a license to place and operate cameras on its utility poles. All such cameras are subject to the following terms and conditions:

1. The utility poles included in this License are those utility poles that are owned by MidAmerican and are located in the State of Iowa.
2. Licensee cameras and any associated equipment or appurtenances shall be installed, maintained, and removed only by MidAmerican or its authorized contractor in accordance with the requirements and specifications of the presently adopted Iowa Electrical Safety Code, National Electrical Safety Code (NESC), the Occupational Safety and Health Act (OSHA) and all Distribution Standards and Conditions, MidAmerican's own internal electrical standards, policies and manuals, and any applicable Orders of the Iowa Utilities Commission. MidAmerican or its authorized contractor shall be **solely responsible for connecting/disconnecting the cameras to a power source**.
3. The cost of work performed by MidAmerican to install, maintain, or remove Licensee's cameras and any associated equipment or appurtenances, or to inspect the utility poles and related facilities associated with the Licensee's cameras and any associated equipment or appurtenances, shall be reimbursed by the Licensee on a time- and-material basis. Upon MidAmerican's request, Licensee shall provide appropriate security for the safety of MidAmerican or its authorized contractors during any installation, maintenance or removal of Licensee's cameras. This security shall be provided at Licensee's cost.
4. Licensee shall contact MidAmerican at poleattachments@midamerican.com to coordinate camera installation, removal, and billing/payment of the costs identified in paragraph 3, above.
5. Licensee's right to use MidAmerican's utility poles under this License is subordinate to: a) MidAmerican's right to use its poles for any purpose at any time, including but not limited to electrical service, b) all rights that a cable television system or provider of telecommunications service may currently have, or may obtain in future, under a pole attachment contract with MidAmerican, and c) all federal and state statutes, laws, rules and regulations applicable to pole attachments, including but not limited to 47 U.S.C. §224(f) and the FCC regulations relating to pole attachments at 47 CFR §1.1401, et., seq.
6. If MidAmerican, in its sole discretion, determines any camera or associated equipment or apertures affixed thereto poses any threat to the safety of utility workers or the public, interferes with the performance of MidAmerican's service obligations, poses any threat to the integrity of MidAmerican's poles, facilities, or electric system reliability, or creates any conflict of any kind with any cable television system or provider of telecommunication services authorized to attach under 47 U.S.C. §224(f) or 47 C.F.R. §1.1401, et. seq., MidAmerican may remove such camera and any associated equipment or appurtenances, without prior notice to Licensee and at Licensee's sole risk and expense.

7. Licensee acknowledges and agrees that, notwithstanding anything to the contrary in this License, Licensee's cameras, associated equipment or appurtenances may be removed by MidAmerican at any time, for any reason, with or without cause.
8. Licensee shall defend, indemnify and hold harmless MidAmerican, its parent, subsidiary and affiliated companies and its agents, officers and employees (the "MidAmerican Indemnified Parties") from all claims, losses or liabilities, including those involving personal injury, bodily injury, death, property damage, or violation of any state or federal constitutional provision, statute, rule or regulation, of any nature to any person or entity, arising from or caused by: a) any malfunction or defect of Licensee's camera, or b) the obtaining of images or information by Licensee's camera or Licensee's use of any images or information obtained by the camera.

The claims, losses or liabilities identified in paragraph 8 above shall constitute the "Covered Claims." If a Covered Claim is instituted by any person or entity against the MidAmerican Indemnified Parties, Licensee will assume the defense of that claim, legal action, or suit, upon being notified to do so by MidAmerican and will pay any judgment or settlement rendered in such action or suit. It is understood and agreed by Licensee that if the MidAmerican Indemnified Parties are named a defendant in any such claim, legal action or suit and Licensee fails or neglects to assume the defense thereof after having been notified to do so, MidAmerican may compromise and settle or defend the claim, legal action or suit and Licensee is bound to reimburse MidAmerican for the amount expended by MidAmerican in paying any judgment or settlement, together with all reasonable attorney's fees and court costs, incurred by MidAmerican by reason of its defense or settlement of such legal action or suit. Any judgment or amount expended by MidAmerican in compromising or settling such legal action or suit shall be conclusive as determining the amount for which Licensee is liable to reimburse MidAmerican.

9. In addition to the foregoing:
 - a) Any MidAmerican property damaged by a malfunction or defect of Licensee's cameras or any associated equipment or appurtenances shall be repaired or replaced at Licensee's expense in a condition equal to that existing immediately prior to the damage and to MidAmerican's satisfaction. The terms of this paragraph 9(a) shall not in any way limit Licensee's obligations under section 8. They are applicable to Licensee in addition to the terms set forth in section 8, and not in lieu thereof.
 - b) Any pole attachments or other property belonging to cable television systems or providers of telecommunications services damaged by a malfunction or defect of Licensee's cameras or associated equipment or appurtenances shall be repaired or replaced at Licensee's expense in a condition equal to that existing immediately prior to the damage. The terms of this paragraph 9(b) shall not in any way limit Licensee's obligations under section 8. They are applicable to Licensee in addition to the terms set forth in section 8, and not in lieu thereof.
 - c) Licensee releases and holds harmless the MidAmerican Indemnified Parties from any liability for damage or loss to Licensee's cameras, associated equipment or appurtenances, or for any interruption, discontinuance, or interference with Licensee's cameras, associated equipment or appurtenances caused by or resulting from such damage or loss, which may be caused, or which may be claimed to have been caused, by any action of MidAmerican undertaken in

furtherance of the purposes of this License, except that Licensee's obligations under this paragraph 9(c) shall not extend to losses or liability caused by the negligence or willful misconduct of MidAmerican, its agents, representatives, or employees.

10. MidAmerican must emphasize the presence of its electric wires and Facilities and the potentially dangerous nature of electricity. Licensee shall immediately notify MidAmerican at poleattachments@midamerican.com about any hazardous or unsafe conditions involving Licensee's cameras so that appropriate measures may be taken to avoid a potentially hazardous situation.
11. Licensee acknowledges that MIDAMERICAN MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, AS TO THE FITNESS, DESIGN, OR CONDITION OF THE FACILITIES OR THEIR FITNESS FOR ANY PARTICULAR PURPOSE. MIDAMERICAN HAS AGREED TO ALLOW LICENSEE TO USE, AND LICENSEE UNDERSTANDS THAT THE FACILITIES ARE PROVIDED, AS IS, WITH ALL FAULTS.
12. In the event of any matter or dispute arising out of or related to this License, it is agreed between the parties that the law of the State of Iowa (including statute of limitations provisions) will be given the interpretation, validity, and effect of this License without regard to the place of execution or place of performance thereof, or any conflicts of law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LICENSE. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
13. The License shall become effective on the date of its execution and shall continue until terminated by either MidAmerican or Licensee giving the other party thirty (30) days written notice of termination, or immediately without notice if Licensee fails to comply with any provisions of this License. This License can also be terminated immediately upon written notice by MidAmerican to Licensee that the actions of the Licensee or any of the cameras or any associated equipment or appurtenances conflict with any applicable federal, state, or local laws, ordinances, rules, or regulations applicable to pole attachments of cable television systems or providers of telecommunications services, including, but not limited to, 47 U.S.C. §224 and the FCC pole attachment regulations located at 47 C.F.R. §1.1401, et. seq. This License can also be terminated immediately upon written notice by MidAmerican to Licensee that the actions of the Licensee or any of the Attachments of the Licensee conflict with any terms or provisions of a pole attachment agreement in effect between MidAmerican and any cable television system or provider of telecommunications service.
14. MidAmerican may assign its interests in this License to a successor corporation. The obligations of paragraphs 8 and 9 shall survive termination of this License.

15. Acceptance of the terms and conditions stated herein is indicated by the authorized person dating and signing in the space provided below. The person(s) executing this License warrant and represent that they have authority to sign as, or on behalf of, the party for whom they are signing. This License shall be effective as of the date of the last signature, below.

MidAmerican Energy Company

By William Albertsen

Printed William Albertsen

Title Program Manager Joint Facilities Management

Date 1/12/26

City of Ankeny Police Department

By _____

Printed _____

Title _____

Representing _____

Date _____



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 certification to the Treasurer of State of Iowa the population of the DLE Four Way, LC annexed territory as determined by the last certified federal census of said territory.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The voluntary urbanized annexation of DLE Four Way, LC was filed with the Secretary of State and the Polk County Recorder on December 22, 2025. The Polk County Recorder completed the recording on January 8, 2026. In any case where a city has annexed territory since the last available federal census or special federal census, the Mayor and Council shall certify to the Treasurer of State the population of such annexed territory as determined by the last certified federal census of said territory.

Population was verified with Polk County Maps and a data.census.gov search with 2020 DEC Redistricting Data

Census Tract 101.01: (population – households)

- Block 2099: 9 people, 1 household
- Block 2100: 7 people, 3 households
- Block 2105: 0 people, 0 households
- Block 3075: 0 people, 0 households
- Block 3076: 2 people, 2 households
- Block 3077: 0 people, 0 households
- Block 3078: 0 people, 0 households

The total population for the 6 households is 18 people.

CITY MANAGER/STAFF RECOMMENDATIONS:

Staff recommends approval of certified population to the Treasurer of State.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

August 4, 2025: Public hearing 2025-59 was held.

August 4, 2025: DLE Four Way, LC annexation was approved by resolution 2025-320.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

July 11, 2025: The City of Ankeny published Notice of the Public Hearing.

August 4, 2025: Public hearing 2025-59 was held.

ACTION REQUESTED

ATTACHMENTS

1. RES 2025-320 DLE Four Way LC Anexation
2. DLE Four Way Annexation Map
3. Letter to State Treasurer - Population Certification

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive Ankeny, IA 50023

Phone: 515-963-3544

RESOLUTION 2025-320

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

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

LEGAL DESCRIPTION:

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

AND

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

AND

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

AND

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

AND

THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER. (Owner(s): UPPER MIDWEST PROPERTIES LLC)

AND

THE S1/2 OF THE NE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 31, SAID POINT BEING 366 FEET NORTH OF THE E ¼ CORNER OF SAID SECTION 31; THENCE N 0°00' ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' W 282 FEET; THENCE S 0°00' W 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS. (Owner(s): PUTCO INC)

AND

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

LAYMAN'S DESCRIPTION:

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

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

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

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

LEGAL DESCRIPTION:

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

AND

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

AND

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

AND

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

AND

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

AND

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

LAYMAN'S DESCRIPTION:

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

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

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

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

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

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

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

Signed by:

Bobbi B. Bentz

D4FA23105D40400...

Bobbi B. Bentz, Mayor

ATTEST:

DocuSigned by:

Michelle Yuska

7E497FC63C464A0...

Michelle Yuska, City Clerk

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

OWNER / REQUESTED BY

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

NOTES

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

AREA

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

PROPERTY OWNERS

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

EXHIBIT 'A'
LEGAL DESCRIPTION

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

AND

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

AND

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

AND

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

WARRANTY DEED BOOK 14214 PAGE 578 (UPPER MIDWEST PROPERTIES LLC)
THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER

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

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

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

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

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

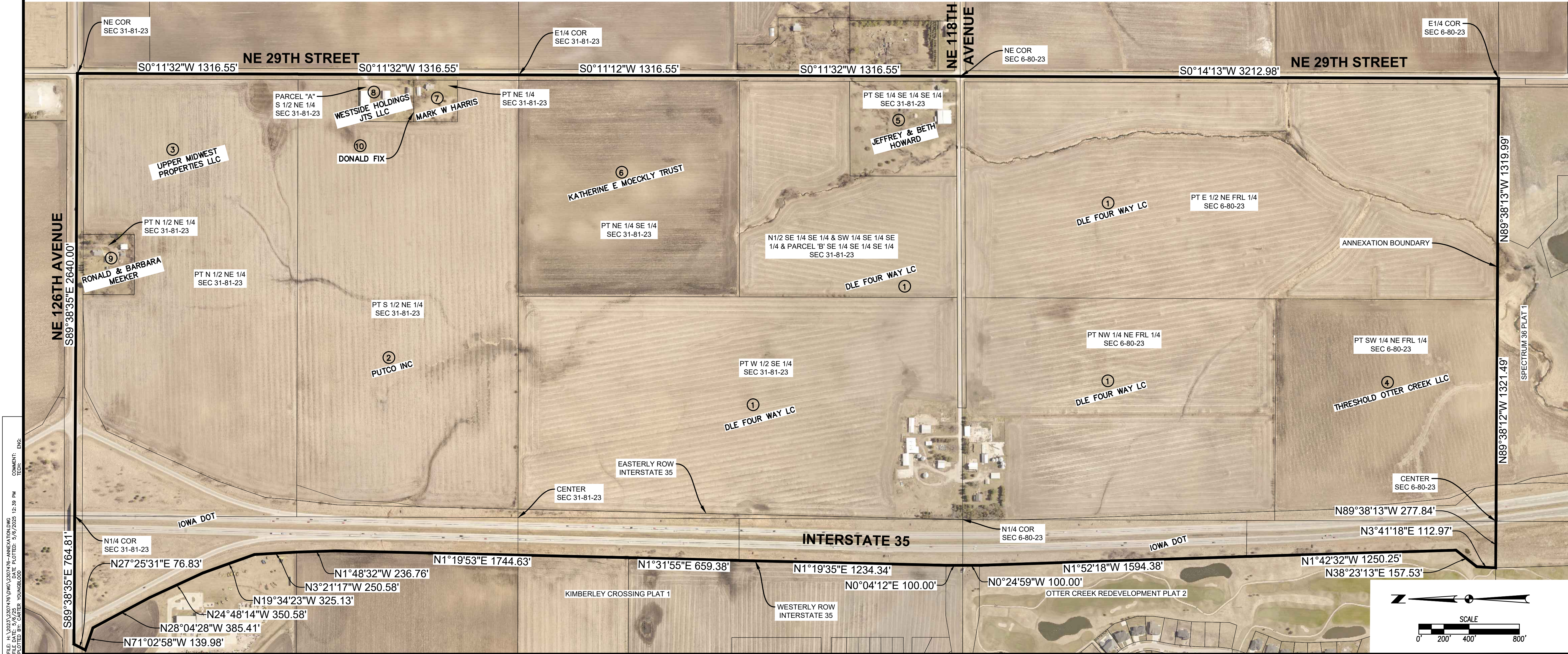
WARRANTY DEED BOOK 18337 PAGE 192 WESTSIDE HOLDINGS JTS LLC)
PARCEL "A" OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED OF RECORD ON JANUARY 12, 2001, AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA; EXCEPT THAT COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE SOUTH 00°00'00"W, 0.44 FEET; THENCE S80°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA

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

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

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

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



FILE: H:\2023\2307476\WMC\2307476-ANNEXATION.DWG
PLOTTER: B7 (CATER YOUNG) 001
COMMENT: ENG.
DATE: 5/6/2025 12:39 PM

DATE

05/06/2025

04/01/2025

03/31/2025

03/25/2025

03/21/2025

08/26/2024

REVISIONS

REVISED

REVISED

REVISED

REVISED

REVISED

PREPARED

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

TECH: ENGINEER: RDR

DLE FOUR WAY, LC
ANNEXATION MAP

ANKENY, IOWA

1/1

2307.476



January 21, 2026

Treasurer of the State of Iowa
c/o RUT Accounting
1st Floor Lucas State Office Building
321 E. 12th Street
Des Moines, IA 50319

RE: DLE Four Way, LC Annexation

Treasurer of the State of Iowa:

The City of Ankeny has completed the voluntary annexation that is described by the enclosed legal description and map.

The enclosed described property was Voluntarily Annexed by Resolution 2025-320, approved on August 4, 2025 by the Ankeny City Council after a public hearing held on August 4, 2025.

Attached hereto for your records is a copy of the Resolution with attached property legal description and map of the parcels approved for annexation by the Council.

Also attached is an email from Jake Heil, City of Ankeny Associate Planner, verifying the area's 2020 census data with the Polk County General Map.

Per the Iowa Code section 312.3(4), please consider this letter as certification of the population of this area to be eighteen (18) as of the 2020 Census.

Sincerely yours,

Bobbi B. Bentz, Mayor

Enc:
Resolution 2025-320
Map of Annexed Area
Email, Jake Heil, City of Ankeny Associate Planner



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** setting dates of a consultation and a public hearing on proposed Amendment No. 5 to the Amended and Restated 1991 Ankeny Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/16/26 @ 5:30 p.m.)

ORIGINATING DEPARTMENT

Economic Development

COUNCIL GOAL

Ensure economic vitality

ACTION REQUESTED

Resolution

LEGAL

Legal counsel has reviewed and approved of the plan.

EXECUTIVE SUMMARY

Proposed Amendment No. 5 to the 1991 Amended and Restated City of Ankeny Urban Renewal Plan, which was last amended in 2025, includes the following updates:

- The addition of SW 4th Street road reconstruction and on-street parking between SW Maple Street and SW Cherry Street
- The addition of on-street parking on the south side of SW 2nd Street, east of SW Cherry Street
- The ability to conduct property acquisition activities and create facade improvement program

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve setting the public hearing and consultation meeting as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

This Urban Renewal Area was created in 1991 and the plan was amended in 2018, 2019, 2021, 2023 and 2025 to include projects.

FISCAL IMPACT

This action is for setting the public hearing and consultation meetings only.

PUBLIC OUTREACH EFFORTS

Consultation with all affected taxing entities will occur prior to the public hearing.

ACTION REQUESTED

ATTACHMENTS

1. FINAL Amend No. 5 to A&R 1991 URP - Resolution Setting Date
2. Amend No. 5 to A&R 1991 URP - Notice of Consultation
3. Amend No. 5 to A&R 1991 URP - Notice of Public Hearing

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 5
TO THE AMENDED AND RESTATED 1991 CITY OF ANKENY
URBAN RENEWAL PLAN IN THE CITY OF ANKENY, STATE
OF IOWA

WHEREAS, by Resolution No. 236-91, adopted December 2, 1991, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the 1991 City of Ankeny Urban Renewal Plan (the "Original Plan") for the 1991 City of Ankeny Urban Renewal Area described therein; and

WHEREAS, by Resolution No. 2018-149, adopted March 19, 2018, this Council approved and adopted the Amended and Restated 1991 City of Ankeny Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the 1991 City of Ankeny Urban Renewal Area ("Area" or "Urban Renewal Area"); and

WHEREAS, the Plan has subsequently been amended, most recently by Amendment No. 4 to the Plan, adopted by Resolution No. 2025-049 on February 17, 2025; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

ALL THAT PART OF ANKENY, IOWA LOCATED WITHIN THE
FOLLOWING BOUNDARY:

BEGINNING AT A POINT ON THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 BEING THE NORTHEAST CORNER OF LOT 8 LAKESHORE ESTATES; THEN SOUTHERLY ALONG THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 TO THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN WEST ALONG THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE EAST R.O.W. LINE OF EAST DELAWARE AVENUE; THEN SOUTH TO THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN EAST ALONG THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE WEST R.O.W. LINE OF U.S. INTERSTATE 35; THEN SOUTHERLY ALONG THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 TO THE SOUTHEAST CORNER OF LOT 2, MAPLEWOOD VILLAGE PLAT 4; THEN WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF LOT 1, MAPLEWOOD VILLAGE PLAT 3; THEN SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, THEN WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 1, MAPLEWOOD VILLAGE PLAT 2 TO THE WEST R.O.W. LINE OF EAST DELAWARE AVENUE; THEN NORTH ALONG THE WEST

R.O.W. LINE OF EAST DELAWARE AVENUE TO THE SOUTHEAST CORNER OF ART-LUND PLAT 1; THEN WEST ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE SOUTHWEST CORNER OF ART-LUND PLAT 1; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 1 TO THE SOUTH R.O.W. LINE OF S.E. 4TH STREET; THEN NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 9, TRIPLETT VILLAGE NO. 10; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTHEAST LOWELL DRIVE TO THE SOUTH LINE OF TRIPLETT COMMERCIAL PARK PLAT 2; THEN WEST ALONG THE SOUTH LINE OF SAID PLAT 2, AND CONTINUING ALONG THE SOUTH LINE OF TRIPLETT COMMERCIAL PARK PLAT 1 TO THE NORTHWEST CORNER OF TRIPLETT VILLAGE NO. 11; THEN NORTH ALONG THE EAST LINE OF TRIPLETT VILLAGE NO. 5 TO THE NORTHEAST CORNER OF SAID PLAT; THEN WEST ALONG THE NORTH LINE OF SAID PLAT TO THE WEST R.O.W. LINE OF SOUTHEAST TRILEIN DRIVE; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTHEAST TRILEIN DRIVE TO THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN WEST ALONG THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE EAST R.O.W. LINE OF SOUTHEAST CRESTMOOR PLACE; THEN SOUTH ALONG THE EAST R.O.W. LINE OF SOUTHEAST CRESTMOOR PLACE TO THE SOUTHWEST CORNER OF LOT 6, RICHARD'S MANOR PLAT 1; THEN WEST ALONG THE SOUTH LINE OF NAPA MANOR TO THE WEST R.O.W. LINE OF SOUTH GRANT STREET; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTH GRANT STREET TO THE NORTHEAST CORNER OF LOT 22, RICHARD'S MANOR PLAT 1; THEN WEST ALONG THE NORTH LINE OF SAID LOT 22 TO THE NORTHWEST CORNER OF SAID LOT 22; THEN SOUTHERLY ALONG THE WEST LINE OF RICHARD'S MANOR PLAT 1 TO THE SOUTH LINE OF SAID PLAT 1; THEN EAST ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE WEST R.O.W. LINE OF SOUTH GRANT STREET; THEN SOUTH TO THE NORTH R.O.W. LINE OF SOUTHEAST 3RD STREET; THEN WEST ALONG THE NORTH R.O.W. LINE OF SOUTHEAST 3RD STREET TO THE SOUTHWEST CORNER OF LOT 12, TRIPLETT VILLAGE; THEN SOUTH ALONG THE WEST LINE OF LOTS 18 THROUGH 23, TRIPLETT VILLAGE AND CONTINUING SOUTH ALONG THE WEST LINE OF CHURCH PLAT NO. 2 AND CHURCH PLAT NO.3 TO THE NORTH R.O.W. LINE OF SOUTHEAST PETERSON DRIVE; THEN EAST ALONG SAID NORTH R.O.W. LINE; THEN SOUTH ALONG THE EAST R.O.W. LINE OF PARKVIEW DRIVE TO THE NORTH R.O.W. LINE OF SOUTHEAST 8TH STREET; THEN EAST ALONG SAID NORTH R.O.W. LINE; THEN SOUTH ALONG THE WEST LINE OF LOT 46, PETERS BELMOUNT PARK PLAT 1 AND CONTINUING SOUTH ALONG THE WEST LINE OF PETERS BELMOUNT PARK PLAT 2 TO THE NORTH LINE OF SPAHR MANOR PLAT 5; THEN WEST ALONG THE NORTH LINE OF SAID PLAT 5 TO THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (SOUTH ANKENY BOULEVARD); THEN NORTH ALONG SAID EAST R.O.W. LINE TO THE NORTH LINE OF PETERS BELMOUNT PARK PLAT 1; THEN WEST ALONG

THE SOUTH LINE OF SOUTHLAWN PLACE REPLAT TO THE WEST R.O.W. LINE OF THE CHICAGO NORTHWESTERN RAILROAD; THEN NORTHWESTERLY ALONG THE WEST R.O.W. LINE OF SAID RAILROAD TO THE EAST R.O.W. LINE OF SOUTHWEST WALNUT STREET; THEN NORTH TO THE NORTH LINE OF THOMAS ADDITION; THEN WEST ALONG THE NORTH LINE OF THOMAS ADDITION TO THE WEST R.O.W. LINE OF MAIN STREET; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF SOUTHWEST 4TH STREET; THEN WEST ALONG SAID SOUTH R.O.W. LINE; THEN NORTH ALONG THE WEST LINE OF ANKENY VILLAGE PLAT 3 TO THE NORTHWEST CORNER OF SAID PLAT 3; THEN WEST ALONG THE SOUTH LINE OF LOTS 18 THROUGH 20, ANKENY VILLAGE PLAT 4, TO THE WEST LINE OF SAID PLAT 4; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 4 AND CONTINUING NORTH ALONG THE WEST LINE OF ARTHUR PLACE TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF THE CHICAGO NORTHWESTERN RAILROAD AND THE WEST R.O.W. LINE OF NORTHWEST ASH DRIVE; THEN NORTH ALONG THE WEST R.O.W. LINE OF NORTHWEST ASH DRIVE; THEN EAST ALONG THE SOUTH LINE OF PARKVIEW TERRACE PLAT 8 TO THE WEST LINE OF PARKVIEW TERRACE PLAT 3; THEN SOUTH ALONG THE WEST LINE OF SAID PLAT 3 TO THE SOUTH LINE OF SAID PLAT 3; THEN EAST ALONG THE SOUTH LINE OF SAID PLAT 3 TO THE WEST R.O.W. LINE OF NORTHWEST SCHOOL STREET; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE NORTH R.O.W. LINE OF NORTHWEST 5TH STREET; THEN EAST ALONG SAID NORTH R.O.W. LINE TO THE SOUTHEAST CORNER OF LOT 27, PARKVIEW TERRACE PLAT 1; THEN NORTH ALONG THE EAST LINE OF SAID PLAT 1 TO THE SOUTH R.O.W. LINE OF NORTHWEST 9TH STREET; THEN NORTHERLY TO THE SOUTHEAST CORNER OF LOT 6, PARKVIEW TERRACE PLAT 11; THEN NORTH ALONG THE EAST LINE OF SAID LOT 6 TO THE NORTH LINE OF SAID LOT 6; THEN WEST ALONG THE NORTH LINE OF PARKVIEW TERRACE PLAT 11 AND PARKVIEW TERRACE PLAT 10 TO THE EAST LINE OF PARKVIEW CAMPUS PLAT 2; THEN NORTH ALONG THE EAST LINE OF SAID PLAT 2, AND CONTINUING NORTH ALONG THE EAST LINE OF PARKVIEW CAMPUS PLAT 4 TO THE SOUTH R.O.W. LINE OF NORTHWEST 18TH STREET; THEN EAST ALONG SAID SOUTH R.O.W. LINE TO A POINT APPROXIMATELY 475 FEET EAST OF THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (NORTH ANKENY BOULEVARD); THEN SOUTH PARALLEL TO THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (NORTH ANKENY BOULEVARD) TO A POINT ON THE EAST R.O.W. LINE OF NORTH GRANT STREET AT THE NORTH END OF THE PRESENT STREET R.O.W.; THEN WEST TO THE WEST R.O.W. LINE OF NORTH GRANT STREET; THEN SOUTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF NORTHEAST 5TH STREET; THEN WEST ALONG SAID SOUTH R.O.W. LINE TO THE EAST LINE OF ANKENY MALL; THEN SOUTH ALONG SAID EAST LINE TO THE NORTH R.O.W. LINE OF IOWA

HIGHWAY 931 (EAST FIRST STREET); THEN EAST ALONG SAID NORTH R.O.W. LINE TO THE WEST LINE OF HAYES ACRES PLAT 1; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 1 TO THE NORTHWEST CORNER OF LOT 6, HAYES ACRES PLAT 1; THEN EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE WEST R.O.W. LINE OF NORTHEAST TRILEIN DRIVE; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF NORTHEAST 5TH STREET; THEN EAST ALONG SAID SOUTH R.O.W. LINE AND CONTINUING EAST TO THE WEST R.O.W. LINE OF NORTHEAST DELAWARE AVENUE; THEN NORTH ALONG SAID WEST R.O.W. LINE; THEN EAST ALONG THE NORTH LINE OF LAKESHORE ESTATES TO THE POINT OF BEGINNING.

EXCLUDED FROM THE ABOVE DESCRIBED AREA IS THE FOLLOWING:
BLOCKS 1 & 2, ORIGINAL PLAT
LOTS 1 THROUGH 4, SUBDIVISION OF OUTLOT 1
BLOCKS 1 THROUGH 4, HILDRETH'S ADDITION
BLOCKS 1 THROUGH 4, HILDRETH'S 2ND ADDITION
WEST 1/2 BLOCK A, HAULMANS ADDITION
BLOCKS B AND C, HAULMANS ADDITION
WEST 1/2 BLOCK D, HAULMANS ADDITION; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 5 to the Plan ("Amendment No. 5" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm proposed urban renewal projects for the Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 5 adds no land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 5 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 5 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 5 required by Section 403.5(2), Code of Iowa, as amended, shall be held on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa, at 10:30 A.M., and the Economic Development Director, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 5, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF ANKENY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 5 TO THE AMENDED AND RESTATED
1991 CITY OF ANKENY URBAN RENEWAL PLAN FOR THE
CITY OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan for the 1991 City of Ankeny Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 5 before the City Council at its meeting which commences at 5:30 P.M. on February 16, 2026, in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 5 TO THE AMENDED
AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF
ANKENY, STATE OF IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on February 16, 2026 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Ankeny, State of Iowa.

The Urban Renewal Area currently includes and consists of:

ALL THAT PART OF ANKENY, IOWA LOCATED WITHIN THE
FOLLOWING BOUNDARY:

BEGINNING AT A POINT ON THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 BEING THE NORTHEAST CORNER OF LOT 8 LAKESHORE ESTATES; THEN SOUTHERLY ALONG THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 TO THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN WEST ALONG THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE EAST R.O.W. LINE OF EAST DELAWARE AVENUE; THEN SOUTH TO THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN EAST ALONG THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE WEST R.O.W. LINE OF U.S. INTERSTATE 35; THEN SOUTHERLY ALONG THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 TO THE SOUTHEAST CORNER OF LOT 2, MAPLEWOOD VILLAGE PLAT 4; THEN WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF LOT 1, MAPLEWOOD VILLAGE PLAT 3; THEN SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, THEN WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 1, MAPLEWOOD VILLAGE PLAT 2 TO THE WEST R.O.W. LINE OF EAST DELAWARE AVENUE; THEN NORTH ALONG THE WEST R.O.W. LINE OF EAST DELAWARE AVENUE TO THE SOUTHEAST CORNER OF ART-LUND PLAT 1; THEN WEST ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE SOUTHWEST CORNER OF ART-LUND PLAT 1; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 1 TO THE SOUTH R.O.W. LINE OF S.E. 4TH STREET; THEN NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 9, TRIPLETT VILLAGE NO. 10; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTHEAST LOWELL DRIVE TO THE SOUTH LINE OF TRIPLETT COMMERCIAL PARK PLAT 2; THEN WEST ALONG THE SOUTH LINE OF SAID PLAT 2, AND CONTINUING

ALONG THE SOUTH LINE OF TRIPLETT COMMERCIAL PARK PLAT 1 TO THE NORTHWEST CORNER OF TRIPLETT VILLAGE NO. 11; THEN NORTH ALONG THE EAST LINE OF TRIPLETT VILLAGE NO. 5 TO THE NORTHEAST CORNER OF SAID PLAT; THEN WEST ALONG THE NORTH LINE OF SAID PLAT TO THE WEST R.O.W. LINE OF SOUTHEAST TRILEIN DRIVE; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTHEAST TRILEIN DRIVE TO THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN WEST ALONG THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE EAST R.O.W. LINE OF SOUTHEAST CRESTMOOR PLACE; THEN SOUTH ALONG THE EAST R.O.W. LINE OF SOUTHEAST CRESTMOOR PLACE TO THE SOUTHWEST CORNER OF LOT 6, RICHARD'S MANOR PLAT 1; THEN WEST ALONG THE SOUTH LINE OF NAPA MANOR TO THE WEST R.O.W. LINE OF SOUTH GRANT STREET; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTH GRANT STREET TO THE NORTHEAST CORNER OF LOT 22, RICHARD'S MANOR PLAT 1; THEN WEST ALONG THE NORTH LINE OF SAID LOT 22 TO THE NORTHWEST CORNER OF SAID LOT 22; THEN SOUTHERLY ALONG THE WEST LINE OF RICHARD'S MANOR PLAT 1 TO THE SOUTH LINE OF SAID PLAT 1; THEN EAST ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE WEST R.O.W. LINE OF SOUTH GRANT STREET; THEN SOUTH TO THE NORTH R.O.W. LINE OF SOUTHEAST 3RD STREET; THEN WEST ALONG THE NORTH R.O.W. LINE OF SOUTHEAST 3RD STREET TO THE SOUTHWEST CORNER OF LOT 12, TRIPLETT VILLAGE; THEN SOUTH ALONG THE WEST LINE OF LOTS 18 THROUGH 23, TRIPLETT VILLAGE AND CONTINUING SOUTH ALONG THE WEST LINE OF CHURCH PLAT NO. 2 AND CHURCH PLAT NO.3 TO THE NORTH R.O.W. LINE OF SOUTHEAST PETERSON DRIVE; THEN EAST ALONG SAID NORTH R.O.W. LINE; THEN SOUTH ALONG THE EAST R.O.W. LINE OF PARKVIEW DRIVE TO THE NORTH R.O.W. LINE OF SOUTHEAST 8TH STREET; THEN EAST ALONG SAID NORTH R.O.W. LINE; THEN SOUTH ALONG THE WEST LINE OF LOT 46, PETERS BELMOUNT PARK PLAT 1 AND CONTINUING SOUTH ALONG THE WEST LINE OF PETERS BELMOUNT PARK PLAT 2 TO THE NORTH LINE OF SPAHR MANOR PLAT 5; THEN WEST ALONG THE NORTH LINE OF SAID PLAT 5 TO THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (SOUTH ANKENY BOULEVARD); THEN NORTH ALONG SAID EAST R.O.W. LINE TO THE NORTH LINE OF PETERS BELMOUNT PARK PLAT 1; THEN WEST ALONG THE SOUTH LINE OF SOUTHLAWN PLACE REPLAT TO THE WEST R.O.W. LINE OF THE CHICAGO NORTHWESTERN RAILROAD; THEN NORTHWESTERLY ALONG THE WEST R.O.W. LINE OF SAID RAILROAD TO THE EAST R.O.W. LINE OF SOUTHWEST WALNUT STREET; THEN NORTH TO THE NORTH LINE OF THOMAS ADDITION; THEN WEST ALONG THE NORTH LINE OF THOMAS ADDITION TO THE WEST R.O.W. LINE OF MAIN STREET; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF SOUTHWEST 4TH STREET; THEN WEST ALONG SAID SOUTH R.O.W. LINE; THEN NORTH ALONG THE WEST

LINE OF ANKENY VILLAGE PLAT 3 TO THE NORTHWEST CORNER OF SAID PLAT 3; THEN WEST ALONG THE SOUTH LINE OF LOTS 18 THROUGH 20, ANKENY VILLAGE PLAT 4, TO THE WEST LINE OF SAID PLAT 4; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 4 AND CONTINUING NORTH ALONG THE WEST LINE OF ARTHUR PLACE TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF THE CHICAGO NORTHWESTERN RAILROAD AND THE WEST R.O.W. LINE OF NORTHWEST ASH DRIVE; THEN NORTH ALONG THE WEST R.O.W. LINE OF NORTHWEST ASH DRIVE; THEN EAST ALONG THE SOUTH LINE OF PARKVIEW TERRACE PLAT 8 TO THE WEST LINE OF PARKVIEW TERRACE PLAT 3; THEN SOUTH ALONG THE WEST LINE OF SAID PLAT 3 TO THE SOUTH LINE OF SAID PLAT 3; THEN EAST ALONG THE SOUTH LINE OF SAID PLAT 3 TO THE WEST R.O.W. LINE OF NORTHWEST SCHOOL STREET; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE NORTH R.O.W. LINE OF NORTHWEST 5TH STREET; THEN EAST ALONG SAID NORTH R.O.W. LINE TO THE SOUTHEAST CORNER OF LOT 27, PARKVIEW TERRACE PLAT 1; THEN NORTH ALONG THE EAST LINE OF SAID PLAT 1 TO THE SOUTH R.O.W. LINE OF NORTHWEST 9TH STREET; THEN NORTHERLY TO THE SOUTHEAST CORNER OF LOT 6, PARKVIEW TERRACE PLAT 11; THEN NORTH ALONG THE EAST LINE OF SAID LOT 6 TO THE NORTH LINE OF SAID LOT 6; THEN WEST ALONG THE NORTH LINE OF PARKVIEW TERRACE PLAT 11 AND PARKVIEW TERRACE PLAT 10 TO THE EAST LINE OF PARKVIEW CAMPUS PLAT 2; THEN NORTH ALONG THE EAST LINE OF SAID PLAT 2, AND CONTINUING NORTH ALONG THE EAST LINE OF PARKVIEW CAMPUS PLAT 4 TO THE SOUTH R.O.W. LINE OF NORTHWEST 18TH STREET; THEN EAST ALONG SAID SOUTH R.O.W. LINE TO A POINT APPROXIMATELY 475 FEET EAST OF THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (NORTH ANKENY BOULEVARD); THEN SOUTH PARALLEL TO THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (NORTH ANKENY BOULEVARD) TO A POINT ON THE EAST R.O.W. LINE OF NORTH GRANT STREET AT THE NORTH END OF THE PRESENT STREET R.O.W.; THEN WEST TO THE WEST R.O.W. LINE OF NORTH GRANT STREET; THEN SOUTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF NORTHEAST 5TH STREET; THEN WEST ALONG SAID SOUTH R.O.W. LINE TO THE EAST LINE OF ANKENY MALL; THEN SOUTH ALONG SAID EAST LINE TO THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN EAST ALONG SAID NORTH R.O.W. LINE TO THE WEST LINE OF HAYES ACRES PLAT 1; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 1 TO THE NORTHWEST CORNER OF LOT 6, HAYES ACRES PLAT 1; THEN EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE WEST R.O.W. LINE OF NORTHEAST TRILEIN DRIVE; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF NORTHEAST 5TH STREET; THEN EAST ALONG SAID SOUTH R.O.W. LINE AND CONTINUING EAST TO THE WEST R.O.W. LINE OF NORTHEAST DELAWARE AVENUE; THEN NORTH ALONG SAID

WEST R.O.W. LINE; THEN EAST ALONG THE NORTH LINE OF LAKESHORE ESTATES TO THE POINT OF BEGINNING.

EXCLUDED FROM THE ABOVE DESCRIBED AREA IS THE FOLLOWING:

BLOCKS 1 & 2, ORIGINAL PLAT

LOTS 1 THROUGH 4, SUBDIVISION OF OUTLOT 1

BLOCKS 1 THROUGH 4, HILDRETH'S ADDITION

BLOCKS 1 THROUGH 4, HILDRETH'S 2ND ADDITION

WEST 1/2 BLOCK A, HAULMANS ADDITION

BLOCKS B AND C, HAULMANS ADDITION

WEST 1/2 BLOCK D, HAULMANS ADDITION

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 5 would add and/or confirm proposed urban renewal projects for the Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 5, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 5 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT 1

AMENDMENT NO. 5

to the

AMENDED AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL PLAN

for

1991 URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

Original Plan – December 1991

Amended and Restated Plan – March 2018

Amendment No. 1 to the Amended and Restated Plan – March 2019

Amendment No. 2 to the Amended and Restated Plan – October 2021

Amendment No. 3 to the Amended and Restated Plan – March 2023

Amendment No. 4 to the Amended and Restated Plan – February 2025

Amendment No. 5 to the Amended and Restated Plan – February 2026

**AMENDMENT NO. 5
TO THE
AMENDED AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL PLAN
FOR THE
1991 URBAN RENEWAL AREA**

CITY OF ANKENY, IOWA

INTRODUCTION AND HISTORY

The City of Ankeny, Iowa (the “City”) adopted the 1991 City of Ankeny Urban Renewal Plan for the 1991 Urban Renewal Area (the “Urban Renewal Area” or “Area”) in 1991. In 2018, the City adopted the Amended and Restated 1991 City of Ankeny Urban Renewal Plan (the “Amended and Restated Plan” or “Plan”) for the Urban Renewal Area. The Amended and Restated Plan previously has been amended in 2019, 2021, 2023, and 2025.

The Amended and Restated Plan is being further amended with the adoption of this Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan (“Amendment No. 5” or “Amendment”) in order to add and/or confirm proposed urban renewal projects for the Area.

Except as modified by this Amendment, the provisions of the Amended and Restated Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The Plan, as amended, and this Amendment, including the urban renewal projects identified herein, are in conformity with The Ankeny 2040 Plan.

The Plan, as amended, does not in any way replace the City’s current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan and this Amendment. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

ELIGIBLE URBAN RENEWAL PROJECTS
(Amendment No. 5)

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Amendment include:

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
SW 4 th Street road reconstruction including on street parking between SW Maple Street and SW Cherry Street and angled on-street parking on the south side of SW 2 nd Street east of SW Cherry Street	2026-2029	\$1,230,000-\$2,460,000	Improve condition of main commercial street and improve parking in commercial district

2. Property Acquisition: The City may acquire property in the Area, or assist other entities to acquire property in the Area, to facilitate redevelopment of the Area as contemplated by the Plan, as amended, including for new commercial development. The cost of such land acquisition is not expected to exceed \$1,000,000-\$3,000,000.

3. Façade Program: The City may consider providing incentives to commercial building owners to provide financial assistance necessary to rehabilitate building facades, including signage. Such incentives may be in the form of loans, grants, or other incentives that make the rehabilitation cost financially feasible to the owners. Rehabilitation of deteriorating, privately-owned commercial buildings in the Uptown commercial district will promote economic activity and job creation and retention. This cost of the program is not expected to exceed \$500,000-\$1,500,000.

FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	\$550,929,953
2.	Current Outstanding General Obligation Debt	\$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 5) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal	\$2,730,000-\$6,960,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area

	Projects (Amendment No. 5) as described above to be funded by TIF Funds will be approximately as stated in the next column:	
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URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

REPEALER AND SEVERABILITY

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Amended and Restated Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

This Amendment will become effective upon its adoption by the City Council. The Amended and Restated Plan, as amended, shall remain in effect until repealed by the City Council.

The use of incremental property tax revenues, or the “division of revenues,” as those words are used in Chapter 403 of the Code of Iowa, shall continue on the Area for the maximum period allowed by law.

Because the original Plan was adopted in 1991, before the effective date (January 1, 1995) of the Iowa Code Section 403.17 requirement that the division of revenue be limited to twenty years in areas that are established on the basis of an economic development finding, the division of revenue in the Area has no statutorily required expiration date or sunset. With the adoption of the Amended and Restated Plan, the City extended a self-imposed sunset date on the division of revenue that had been in the original 1991 City of Ankeny Urban Renewal Plan to June 30, 2038 and thereafter for so long as necessary for incremental taxes pursuant to Section 403.19, Code of Iowa, or successor provisions, to fully pay all loans, monies advanced or indebtedness incurred by the City of Ankeny, Iowa, to finance or refinance projects approved prior to June 30, 2038. Nothing in this Amendment alters the Amended and Restated Plan with respect to the time period for the division of revenue in the Area.

4913-9190-7716-1\10174-768

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF POLK

)

I, the undersigned City Clerk of the City of Ankeny, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(SEAL)

4908-7145-5622-1\10174-768

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF ANKENY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 5 TO THE AMENDED AND RESTATED
1991 CITY OF ANKENY URBAN RENEWAL PLAN FOR THE
CITY OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan for the 1991 City of Ankeny Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 5 TO THE AMENDED
AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF
ANKENY, STATE OF IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on February 16, 2026 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Ankeny, State of Iowa.

The Urban Renewal Area currently includes and consists of:

ALL THAT PART OF ANKENY, IOWA LOCATED WITHIN THE
FOLLOWING BOUNDARY:

BEGINNING AT A POINT ON THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 BEING THE NORTHEAST CORNER OF LOT 8 LAKESHORE ESTATES; THEN SOUTHERLY ALONG THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 TO THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN WEST ALONG THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE EAST R.O.W. LINE OF EAST DELAWARE AVENUE; THEN SOUTH TO THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN EAST ALONG THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE WEST R.O.W. LINE OF U.S. INTERSTATE 35; THEN SOUTHERLY ALONG THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 TO THE SOUTHEAST CORNER OF LOT 2, MAPLEWOOD VILLAGE PLAT 4; THEN WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF LOT 1, MAPLEWOOD VILLAGE PLAT 3; THEN SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, THEN WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 1, MAPLEWOOD VILLAGE PLAT 2 TO THE WEST R.O.W. LINE OF EAST DELAWARE AVENUE; THEN NORTH ALONG THE WEST R.O.W. LINE OF EAST DELAWARE AVENUE TO THE SOUTHEAST CORNER OF ART-LUND PLAT 1; THEN WEST ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE SOUTHWEST CORNER OF ART-LUND PLAT 1; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 1 TO THE SOUTH R.O.W. LINE OF S.E. 4TH STREET; THEN NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 9, TRIPLETT VILLAGE NO. 10; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTHEAST LOWELL DRIVE TO THE SOUTH LINE OF TRIPLETT COMMERCIAL PARK PLAT 2; THEN WEST ALONG THE SOUTH LINE OF SAID PLAT 2, AND CONTINUING

ALONG THE SOUTH LINE OF TRIPLETT COMMERCIAL PARK PLAT 1 TO THE NORTHWEST CORNER OF TRIPLETT VILLAGE NO. 11; THEN NORTH ALONG THE EAST LINE OF TRIPLETT VILLAGE NO. 5 TO THE NORTHEAST CORNER OF SAID PLAT; THEN WEST ALONG THE NORTH LINE OF SAID PLAT TO THE WEST R.O.W. LINE OF SOUTHEAST TRILEIN DRIVE; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTHEAST TRILEIN DRIVE TO THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN WEST ALONG THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE EAST R.O.W. LINE OF SOUTHEAST CRESTMOOR PLACE; THEN SOUTH ALONG THE EAST R.O.W. LINE OF SOUTHEAST CRESTMOOR PLACE TO THE SOUTHWEST CORNER OF LOT 6, RICHARD'S MANOR PLAT 1; THEN WEST ALONG THE SOUTH LINE OF NAPA MANOR TO THE WEST R.O.W. LINE OF SOUTH GRANT STREET; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTH GRANT STREET TO THE NORTHEAST CORNER OF LOT 22, RICHARD'S MANOR PLAT 1; THEN WEST ALONG THE NORTH LINE OF SAID LOT 22 TO THE NORTHWEST CORNER OF SAID LOT 22; THEN SOUTHERLY ALONG THE WEST LINE OF RICHARD'S MANOR PLAT 1 TO THE SOUTH LINE OF SAID PLAT 1; THEN EAST ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE WEST R.O.W. LINE OF SOUTH GRANT STREET; THEN SOUTH TO THE NORTH R.O.W. LINE OF SOUTHEAST 3RD STREET; THEN WEST ALONG THE NORTH R.O.W. LINE OF SOUTHEAST 3RD STREET TO THE SOUTHWEST CORNER OF LOT 12, TRIPLETT VILLAGE; THEN SOUTH ALONG THE WEST LINE OF LOTS 18 THROUGH 23, TRIPLETT VILLAGE AND CONTINUING SOUTH ALONG THE WEST LINE OF CHURCH PLAT NO. 2 AND CHURCH PLAT NO.3 TO THE NORTH R.O.W. LINE OF SOUTHEAST PETERSON DRIVE; THEN EAST ALONG SAID NORTH R.O.W. LINE; THEN SOUTH ALONG THE EAST R.O.W. LINE OF PARKVIEW DRIVE TO THE NORTH R.O.W. LINE OF SOUTHEAST 8TH STREET; THEN EAST ALONG SAID NORTH R.O.W. LINE; THEN SOUTH ALONG THE WEST LINE OF LOT 46, PETERS BELMOUNT PARK PLAT 1 AND CONTINUING SOUTH ALONG THE WEST LINE OF PETERS BELMOUNT PARK PLAT 2 TO THE NORTH LINE OF SPAHR MANOR PLAT 5; THEN WEST ALONG THE NORTH LINE OF SAID PLAT 5 TO THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (SOUTH ANKENY BOULEVARD); THEN NORTH ALONG SAID EAST R.O.W. LINE TO THE NORTH LINE OF PETERS BELMOUNT PARK PLAT 1; THEN WEST ALONG THE SOUTH LINE OF SOUTHLAWN PLACE REPLAT TO THE WEST R.O.W. LINE OF THE CHICAGO NORTHWESTERN RAILROAD; THEN NORTHWESTERLY ALONG THE WEST R.O.W. LINE OF SAID RAILROAD TO THE EAST R.O.W. LINE OF SOUTHWEST WALNUT STREET; THEN NORTH TO THE NORTH LINE OF THOMAS ADDITION; THEN WEST ALONG THE NORTH LINE OF THOMAS ADDITION TO THE WEST R.O.W. LINE OF MAIN STREET; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF SOUTHWEST 4TH STREET; THEN WEST ALONG SAID SOUTH R.O.W. LINE; THEN NORTH ALONG THE WEST

LINE OF ANKENY VILLAGE PLAT 3 TO THE NORTHWEST CORNER OF SAID PLAT 3; THEN WEST ALONG THE SOUTH LINE OF LOTS 18 THROUGH 20, ANKENY VILLAGE PLAT 4, TO THE WEST LINE OF SAID PLAT 4; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 4 AND CONTINUING NORTH ALONG THE WEST LINE OF ARTHUR PLACE TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF THE CHICAGO NORTHWESTERN RAILROAD AND THE WEST R.O.W. LINE OF NORTHWEST ASH DRIVE; THEN NORTH ALONG THE WEST R.O.W. LINE OF NORTHWEST ASH DRIVE; THEN EAST ALONG THE SOUTH LINE OF PARKVIEW TERRACE PLAT 8 TO THE WEST LINE OF PARKVIEW TERRACE PLAT 3; THEN SOUTH ALONG THE WEST LINE OF SAID PLAT 3 TO THE SOUTH LINE OF SAID PLAT 3; THEN EAST ALONG THE SOUTH LINE OF SAID PLAT 3 TO THE WEST R.O.W. LINE OF NORTHWEST SCHOOL STREET; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE NORTH R.O.W. LINE OF NORTHWEST 5TH STREET; THEN EAST ALONG SAID NORTH R.O.W. LINE TO THE SOUTHEAST CORNER OF LOT 27, PARKVIEW TERRACE PLAT 1; THEN NORTH ALONG THE EAST LINE OF SAID PLAT 1 TO THE SOUTH R.O.W. LINE OF NORTHWEST 9TH STREET; THEN NORTHERLY TO THE SOUTHEAST CORNER OF LOT 6, PARKVIEW TERRACE PLAT 11; THEN NORTH ALONG THE EAST LINE OF SAID LOT 6 TO THE NORTH LINE OF SAID LOT 6; THEN WEST ALONG THE NORTH LINE OF PARKVIEW TERRACE PLAT 11 AND PARKVIEW TERRACE PLAT 10 TO THE EAST LINE OF PARKVIEW CAMPUS PLAT 2; THEN NORTH ALONG THE EAST LINE OF SAID PLAT 2, AND CONTINUING NORTH ALONG THE EAST LINE OF PARKVIEW CAMPUS PLAT 4 TO THE SOUTH R.O.W. LINE OF NORTHWEST 18TH STREET; THEN EAST ALONG SAID SOUTH R.O.W. LINE TO A POINT APPROXIMATELY 475 FEET EAST OF THE EAST R.O.W. LINE OF .U.S. HIGHWAY 69 (NORTH ANKENY BOULEVARD); THEN SOUTH PARALLEL TO THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (NORTH ANKENY BOULEVARD) TO A POINT ON THE EAST R.O.W. LINE OF NORTH GRANT STREET AT THE NORTH END OF THE PRESENT STREET R.O.W.; THEN WEST TO THE WEST R.O.W. LINE OF NORTH GRANT STREET; THEN SOUTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF NORTHEAST 5TH STREET; THEN WEST ALONG SAID SOUTH R.O.W. LINE TO THE EAST LINE OF ANKENY MALL; THEN SOUTH ALONG SAID EAST LINE TO THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN EAST ALONG SAID NORTH R.O.W. LINE TO THE WEST LINE OF HAYES ACRES PLAT 1; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 1 TO THE NORTHWEST CORNER OF LOT 6, HAYES ACRES PLAT 1; THEN EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE WEST R.O.W. LINE OF NORTHEAST TRILEIN DRIVE; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF NORTHEAST 5TH STREET; THEN EAST ALONG SAID SOUTH R.O.W. LINE AND CONTINUING EAST TO THE WEST R.O.W. LINE OF NORTHEAST DELAWARE AVENUE; THEN NORTH ALONG SAID

WEST R.O.W. LINE; THEN EAST ALONG THE NORTH LINE OF LAKESHORE ESTATES TO THE POINT OF BEGINNING.

EXCLUDED FROM THE ABOVE DESCRIBED AREA IS THE FOLLOWING:

BLOCKS 1 & 2, ORIGINAL PLAT

LOTS 1 THROUGH 4, SUBDIVISION OF OUTLOT 1

BLOCKS 1 THROUGH 4, HILDRETH'S ADDITION

BLOCKS 1 THROUGH 4, HILDRETH'S 2ND ADDITION

WEST 1/2 BLOCK A, HAULMANS ADDITION

BLOCKS B AND C, HAULMANS ADDITION

WEST 1/2 BLOCK D, HAULMANS ADDITION

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 5 would add and/or confirm proposed urban renewal projects for the Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

4907-7007-1687-1\10174-768



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** setting dates of a consultation and a public hearing on proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/16/26 @ 5:30 p.m.)

ORIGINATING DEPARTMENT

Economic Development

COUNCIL GOAL

Ensure economic vitality

ACTION REQUESTED

Resolution

LEGAL

This item has been reviewed and approved by legal counsel.

EXECUTIVE SUMMARY

Proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan includes the following updates:

- Update to project description to include: Design and complete improvements to intersections at: (i) SW Oralabor Road and SW Irvinendale Drive; (ii) SW Glennbrooke Blvd and SW Oralabor Road; and (iii) SW College Ave and SW Oralabor Road.
- Increases the estimated costs of the project to reflect the expanded scope of project.

The amendment adds existing right-of-way for the aforementioned project to the urban renewal area and has no effect on the duration of the plan or the area.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve setting the public hearing and consultation meeting as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

This Urban Renewal Area was created in 1989 and has been amended 14 times to include projects and boundary amendments.

FISCAL IMPACT

This action is for setting the public hearing and consultation meetings only.

PUBLIC OUTREACH EFFORTS

A public hearing will be held and a consultation meeting will be held with all taxing entities who choose to attend a meeting on this matter.

ACTION REQUESTED

ATTACHMENTS

1. FINAL Amend No. 15 to the 1989 Ankeny ED URP - Resolution Setting Date
2. Amend No. 15 to 1989 Ankeny ED URP - Notice of Consultation
3. Amend No. 15 to 1989 Ankeny ED URP - Notice of Public Hearing

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 15
TO THE 1989 ANKENY ECONOMIC DEVELOPMENT URBAN
RENEWAL PLAN IN THE CITY OF ANKENY, STATE OF
IOWA

WHEREAS, by Resolution No. 62-89, adopted April 17, 1989, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the 1989 Ankeny Economic Development Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the 1989 Ankeny Economic Development Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan has been amended several times, most recently by Amendment No. 14 approved by Resolution No. 2025-050 adopted on February 17, 2025, and which Plan, as amended, is on file in the office of the Recorder of Polk County; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 15 to the Plan ("Amendment No. 15" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area and to add additional right of way to the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 15 adds the following land to the Urban Renewal Area:

IRVINEDALE/ORALABOR (EAST):

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY LYING IN THE
SOUTHWEST 1/4 OF SECTION 27 AND IN THE NORTHWEST 1/4 OF
SECTION 34 ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH
P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF
ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 27 AND
BEING THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN IN BOOK
7206, PAGE 400-403 OF THE POLK COUNTY RECORDER'S OFFICE;
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "B" TO THE
SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE WEST ALONG THE
SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF
SAID PARCEL "B"; THENCE WESTERLY TO A POINT 33.00 FEET SOUTH
OF THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 5911,
PAGE 374 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE TO THE

INTERSECTION OF THE EAST LINE OF SAID SURVEY AND THE EXISTING RIGHT-OF-WAY LINE OF SAID SW ORALABOR ROAD; THENCE NORTH TO THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 5911, PAGE 374; THENCE NORTH TO A CORNER ON THE SOUTH LINE OF PARCEL "F" AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 11295, PAGE 669-674 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL "F" FOR THE NEXT 4 CALLS (USING PARCEL "F" BASIS OF BEARING); THENCE SOUTH 85°56'10" EAST, 387.27 FEET; THENCE NORTH 86°38'47" EAST, 351.25 FEET; THENCE SOUTH 89°26'00" EAST, 866.90 FEET; THENCE SOUTH 88°05'30" EAST TO THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 27 BEING THE END OF SAID CALLS FOR THE SOUTHERLY LINE OF PARCEL "F"; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

AND

IRVINEDALE/ORALABOR (WEST)

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY, AND A PART OF SW GLENBROOKE BLVD RIGHT-OF-WAY LYING IN THE SOUTHEAST 1/4 OF SECTION 28 AND IN THE NORTHEAST ¼ OF SECTION 33 AND ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1, BEING AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GLENBROOK PLAT 1 TO THE NORTHEAST CORNER OF LOT "A" OF SAID GLENBROOK PLAT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT "A" TO THE INTERSECTION OF THE SOUTH LINE OF OUTLOT "W" OF SAID GLENBROOK PLAT 1 EXTENDED EASTERLY; THENCE WEST ALONG SAID SOUTH LINE OF OUTLOT "W" EXTENDED EASTERLY TO THE WEST LINE OF SAID LOT "A"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT "A" TO THE NORTHWEST CORNER OF LOT "A" AND BEING A CORNER ON THE NORTH LINE OF SAID OUTLOT "W"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OUTLOT "W" TO THE NORTHWEST CORNER OF SAID OUTLOT "W"; THENCE DUE NORTH TO THE SOUTH LINE OF THE WESTWINDS PLAT 2, BEING AN OFFICIAL PLAT; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE WESTWINDS PLAT 2 AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 1, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 3, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF SAID THE WESTWINDS PLAT 8 TO THE INTERSECTION OF A LINE BEGINNING AT SAID NORTHEAST

CORNER OF OUTLOT “Y” OF GLENBROOKE PLAT 1 THENCE DUE NORTH; THENCE DUE SOUTH TO THE POINT OF BEGINNING; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 15 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 15 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 15 required by Section 403.5(2), Code of Iowa, as amended, shall be held on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa, at 10:30 A.M., and the Economic Development Director, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 15, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF ANKENY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 15 TO THE 1989 ANKENY ECONOMIC
DEVELOPMENT URBAN RENEWAL PLAN FOR THE CITY
OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan for the 1989 Ankeny Economic Development Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 15 before the City Council at its meeting which commences at 5:30 P.M. on February 16, 2026, in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 15 TO THE 1989
ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF
ANKENY, STATE OF IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on February 16, 2026 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Ankeny, State of Iowa.

Amendment No. 15 proposes to add the following land to the Urban Renewal Area:

IRVINEDALE/ORALABOR (EAST):

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 27 AND IN THE NORTHWEST 1/4 OF SECTION 34 ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 27 AND BEING THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN IN BOOK 7206, PAGE 400-403 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE WESTERLY TO A POINT 33.00 FEET SOUTH OF THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 5911, PAGE 374 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE TO THE INTERSECTION OF THE EAST LINE OF SAID SURVEY AND THE EXISTING RIGHT-OF-WAY LINE OF SAID SW ORALABOR ROAD; THENCE NORTH TO THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 5911, PAGE 374; THENCE NORTH TO A CORNER ON THE SOUTH LINE OF PARCEL "F" AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 11295, PAGE 669-674 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL "F" FOR THE NEXT 4 CALLS (USING PARCEL "F" BASIS OF BEARING); THENCE SOUTH 85°56'10" EAST, 387.27 FEET; THENCE NORTH 86°38'47" EAST, 351.25 FEET; THENCE SOUTH 89°26'00" EAST, 866.90 FEET; THENCE SOUTH 88°05'30" EAST TO THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 27 BEING THE END OF SAID CALLS FOR THE SOUTHERLY LINE OF PARCEL "F"; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

AND

IRVINEDALE/ORALABOR (WEST)

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY, AND A PART OF SW GLENBROOKE BLVD RIGHT-OF-WAY LYING IN THE SOUTHEAST 1/4 OF SECTION 28 AND IN THE NORTHEAST ¼ OF SECTION 33 AND ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1, BEING AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GLENBROOK PLAT 1 TO THE NORTHEAST CORNER OF LOT "A" OF SAID GLENBROOK PLAT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT "A" TO THE INTERSECTION OF THE SOUTH LINE OF OUTLOT "W" OF SAID GLENBROOK PLAT 1 EXTENDED EASTERLY; THENCE WEST ALONG SAID SOUTH LINE OF OUTLOT "W" EXTENDED EASTERLY TO THE WEST LINE OF SAID LOT "A"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT "A" TO THE NORTHWEST CORNER OF LOT "A" AND BEING A CORNER ON THE NORTH LINE OF SAID OUTLOT "W"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OUTLOT "W" TO THE NORTHWEST CORNER OF SAID OUTLOT "W"; THENCE DUE NORTH TO THE SOUTH LINE OF THE WESTWINDS PLAT 2, BEING AN OFFICIAL PLAT; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE WESTWINDS PLAT 2 AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 1, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 3, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF SAID THE WESTWINDS PLAT 8 TO THE INTERSECTION OF A LINE BEGINNING AT SAID NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1 THENCE DUE NORTH; THENCE DUE SOUTH TO THE POINT OF BEGINNING.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition,

clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 15 would update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area and add additional right of way to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 15, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 15 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT 1

AMENDMENT NO. 15

to the

1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN

CITY OF ANKENY, IOWA

Original Area Adopted – 1989

Amendment No. 1 – 1994

Amendment No. 2 – 2003

Amendment No. 3 – 2003

Amendment No. 4 – 2005

Amendment No. 5 – 2012

Amendment No. 6 – 2015

Amendment No. 7 – 2017

Amendment No. 8 – 2018

Amendment No. 9 – 2018

Amendment No. 10 – 2019

Amendment No. 11 – 2020

Amendment No. 12 – 2021

Amendment No. 13 – 2023

Amendment No. 14 – 2025

Amendment No. 15 – 2026

**AMENDMENT NO. 15
TO THE
1989 ANKENY ECONOMIC DEVELOPMENT
URBAN RENEWAL PLAN**

CITY OF ANKENY, IOWA

INTRODUCTION

The 1989 Ankeny Economic Development Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the 1989 Ankeny Economic Development Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted in 1989, and subsequently amended 14 times, is being further amended by this Amendment No. 15 (“Amendment No. 15” or “Amendment”) to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area and to add additional right of way to the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the original 1989 Ankeny Economic Development Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF AREA

The legal description of the property being added to the Urban Renewal Area by this Amendment No. 15 is attached hereto as Exhibit A, and may be referred to herein as the Amendment No. 15 Subarea. A depiction of the Area after this Amendment, including all Subareas, is set out in Exhibit B.

AREA DESIGNATION

The Urban Renewal Area has previously been designated as a mixed-use area for both the promotion of economic development, commercial and industrial development, and blight remediation. That designation is not changed by this Amendment. The property being added by Amendment No. 15 is designated as appropriate for the promotion of economic development – commercial and industrial.

BASE VALUE

The Amendment No. 15 Subarea is non-taxable right of way and will not be added to the TIF ordinance. Nothing in this Amendment affects any already established frozen base value for any portion of the Area previously placed in a TIF ordinance.

DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The

Plan and this Amendment, including the urban renewal project identified herein, are in conformity with The Ankeny 2040 Plan.

The Plan, as amended, does not in any way replace the City’s current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan, as amended. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECT

Numerous urban renewal projects not listed in this Amendment were authorized prior to the date of this Amendment and are continuing. Except as noted below, these previously approved projects are not being amended by this Amendment.

With the adoption of this Amendment No. 15, the City is updating the description of the following urban renewal project which was last updated in Amendment No. 14 (“Updated Project”):

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
Design and complete improvements to intersections at: (i) SW Oralabor Road and SW Irvinendale Drive; (ii) SW Glennbrooke Blvd and SW Oralabor Road; and (iii) SW College Ave and SW Oralabor Road	2025-2031	\$15,000,000 - \$30,000,000	Improve flow of traffic to reduce safety issues and improve access to commercial businesses and facilitate new commercial development.

FINANCIAL DATA

1.	Current constitutional debt limit:	\$550,929,953
2.	Current outstanding general obligation debt:	\$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Project (Amendment No. 15) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or	\$15,000,000 - \$30,000,000 This total does not include financing costs related to debt issuance, which

expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Updated Project (Amendment No. 15) as described above to be funded by TIF Funds will be approximately as stated in the next column:	will be incurred over the life of the Area.
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URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

REPEALER AND SEVERABILITY

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

This Amendment No. 15 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, ordinance or any other document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The Original 1989 Urban Renewal Area and Plan was adopted in March of 1989 and debt was certified thereafter. The Original Plan contained no sunset and none was required by law at the time of adoption; accordingly, the Original Subarea has no sunset. Amendment No. 1 to the 1989 Urban Renewal Area and Plan was adopted in February of 1994, and debt was certified shortly thereafter. The City self-imposed a sunset date as to the Amendment No. 1 Subarea that was not required by statute. The self-imposed sunset was June 30, 2004 and effective “thereafter for so long as necessary for incremental taxes pursuant to Section 403.19, Code of Iowa, 1993, or successor provisions, to fully pay all loans, monies advanced or indebtedness incurred by the City of Ankeny, Iowa, to finance or refinance the Urban Renewal Project”. The City has certified for incremental taxes continuously since Amendment No. 1 was adopted in order to pay for loans, monies advanced or indebtedness incurred by the City so the Amendment No. 1 self-imposed sunset has not expired. In Amendment No. 5, the City eliminated this self-imposed sunset and elected the same sunset for the Amendment No. 1 Subarea as is applicable to the Amendment No. 2 Subarea, or Fiscal Year 2023/2024. The Amendment No. 2 Subarea was approved by the City Council on May 19, 2003, and debt was certified in 2003; therefore fiscal year 2023/2024 is the last year that tax increment can be collected in the Amendment No. 2 Subarea. The Amendment No. 3 Subarea was approved by the City Council on November 17, 2003, and debt certified in 2003; therefore fiscal year 2023/2024 is the last year that tax increment can be collected in the Amendment No. 3 Subarea. Amendment No. 4 designated property within the Original Subarea as appropriate for blight remediation. Notwithstanding any inconsistent document, no sunset exists for an Urban Renewal Area that contains blight, so the Amendment No. 4 Subarea has no sunset. The Amendment No. 5 Subarea was approved by the City Council in 2012, and debt certified in 2012; therefore fiscal year 2032/2033 is the last year that tax increment can be collected in the Amendment No. 5 Subarea. Amendment No. 6 and 7 did not add land so no sunset date applies. Likewise, no sunset applies to the Amendment No. 8 Subarea because Amendment No. 8 primarily removed property, and the property added by Amendment No. 8 was public right of way and no increment will be collected therefrom. The Amendment No. 9 Subarea was approved by the City Council in 2018, a TIF Ordinance placed on

the Subarea in 2018, and debt certified in 2018; therefore, fiscal year 2038/2039 will be the last year that tax increment can be collected in the Amendment No. 9 Subarea. The Amendment No. 10 Subarea was approved by the City Council in 2019, a TIF Ordinance placed on the Subarea in 2019, and debt certified in 2019; therefore, fiscal year 2039/2040 will be the last year that tax increment can be collected in the Amendment No. 10 Subarea. The Amendment No. 11 Subarea was approved by the City Council in 2020, a TIF Ordinance placed on the Subarea in 2020, and debt certified in 2020; therefore fiscal year 2040/2041 will be the last year that tax increment can be collected in the Amendment No. 11 Subarea. The Amendment No. 12 Subarea was approved by the City Council in 2021, a TIF Ordinance placed on the Subarea in 2021, and debt certified in 2021; therefore fiscal year 2041/2042 will be the last year that tax increment can be collected in the Amendment No. 12 Subarea. No sunset date applies to the Amendment No. 13 Subarea because the City did not place the Amendment No. 13 Subarea into a TIF Ordinance. No sunset applies to the Amendment No. 14 Subarea or the Amendment No. 15 Subarea as they are non-taxable, public right-of-way which the City does not intend to place into a TIF Ordinance.

EXHIBIT A
LEGAL DESCRIPTION OF AMENDMENT NO. 15 SUBAREA

IRVINEDALE/ORALABOR (EAST):

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 27 AND IN THE NORTHWEST 1/4 OF SECTION 34 ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 27 AND BEING THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN IN BOOK 7206, PAGE 400-403 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE WESTERLY TO A POINT 33.00 FEET SOUTH OF THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 5911, PAGE 374 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE TO THE INTERSECTION OF THE EAST LINE OF SAID SURVEY AND THE EXISTING RIGHT-OF-WAY LINE OF SAID SW ORALABOR ROAD; THENCE NORTH TO THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 5911, PAGE 374; THENCE NORTH TO A CORNER ON THE SOUTH LINE OF PARCEL "F" AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 11295, PAGE 669-674 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL "F" FOR THE NEXT 4 CALLS (USING PARCEL "F" BASIS OF BEARING); THENCE SOUTH 85°56'10" EAST, 387.27 FEET; THENCE NORTH 86°38'47" EAST, 351.25 FEET; THENCE SOUTH 89°26'00" EAST, 866.90 FEET; THENCE SOUTH 88°05'30" EAST TO THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 27 BEING THE END OF SAID CALLS FOR THE SOUTHERLY LINE OF PARCEL "F"; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

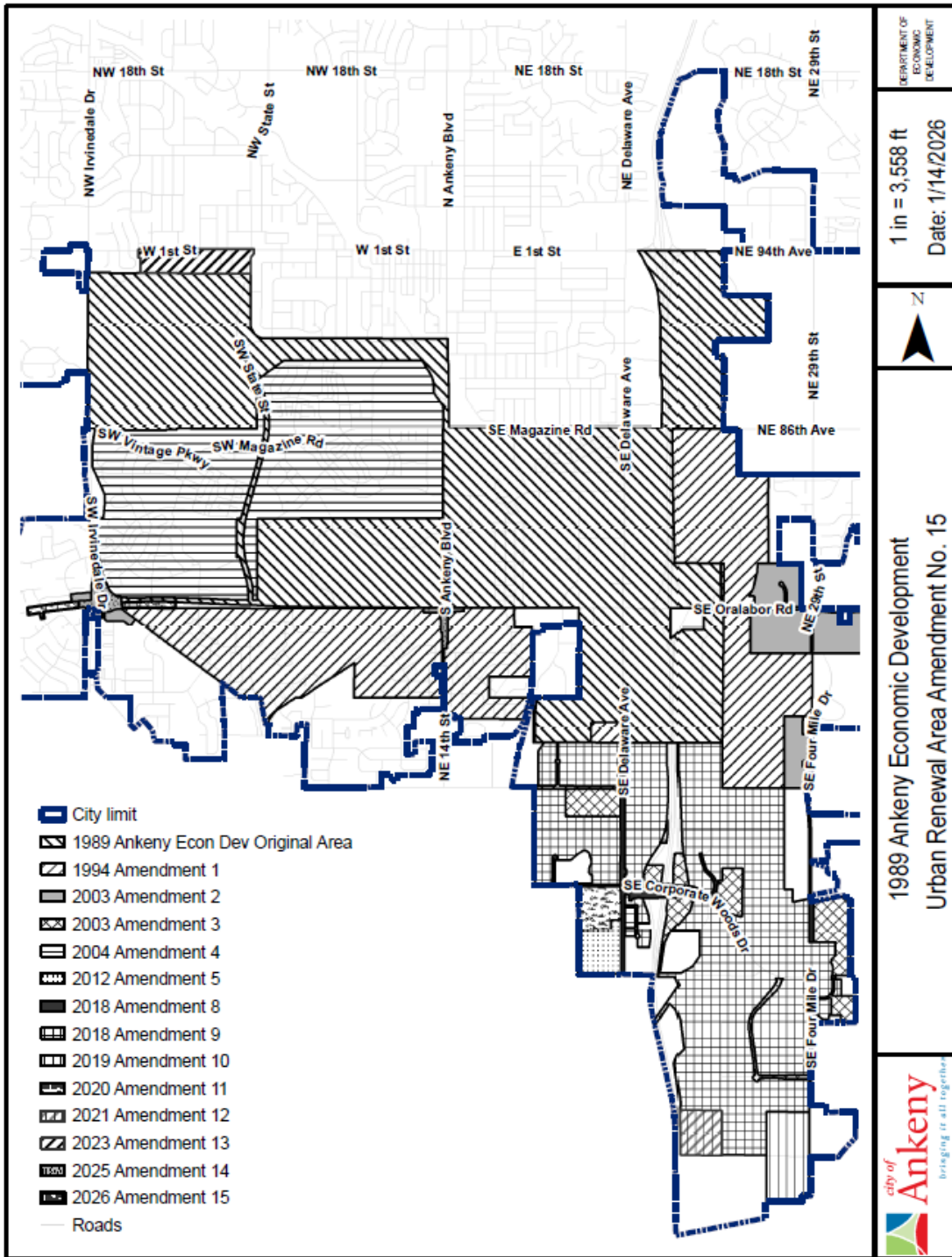
AND

IRVINEDALE/ORALABOR (WEST)

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY, AND A PART OF SW GLENBROOKE BLVD RIGHT-OF-WAY LYING IN THE SOUTHEAST 1/4 OF SECTION 28 AND IN THE NORTHEAST ¼ OF SECTION 33 AND ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1, BEING AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GLENBROOK PLAT 1 TO THE NORTHEAST CORNER OF LOT "A" OF SAID GLENBROOK PLAT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT "A" TO THE INTERSECTION OF THE SOUTH LINE OF OUTLOT "W" OF SAID GLENBROOK PLAT 1 EXTENDED EASTERLY; THENCE WEST ALONG SAID SOUTH LINE OF OUTLOT "W" EXTENDED EASTERLY TO THE WEST LINE OF SAID LOT "A"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT "A" TO THE NORTHWEST CORNER OF LOT "A" AND BEING A CORNER ON THE NORTH LINE OF SAID OUTLOT "W"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OUTLOT "W" TO THE NORTHWEST CORNER OF SAID OUTLOT "W"; THENCE DUE NORTH TO THE SOUTH LINE OF THE WESTWINDS PLAT 2, BEING AN OFFICIAL PLAT; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE WESTWINDS PLAT 2 AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 1, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 3, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF SAID THE WESTWINDS PLAT 8 TO THE INTERSECTION OF A LINE BEGINNING AT SAID NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1 THENCE DUE NORTH; THENCE DUE SOUTH TO THE POINT OF BEGINNING.

EXHIBIT B
MAP OF URBAN RENEWAL AREA FOLLOWING ADOPTION OF
AMENDMENT NO. 15, SHOWING ALL SUBAREAS



4911-7616-3716-1\10174-769

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF POLK

)

I, the undersigned City Clerk of the City of Ankeny, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(SEAL)

4933-9978-4583-1\10174-769

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF ANKENY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 15 TO THE 1989 ANKENY ECONOMIC
DEVELOPMENT URBAN RENEWAL PLAN FOR THE CITY
OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan for the 1989 Ankeny Economic Development Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 15 TO THE 1989
ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF
ANKENY, STATE OF IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on February 16, 2026 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Ankeny, State of Iowa.

Amendment No. 15 proposes to add the following land to the Urban Renewal Area:

IRVINEDALE/ORALABOR (EAST):

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 27 AND IN THE NORTHWEST 1/4 OF SECTION 34 ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 27 AND BEING THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN IN BOOK 7206, PAGE 400-403 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE WESTERLY TO A POINT 33.00 FEET SOUTH OF THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 5911, PAGE 374 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE TO THE INTERSECTION OF THE EAST LINE OF SAID SURVEY AND THE EXISTING RIGHT-OF-WAY LINE OF SAID SW ORALABOR ROAD; THENCE NORTH TO THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 5911, PAGE 374; THENCE NORTH TO A CORNER ON THE SOUTH LINE OF PARCEL "F" AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 11295, PAGE 669-674 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL "F" FOR THE NEXT 4 CALLS (USING PARCEL "F" BASIS OF BEARING); THENCE SOUTH 85°56'10" EAST, 387.27 FEET; THENCE NORTH 86°38'47" EAST, 351.25 FEET; THENCE SOUTH 89°26'00" EAST, 866.90 FEET; THENCE SOUTH 88°05'30" EAST TO THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 27 BEING THE END OF SAID CALLS FOR THE SOUTHERLY LINE OF PARCEL "F"; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

AND

IRVINEDALE/ORALABOR (WEST)

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY, AND A PART OF SW GLENBROOKE BLVD RIGHT-OF-WAY LYING IN THE SOUTHEAST 1/4 OF SECTION 28 AND IN THE NORTHEAST ¼ OF SECTION 33 AND ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1, BEING AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GLENBROOK PLAT 1 TO THE NORTHEAST CORNER OF LOT "A" OF SAID GLENBROOK PLAT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT "A" TO THE INTERSECTION OF THE SOUTH LINE OF OUTLOT "W" OF SAID GLENBROOK PLAT 1 EXTENDED EASTERLY; THENCE WEST ALONG SAID SOUTH LINE OF OUTLOT "W" EXTENDED EASTERLY TO THE WEST LINE OF SAID LOT "A"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT "A" TO THE NORTHWEST CORNER OF LOT "A" AND BEING A CORNER ON THE NORTH LINE OF SAID OUTLOT "W"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OUTLOT "W" TO THE NORTHWEST CORNER OF SAID OUTLOT "W"; THENCE DUE NORTH TO THE SOUTH LINE OF THE WESTWINDS PLAT 2, BEING AN OFFICIAL PLAT; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE WESTWINDS PLAT 2 AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 1, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 3, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF SAID THE WESTWINDS PLAT 8 TO THE INTERSECTION OF A LINE BEGINNING AT SAID NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1 THENCE DUE NORTH; THENCE DUE SOUTH TO THE POINT OF BEGINNING.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition,

clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 15 would update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area and add additional right of way to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** setting dates of a consultation and a public hearing on proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/16/26 @ 5:30 p.m.)

ORIGINATING DEPARTMENT

Economic Development

COUNCIL GOAL

Ensure economic vitality.

ACTION REQUESTED

Resolution

LEGAL

This item has been reviewed and approved by legal counsel.

EXECUTIVE SUMMARY

Proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan, which was last amended in 2025, includes the following updates:

- Updates the description of the design and construction of NE Spectrum Drive over Otter Creek to include an RCB culvert or bridge, as well as increases est. costs.
- Adds land use planning for NE 36th Street corridor and increases planning, engineering, attorney fees and admin costs for future work in this area.

The amendment adds right-of-way east of NE 29th Street/NE Four Mile Drive, as well as six additional parcels fronting both the north and south sides of NE 36th Street, east of NE Four Mile Drive.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve setting the public hearing and consultation meeting as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

This Urban Renewal Area was created in 2010 and the plan was amended and restated in 2021 to include projects and right-of-way. Additional projects and area were added in 2025.

FISCAL IMPACT

This action is for setting the public hearing and consultation meetings only.

PUBLIC OUTREACH EFFORTS

Consultation with all affected taxing entities will occur prior to the public hearing.

ACTION REQUESTED

ATTACHMENTS

1. FINAL Amend No. 2 to A&R NE Ankeny URP - Resolution Setting Date
2. Amend No. 2 to A&R NE Ankeny URP - Notice of Consultation
3. Amend No. 2 to A&R NE Ankeny URP - Notice of Public Hearing

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 2
TO THE AMENDED AND RESTATED NORTHEAST ANKENY
URBAN RENEWAL PLAN IN THE CITY OF ANKENY, STATE
OF IOWA

WHEREAS, by Resolution No. 2010-287, adopted October 18, 2010, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Northeast Ankeny Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which plan was subsequently amended and restated on October 4, 2021 when the City adopted the Amended and Restated Northeast Ankeny Urban Renewal Plan (the "Amended and Restated Plan" or "Plan"), and which Plan, as amended, is on file in the office of the Polk County Recorder; and

WHEREAS, by Resolution No. 2025-048, adopted February 17, 2025, this City Council approved and adopted an Amendment No. 1 to the Amended and Restated Plan; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL URBAN RENEWAL SUBAREA

Commencing at the southwest corner of section 12, township 80 north, range 24 west of the 5th P.M.; thence east along the center line of NE 18th Street right-of-way a distance of 736.32 feet; thence northerly along the east line of Northpointe Village Center Plat 1 a distance of 227.23 feet; thence north easterly along said plat line a distance of 417.10 feet; thence northerly along said plat line 386.94 feet; thence north westerly along said plat line a distance of 249.85 feet; thence northerly along said plat line to the most north eastern point of Northpointe Village Center Plat 1 a distance of 93.9 feet; thence north along the east line of Northpointe Professional Park Plat 1 and Northpointe Village Center Plat 2 a distance of 524.18 feet; thence north westerly along said plat line a distance of 700.27 feet; thence northerly along said plat line to the most north eastern point of Northpointe Professional Park Plat 1 a distance of 303.56 feet; thence continuing northerly along the east lot line of Lot 3, Briarwood Plat 17 to the southern right-of-way line of NE 28th Street; thence continuing northeasterly to the north right-of-way line of said street and the southeast corner of Lot 1, Briarwood Plat 21, a distance of 60 feet; thence northerly following the east line of said Plat 21 a distance of 160.43 feet; thence northerly 31.60 feet; continuing northwesterly along said plat line 163.63 feet; thence northerly 100 feet; continuing northeasterly along said plat line 101.31 feet; thence northerly a distance of 232.83 feet; thence continuing north 367.27 ft., 144.78 ft., 32.8 ft., 239.5 ft., 62.04 ft., and 138.35 ft. to the south line of Outlot X, Briarwood Plat 14; thence west 64.01 feet to the southwest corner of Briarwood Plat 14; thence north to the southern right of way line of NE 36th Street a distance of 451 feet; thence east along said right-of-way line to the western right-of-way line

of NE Delaware Avenue a distance of 4835.22 feet; thence along the 50 foot radial curve of said right-of-way 78.49 feet southeasterly; thence 200 feet south; thence 50 feet east to the centerline of NE Delaware Avenue; thence northeasterly along the intersection right-of-way line 327.86 feet to the southern right-of-way line of NE 36th Street; thence easterly along said right-of-way to the eastern right-of-way line of NE Milan Avenue approximately 1000 feet; thence following the 25 foot radial curve of said right-of-way 41.33 feet southwesterly; thence 116.73 feet south along the western property line of Lot 1 Briar Creek Plat 1; thence following the 25 foot radial curve of the northern right-of-way line of NE 31st Street southeasterly; thence following the said right-of-way southeasterly 354.48 feet; thence following the southern property line of Lot 1 Briar Creek Plat 1 northeasterly 275.23 feet to the western property line of Lot 1 Albaugh Golf and Commercial; thence following said western property line to the southwestern most point 4643.77 feet; thence following said property line easterly 389.45 feet; thence northeasterly 235 feet; thence southeasterly 166.97 feet; thence southwesterly 80 feet; thence easterly 315 feet to the eastern right of way line of I-35; thence continuing easterly 2300 feet; thence southerly 1321.4 to the south line of section 7, township 80 north, range 23 west; thence easterly along said section line 1150 feet to the southeast corner of said section; thence north along the eastern line of said section to the southeast corner of section 6, township 80 north, range 23 west; thence continuing north along the eastern line of said section to the northeast corner of the southeast $\frac{1}{4}$ of said section 6; thence westerly to the northwest corner of the southeast $\frac{1}{4}$ of said section 6; thence continuing westerly 278 feet to the western I-35 right-of-way line; thence southerly 1825 feet to the northeast corner of Outlot Z, Otter Creek Redevelopment Plat 1; thence westerly 751 feet along the northern property line to the northwest corner of said Outlot; thence north westerly 195 feet to a northeast corner of Outlot Y, Otter Creek Redevelopment Plat 1; thence northwesterly 142.22 feet; thence southwesterly 115.34 feet; thence southerly 253.67 feet; thence southwesterly 192 feet; thence northwesterly 67.33 feet to the northwestern most corner of NE Otter Creek Drive right-of-way; thence southerly 838.62 feet following the western right-of-way line of said drive to the northern right-of-way line of NE 36th Street; thence westerly along said NE 36th Street right-of-way line 1317.28 feet; thence northwesterly 144 feet to eastern NE Delaware Avenue right-of-way line; thence west 94 feet to the western right-of-way line of NE Delaware Avenue; thence southwesterly 145 feet along said right-of-way line to the northern right-of-way line of NE 36th Street; thence westerly along said right-of-way 2150 feet to the southwest corner of Lot 1, AFUMC Christian Life Center; thence south 5 feet; thence west 217.99 feet; thence northwesterly 126.19 feet; thence west 128.01 feet; thence north 11 feet; thence west 202.58 feet; thence south 115 feet; thence west along the north NE 36th Street right-of-way line 680 feet to the southeast corner of Outlot B, The Woodland Reserve Plat 1; thence north along eastern property line of said, Lot B 185.5 feet; thence west 655.03 feet to the northwest corner of Outlot C, The Woodland Reserve Plat 1; thence north along the west line of The Woodland Reserve Plat 1 a distance of 1026.36 feet; thence westerly along the south right-of-way line of NE 41st Street to the east right-of-way line of U.S. Highway 69 a distance of 1058.18 feet; thence westerly to the northeast corner of Lot 1, Johnson

Estates Plat 1, 120 feet; thence west 340.57 feet; thence southerly a distance of 478.36 feet; thence westerly a distance of 400.00 feet; thence southerly a distance of 400.00 feet; thence westerly a distance of 700.00 feet; thence southerly to the center right-of-way line of NW 36th Street a distance of 400.00 feet; thence easterly to the western right-of-way line of U.S. Highway 69 a distance of 1,448.77 feet; thence southerly along the said right-of-way line of U.S. Highway 69 a distance of 4,061.66 feet; thence westerly along the north line of Georgetown Plat 2 a distance of 744.6 feet to the north west most corner of said plat; thence south westerly along the west line of Georgetown Plat 2 a distance of 274.17 feet; thence south westerly along the west line of said plat to the north easterly most corner of Lot 1 Georgetown Plat 3 a distance of 222.17 feet; thence southerly along the east line of Georgetown Plat 3 to the south eastern most corner of Lot 4 of Georgetown Plat 3 a distance of 255.05 feet; thence southerly along the eastern line of said plat to the south eastern most corner of Lot 7 Georgetown Plat 3 a distance of 189.8 feet; thence southerly along the east line of said plat to the south eastern most corner of Lot 10 Georgetown Plat 3 a distance of 189.76 feet; thence southerly along the east line of said plat to the center right-of-way line of NW 18th Street a distance of 138.54 feet; thence easterly along the center right-of-way line to the point of beginning a distance of 1072.07. The area includes all streets and their right-of-way within the Urban Renewal Area and all streets and their right-of-way forming the boundary of the Area.

AMENDED AND RESTATED PLAN SUBAREA

A PORTION OF THE EAST ½ OF NE 29TH ST RIGHT OF WAY AND A PORTION OF NE 110TH AVE RIGHT OF WAY, GENERALLY DESCRIBED AS BEGINNING AT THE SW CORNER OF SECTION 5, TOWNSHIP 80 NORTH, RANGE 23 WEST THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 5 APPROXIMATELY 450 FEET; THENCE EAST APPROXIMATELY 33 FEET TO THE EAST RIGHT OF WAY LINE OF SAID NE 29TH ST; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE APPROXIMATELY 405 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NE 110TH AVE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE APPROXIMATELY 367 FEET; THENCE SOUTH APPROXIMATELY 78 FEET TO THE SOUTH RIGHT OF WAY LINE OF NE 110TH AVE; THEN WEST ALONG SAID SOUTH RIGHT OF WAY LINE APPROXIMATELY 367 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NE 29TH ST; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE APPROXIMATELY 367 FEET; THENCE WEST APPROXIMATELY 33 FEET TO THE WEST LINE OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 8 APPROXIMATELY 400 FEET TO THE POINT OF BEGINNING.

AMENDMENT NO. 1 SUBAREA

All of NE Delaware Ave ROW lying north of the south ROW line of NE 18th St and lying south of the north line of Lot F of Briar Creek Plat 1 and south of a line beginning at the Northwest corner of Lot F and extending west perpendicular to the centerline of NE Delaware Ave; AND All of NE 18th St ROW lying east of the west ROW line of NE Delaware Ave and extending easterly to the east line of Lot 3 of Greenwood Acres Plat 2 extended north to the north line of NE 18th St; and

LOT 1, OUTLOT "Y", AND OUTLOT "Z" OF PIPER PROPERTIES PLAT 4, AND LOT 1, LOT 2 AND OUTLOT "Z" OF 36TH STREET CENTRE PLAT 1, AND PARCEL 2023-76 AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 19460, PAGE 977 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF OUTLOT "Z" OF PIPER PROPERTIES PLAT 1 ALL BEING AN OFFICIAL PLAT, AND PARCEL 2017-112 AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 16727, PAGE 247-248 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY IOWA; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of two previously proposed urban renewal projects for the Area, and to add new property to the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained; and

WHEREAS, this proposed Amendment No. 2 adds the following land to the Urban Renewal Area:

THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5, AND THE NORTHWEST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, IOWA; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 2 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 2 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 2 required by Section 403.5(2), Code of Iowa, as amended, shall be held on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa, at 10:30 A.M., and the Economic Development Director, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 2, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF ANKENY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 2 TO THE AMENDED AND RESTATED
NORTHEAST ANKENY URBAN RENEWAL PLAN FOR THE
CITY OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 2 before the City Council at its meeting which commences at 5:30 P.M. on February 16, 2026, in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 2 TO THE AMENDED
AND RESTATED NORTHEAST ANKENY URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF
ANKENY, STATE OF IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on February 16, 2026 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Ankeny, State of Iowa.

Amendment No. 2 proposes to add the following land to the Urban Renewal Area:

THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5, AND THE NORTHWEST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, IOWA.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 2 would update the description of two previously proposed urban renewal projects for the Area, and add new property to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 2, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 2 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT 1

AMENDMENT NO. 2

to the

AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN

for the

NORTHEAST ANKENY URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

Original Plan – October 2010

Amended and Restated Plan – October 2021

Amendment No. 1 to the Amended and Restated Plan – February 2025

Amendment No. 2 to the Amended and Restated Plan – February 2026

**AMENDMENT NO. 2
TO THE
AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN
FOR THE
NORTHEAST ANKENY URBAN RENEWAL AREA**

CITY OF ANKENY, IOWA

INTRODUCTION

The City of Ankeny, Iowa (the “City”) adopted the Northeast Ankeny Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area (the “Urban Renewal Area” or “Area”) on October 18, 2010. In 2021, the City adopted the Amended and Restated Northeast Ankeny Urban Renewal Plan (the “Amended and Restated Plan” or “Plan”) for the Urban Renewal Area. The Amended and Restated Plan was amended in 2025 by an Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan (“Amendment No. 1”), and is being further amended with the adoption of this Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan (“Amendment No. 2” or “Amendment”) to update the description of two previously proposed urban renewal projects for the Area, and to add new property to the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the Amended and Restated Northeast Ankeny Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF AREA

The property included in the Urban Renewal Area includes the area included in the original Northeast Ankeny Urban Renewal Plan (the “Original Urban Renewal Subarea”), the land added to the Urban Renewal Area by the Amended and Restated Plan (the “Amended and Restated Plan Subarea”), the property added to the Urban Renewal Area by Amendment No. 1 (the “Amendment No. 1 Subarea”), and the property to be added to the Urban Renewal Area by this Amendment No. 2 (the “Amendment No. 2 Subarea”). The Subareas make up the total Urban Renewal Area.

The legal description of the property being added to the Urban Renewal Area by this Amendment No. 2 is attached hereto as Exhibit A. A depiction of the Area after this Amendment, including all Subareas, is set out in Exhibit B.

BASE VALUE

Nothing in this Amendment affects already established frozen base values for any pre-existing Subarea previously placed in a tax increment financing ordinance. If the Amendment No. 2 Subarea, or a portion thereof, is placed in a Tax Increment Financing (TIF) ordinance prior to December 1, 2026, the taxable valuation of the property added to the TIF ordinance as of January 1, 2025, will be considered the frozen “base valuation” for the portion of the Amendment No. 2

Subarea added to the TIF ordinance. If a TIF ordinance for the Amendment No. 2 Subarea is not adopted until a later date, the frozen “base value” will be the assessed value of the taxable property within that area added to the TIF ordinance as of January 1 of the calendar year preceding the effective date of the TIF ordinance incorporating the Amendment No. 2 Subarea.

AREA DESIGNATION

The Area was originally designated as appropriate for the promotion of commercial and industrial economic development. The Area, as amended, continues to be appropriate for the promotion of commercial and industrial economic development.

DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The Plan and this Amendment, including the urban renewal projects updated herein, are in conformity with The Ankeny 2040 Plan.

The Amended and Restated Plan, as amended, does not in any way replace or modify the City’s current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, and this Amendment. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects not listed in this Amendment were authorized prior to the date of this Amendment and are continuing. Except as noted below, these previously approved projects are not being amended by this Amendment.

With the adoption of this Amendment No. 2, the City is updating the description of the following two urban renewal projects which were last updated in Amendment No. 1 (“Updated Projects”):

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
Design and complete construction of NE Spectrum Drive bridge or RCB culvert for Otter Creek	2025-2029	\$1,450,000 - \$4,000,000	Improve access to commercial businesses and facilitate new commercial development.

2. Planning, engineering fees (for urban renewal plans), attorney fees, administration, other related costs to support urban renewal projects and planning:

Project	Estimated Date	Estimated Cost to be funded by TIF Funds
Costs associated with attorney and bond counsel review of urban renewal activities and development agreements; land use planning, including for NE 36 th Street corridor; economic planning and engineering related studies; and other administrative costs.	Market or program driven as need arises, although land use planning for NE 36 th Street corridor is expected to commence in 2026	Not to Exceed \$1,000,000

FINANCIAL DATA

1.	Current constitutional debt limit:	\$550,929,953
2.	Current outstanding general obligation debt:	\$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Projects (Amendment No. 2) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Updated Projects (Amendment No. 2) as described above to be funded by TIF Funds will be approximately as stated in the next column:	\$2,450,000-\$5,000,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are

distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

CONSENT TO INCLUDE AGRICULTURAL LAND

Because the Amendment No. 2 Subarea contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City must have consent from the owner(s) of the agricultural land to include the “agricultural land” property in the Urban Renewal Area pursuant to this Amendment. The City will obtain consent of the owner(s) of the agricultural land to include their property within the Amendment No. 2 Subarea. A copy of the agreement is attached hereto, as Exhibit C. The original signed agreement(s) will be on file at the City Clerk’s office.

REPEALER AND SEVERABILITY

Any parts of the Plan in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Amended and Restated Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the original Urban Renewal Plan or any prior

amendment, resolution, or document, this Amendment No. 2 shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, shall continue with respect to the Area, including each separate Subarea, for the maximum period allowed by law.

EXHIBIT A
LEGAL DESCRIPTION OF AMENDMENT NO. 2 SUBAREA

THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5,
AND THE NORTHWEST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, ALL IN TOWNSHIP
80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A
PART OF THE CITY OF ANKENY, COUNTY OF POLK, IOWA.

EXHIBIT B
MAP OF URBAN RENEWAL AREA FOLLOWING ADOPTION OF
AMENDMENT NO. 2, SHOWING EACH SUBAREA

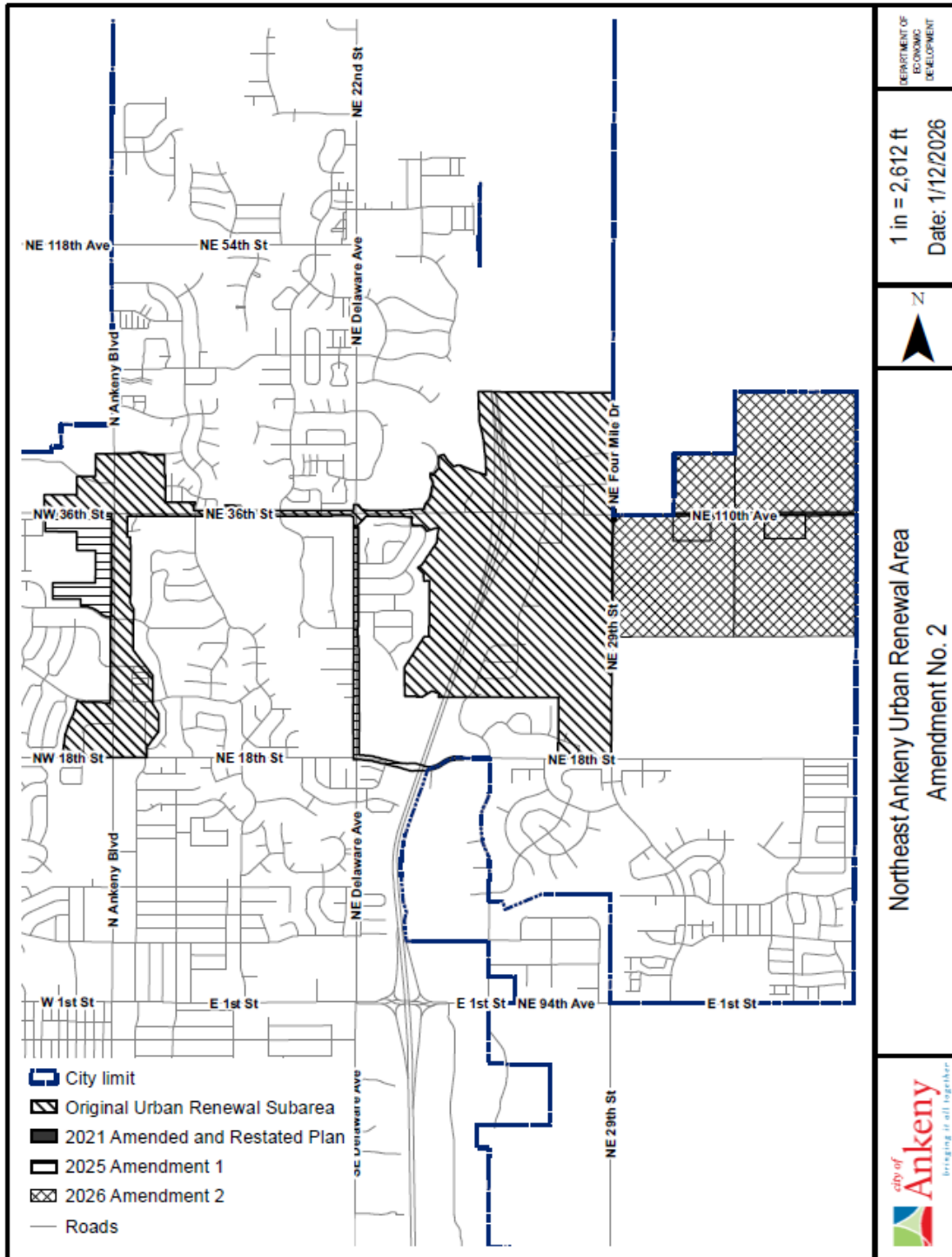


EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST
ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.
2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this _____ day of _____, 2026.

Agricultural Land Owner's Name:

Signature: _____

Date: _____

Witness: _____

Agricultural Land Co-Owner's Name
(if applicable):

Signature: _____

Date: _____

Witness: _____

4925-8885-6452-1\10174-767

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF POLK

)

I, the undersigned City Clerk of the City of Ankeny, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(SEAL)

4928-0764-6342-1\10174-767

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF ANKENY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 2 TO THE AMENDED AND RESTATED
NORTHEAST ANKENY URBAN RENEWAL PLAN FOR THE
CITY OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 2 TO THE AMENDED
AND RESTATED NORTHEAST ANKENY URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF
ANKENY, STATE OF IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on February 16, 2026 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Ankeny, State of Iowa.

Amendment No. 2 proposes to add the following land to the Urban Renewal Area:

THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5, AND THE NORTHWEST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, IOWA.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 2 would update the description of two previously proposed urban renewal projects for the Area, and add new property to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

4907-7983-1430-1\10174-767



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** setting dates of a consultation and a public hearing on a proposed 2026 Corporate Woods Business Park Urban Renewal Plan I for a proposed urban renewal area in the City of Ankeny, State of Iowa. (date of hrg: 2/16/26 @ 5:30 p.m.)

ORIGINATING DEPARTMENT

Economic Development

COUNCIL GOAL

Ensure economic vitality.

ACTION REQUESTED

Resolution

LEGAL

This item has been reviewed and approved by legal counsel.

EXECUTIVE SUMMARY

This Urban Renewal Area and supporting Urban Renewal Plan includes a single parcel located at 1600 SE Corporate Woods Drive. Establishing this urban renewal area will allow the City to support new investment and job creation by providing tax incentives for future business expansion on this parcel. Any such incentives will be incorporated into a development agreement in accordance with the City Council's Targeted Industry Incentive Policy and will need to be considered by the City Council following a public hearing on any such incentives. Establishing this urban renewal area now puts the City in a position to support economic growth should new investment on this parcel be contemplated in the future.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve setting the public hearing and consultation meeting as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

None.

FISCAL IMPACT

This action is for setting the public hearing and consultation meetings only.

PUBLIC OUTREACH EFFORTS

Consultation with all affected taxing entities will occur prior to the public hearing.

ACTION REQUESTED

ATTACHMENTS

1. Corporate Woods Business Park URP - Resolution Setting Dates - FINAL
2. Corporate Woods Business Park URP - Notice of Consultation
3. Corporate Woods Business Park URP - Notice of Public Hearing

RESOLUTION NO. _____

RESOLUTION DETERMINING THE NECESSITY AND
SETTING DATES OF A CONSULTATION AND A PUBLIC
HEARING ON A PROPOSED 2026 CORPORATE WOODS
BUSINESS PARK URBAN RENEWAL PLAN I FOR A
PROPOSED URBAN RENEWAL AREA IN THE CITY OF
ANKENY, STATE OF IOWA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, this Council has caused there to be prepared a proposed 2026 Corporate Woods Business Park Urban Renewal Plan I ("Plan" or "Urban Renewal Plan") for the 2026 Corporate Woods Business Park Urban Renewal Area I ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the 2026 Corporate Woods Business Park Urban Renewal Area I suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole prior to Council approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Council within thirty (30) days of its receipt of such proposed Urban Renewal Plan; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa, at 10:30 A.M., and the Economic Development Director, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF ANKENY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED 2026
CORPORATE WOODS BUSINESS PARK URBAN RENEWAL
PLAN I FOR THE CITY OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed 2026 Corporate Woods Business Park Urban Renewal Plan I for a proposed 2026 Corporate Woods Business Park Urban Renewal Area I, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed 2026 Corporate Woods Business Park Urban Renewal Plan I, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Urban Renewal Plan before the City Council at its meeting which commences at 5:30 P.M. on February 16, 2026, in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED 2026 CORPORATE WOODS BUSINESS
PARK URBAN RENEWAL PLAN I FOR A PROPOSED URBAN
RENEWAL AREA IN THE CITY OF ANKENY, STATE OF
IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on February 16, 2026 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed 2026 Corporate Woods Business Park Urban Renewal Plan I (the "Plan") concerning a proposed Urban Renewal Area in the City of Ankeny, State of Iowa.

The Urban Renewal Area is proposed to contain the land legally described as follows:

Lot 1 Corporate Woods Business Park Plat 3, forming a part of the City of Ankeny,
County of Polk, Iowa.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

Section 5. That the proposed Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the City Clerk.

Section 6. That the proposed Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the City as a whole, with such recommendation to be submitted in writing to this Council within thirty (30) days of the date hereof.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT 1

2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL PLAN I

for the

2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I

CITY OF ANKENY, IOWA

2026

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- A. LEGAL DESCRIPTION OF URBAN RENEWAL AREA
- B. URBAN RENEWAL AREA MAP

**2026 Corporate Woods Business Park Urban Renewal Plan I
for the
2026 Corporate Woods Business Park Urban Renewal Area I**

City of Ankeny, Iowa

A. INTRODUCTION

The 2026 Corporate Woods Business Park Urban Renewal Plan I (“Plan” or “Urban Renewal Plan”) for the 2026 Corporate Woods Business Park Urban Renewal Area I (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development in the City of Ankeny, Iowa (the “City”). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The City reserves the right to modify the boundaries of the Area at some future date.

C. DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018, and most recently updated September 16, 2024. The Plan, including the urban renewal projects described herein, are in conformity with The Ankeny 2040 Plan.

This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. To enhance the health, safety, living environment, general character, and general welfare of Ankeny, Iowa.
11. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Development Agreement(s): The City may enter into one or more development agreements with an existing business to provide incentives for expansion that will result in job creation or retention in the Area. Construction for this project is expected to commence as early as 2026 and may include additional phases during the life of the Urban Renewal Area. Subject to the terms and conditions of the development agreement(s), the City would provide economic development grants funded through tax increment created by an expansion project, with the aggregate amount of grants not expected to exceed \$1,000,000 to \$3,000,000. This summary of the project does not identify all the terms and conditions to be included in the detailed development agreement(s).

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$50,000

I. FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	\$550,929,953
2.	Current Outstanding General Obligation Debt	\$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$1,050,000-\$3,050,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

N. STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue in the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

Q. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF
2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I

Lot 1 Corporate Woods Business Park Plat 3, forming a part of the City of Ankeny, County of Polk, Iowa.

4920-7771-0726-1\10174-773



CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF POLK

)

I, the undersigned City Clerk of the City of Ankeny, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(SEAL)

4933-6870-5671-1\10174-382

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF ANKENY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED 2026
CORPORATE WOODS BUSINESS PARK URBAN RENEWAL
PLAN I FOR THE CITY OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on January 27, 2026, at City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed 2026 Corporate Woods Business Park Urban Renewal Plan I for a proposed 2026 Corporate Woods Business Park Urban Renewal Area I, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed 2026 Corporate Woods Business Park Urban Renewal Plan I, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED 2026 CORPORATE WOODS BUSINESS
PARK URBAN RENEWAL PLAN I FOR A PROPOSED URBAN
RENEWAL AREA IN THE CITY OF ANKENY, STATE OF
IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on February 16, 2026 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed 2026 Corporate Woods Business Park Urban Renewal Plan I (the "Plan") concerning a proposed Urban Renewal Area in the City of Ankeny, State of Iowa.

The Urban Renewal Area is proposed to contain the land legally described as follows:

Lot 1 Corporate Woods Business Park Plat 3, forming a part of the City of Ankeny,
County of Polk, Iowa.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Ankeny, State of Iowa

4922-3224-5895-1\10174-382



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** authorizing the City of Ankeny to submit an application for funding from Bravo for a Local Arts & Culture Grant to support enhanced events and attractions in Uptown and commitment of matching funds.

ORIGINATING DEPARTMENT

Economic Development

COUNCIL GOAL

Enhance the quality of life

ACTION REQUESTED

Resolution

LEGAL

No legal review necessary for this item.

EXECUTIVE SUMMARY

Staff is proposing to submit an application to Bravo's Local Arts & Culture Grant program to support existing events and placemaking efforts in Uptown in 2026. Grants funds are intended to support community-driven arts and culture programming that is free and accessible to the public. Staff has identified the Ankeny Art Festival, Trunk or Treat, Beats and Eats, Miracle on Third, Pumpkin's & Pints, as well as temporary place making attractions, as events where these grant funds could support additional add-on attractions to enhance the quality of these events and draw more residents to Uptown throughout the year.

This program is new and has a quick turnaround, with applications due near the end of January. Staff is putting together a list of possible enhancements and budgets and will work with Uptown Ankeny Association and Ankeny Art Center staff, as well as Parks and Rec staff, to create a series of programming enhancements to existing events and temporary place making efforts in Uptown. Early ideas include ice sculpting at Uptown's Christmas event, circus perfumers at Trunk or Treat, community engagement in temporary exhibits at the Ankeny Art Festival and hay bale temporary art along the High Trestle Trail. This list is intended to illustrate what type of enhancements to existing events are being considered and may change as staff continues to work with partners and finalize the program and budget.

The total budget for this initiative is \$10,000, with \$2,500 coming from City hotel/motel funds and considered local match, and \$7,500 anticipated in grant funding from Bravo. All the funds will need to be spent in 2026, as this is a pilot program offered by Bravo.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve the resolution as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The City has been awarded Bravo funding four times over the past five years and has a 100% success rate when applying for Bravo funding. Previous projects include:

- Glow Trail
- High Trestle Trail Corridor Public Art Master Plan
- Northwestern Trailhead
- HTT Underpass lighting

FISCAL IMPACT

If awarded Bravo funding for this project, the city would be required to fund up to \$2,500 to meet the 25% local match requirement. Approximately \$7,500 would come from Bravo.

PUBLIC OUTREACH EFFORTS

Staff has worked with the Uptown Ankeny Association and Ankeny Art Center to identify these programmatic enhances to their existing events.

ACTION REQUESTED

ATTACHMENTS

1. Bravo Grant Resolution - January 2026

RESOLUTION 2026-

A RESOLUTION AUTHORIZING THE CITY OF ANKENY TO SUBMIT AN APPLICATION FOR BRAVO FUNDING FOR A LOCAL ARTS & CULTURE GRANT TO SUPPORT ENHANCED EVENTS AND ATTRACTIONS IN UPTOWN AND COMMITMENT OF MATCHING FUNDS

WHEREAS, Bravo Greater Des Moines is offering local government partners a pilot grant program to provide financial support for local art and culture; and

WHEREAS, the City of Ankeny seeks to enhance the vibrancy and community experiences in Uptown through arts-based programming and temporary creative placemaking efforts; and

WHEREAS, the City of Ankeny supports a variety of existing Uptown events that provide opportunities to incorporate and showcase temporary art and cultural elements; and

WHEREAS, the City is proposing to apply for \$7,500 in grant funding from Bravo, with a required \$2,500 local match, for a total estimated project cost of \$10,000; and

WHEREAS, grant funds would be used to support and enhance current events in Uptown through additional programming and temporary place making features, which may include performance art, interactive art experiences, and traditional temporary art displays; and

WHEREAS, staff recognizes the value of utilizing outside funding assistance to expand arts and cultural opportunities within Uptown to enhance the quality of life for residents and visitors.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny that:

1. The City Council supports staff applying for a Bravo Local Arts & Culture Grant seeking up to \$7,500 to support enhanced events and attractions in Uptown.
2. The City Council hereby commits the City of Ankeny to providing the required matching funds, if awarded grant funding, in an amount up to \$2,500, from hotel/motel tax revenues.

PASSED AND APPROVED this 20th day of January, 2026.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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** authorizing the City of Ankeny to enter into a grant agreement with Bravo Greater Des Moines for a Public Art Grant for interactive lighting for the High Trestle Trail underpass.

ORIGINATING DEPARTMENT

Economic Development

COUNCIL GOAL

Enhance quality of life

ACTION REQUESTED

Resolution

LEGAL

No legal review necessary.

EXECUTIVE SUMMARY

The City was awarded a \$45,000 competitive grant through Bravo's Public Art Grant program for interactive LED lighting in the High Trestle Trail underpass under S. Ankeny Boulevard. The attached grant agreement outlines how the funding can be used, matching funds required, reporting requirements, and key deadlines for project completion. This is a standard agreement and is similar to previous grant agreements between Bravo and the City. The City Council approved a resolution approving the application to Bravo for funding for this project and a commitment of matching funds at the September 15, 2025 City Council meeting.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve this grant agreement as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The City Council approved a resolution approving the application to Bravo for funding for this project and a commitment of matching funds at the September 15, 2025 City Council meeting.

FISCAL IMPACT

Bravo's Public Art Grant program requires a 25% local match. Up to \$15,000 of hotel/motel tax dollars is budgeted to meet the local match requirements to secure this \$45,000 grant.

PUBLIC OUTREACH EFFORTS

Extensive public outreach was conducted as part of the High Trestle Trail Public Art Master Plan, which identified this project.

ACTION REQUESTED

ATTACHMENTS

1. Bravo PAG Grant Agreement - Underpass Lighting
2. 2025 Bravo Public Art Grant Reso

GC26 Public Art Grant Agreement

RECIPIENT

City of Ankeny

PROJECT TITLE

High Trestle Trail Underpass Interactive Lighting Experience Project

GRANT AWARD

\$45,000

FUNDING TERM

January 1, 2026 - December 31, 2026

PROJECT COMPLETION TERM

January 1, 2025 - December 31, 2027

GRANT CONTINGENCY

Failure to adhere to the terms herein may result in forfeiture of the grant award and may impact the eligibility of City of Ankeny ("Recipient") for future funding from Bravo Greater Des Moines ("Bravo").

Section 1 – ELIGIBILITY

Recipient represents and warrants that it is eligible and in good standing with Bravo:

- Is a municipality with a current 28E Agreement with Bravo. Any termination or amendment of the current 28E Agreement may, in Bravo's sole discretion, result in the termination, reduction, or delay of funds to Recipient and/or termination of this Public Art Grant Agreement;
- Fully and completely meets all requirements in this Agreement;
- Accurately represents its project and its activities in all documents submitted to Bravo. This includes, but is not limited to grant application, final reports, mid-year evaluations (if applicable), financial reports and any other information requested by Bravo;
- Continues to meet the grant eligibility criteria;
- Submits grant information, documents and reports on or before the due date

Section 2 – FUNDING

2.1 Funding Source The source of funding for the PAG Program is Bravo's local government partners, the cities of Altoona, Ankeny, Bondurant, Carlisle, Clive, Des Moines, Grimes, Indianola,

Johnston, Norwalk, Pleasant Hill, Polk City, Urbandale, Waukee, West Des Moines and Windsor Heights and Polk County pursuant to 28E Agreements.

2.2 Receipt of Funds All payments under this Agreement are subject to the possession by Bravo of enough funds for the GC26 PAG Program. Any termination, reduction or delay of funds from Bravo's local government partners to Bravo may, in Bravo's sole discretion, result in the termination, reduction or delay of PAG funds to Recipient and/or termination of this Agreement.

2.3 Use of Funds Recipient hereby agrees that grant funding will be used within the funding term and for the awarded Project as described in the original application for funding or, if applicable, as described in the grant award notification provided to Recipient by Bravo. All grant funds not expended in a manner agreed to by Recipient and Bravo may result in the return of funds to Bravo. The project must be completed within the project completion term outlined above.

2.4 Cost Variation In the event that the actual project cost is less than the Total Project Cost amount specified in this Agreement, the Grant award may be reduced by the same ratio as the difference between the actual costs and the Total Project Cost specified in this Agreement divided by the Total Project Cost. Any Grant funds disbursed in excess of the reduced amount may need to be returned to Bravo.

Example: If the total amount spent to complete the Project is less than the Total Project Cost specified in this Agreement, Bravo shall calculate the amount of Grant funds to be returned as follows:

1. The actual amount spent on the project within the Funding Term is subtracted from the Total Project Cost specified in the Agreement to determine the change in the Project cost.
2. The change in the Project cost is divided by the Total Project Cost specified in the Agreement.
3. This percentage is multiplied by the original Grant Award.
4. The product is the amount of the Grant Award that Recipient must return to Bravo.

2.5 Prior Costs Grant funds may not be used to pay for expenditures made or costs incurred outside the dates of the Funding Term.

2.6 Disbursement of Funds Full payment of Grant funds will be made upon execution of this Agreement.

Section 3 – REPORTS

Recipient shall prepare and submit reports as specified below in the form and content specified by Bravo. Upon the request of Bravo, additional progress reporting may be required during the duration of this Agreement.

1. Midterm Report shall be provided by July 15, 2026.
2. Final Report shall be provided within 30 days of the project completion OR by January 15, 2028.

Section 4 – COVENANTS OF RECIPIENT

4.1 Affirmative Covenants Until the terms of this Agreement are fulfilled, Recipient covenants to Bravo that:

(a) Notice of Proceedings Recipient shall promptly notify Bravo of the initiation of any claims, lawsuits, bankruptcy proceedings or other proceedings brought against Recipient that would adversely impact the Project.

(b) Indemnification Recipient shall indemnify, defend and hold harmless Bravo and its officers, employees and agents from and against all losses, liabilities, penalties, fines, damages and claims, including but not limited to taxes and all related costs and expenses, including but not limited to reasonable attorneys' fees and disbursements and cost of investigation, litigation, settlement, judgments, interests and penalties arising from or in connection with the following:

1. Any claim, demand, action, citation or legal proceeding arising out of or resulting from the Project;
2. Any claim, demand, action, citation or legal proceeding arising out of or resulting from a breach by Recipient of any representation or warranty made by Recipient in this Agreement;
3. Any claim, demand, action, citation or legal proceeding arising out of or related to occurrences that Recipient is required to insure against as provided for in this Agreement; and
4. Any claim, demand, action, citation or legal proceeding that results from an act or omission of Recipient or any of its agents in its capacity as an employer of a person.

4.2 Negative Covenants Throughout the Funding Term of this Agreement, Recipient shall not, without prior written disclosure to Bravo and prior written consent of Bravo:

(a) Recipient's Interest Assign, waive or transfer any of Recipient's rights, powers, duties or obligations under this Agreement.

(b) Property/Collateral Sell, transfer, convey, assign, encumber or otherwise dispose of any of the real property for the Project.

(c) Restrictions Place or permit any restrictions, covenants or any similar limitations on the real property for the Project.

(d) Removal of Project Property Remove from the Project site all or any part of the Project property.

(e) Recipient Operation Materially change the scope or use of the Project or the nature of the business and activities being conducted or proposed to be conducted by Recipient as described in Recipient's application, unless the change is approved in writing by Bravo. Bravo shall determine the materiality of the change.

Section 5 – DEFAULT; REMEDIES & TERMINATION

5.1 Notice of Event(s) of Default Recipient shall promptly notify Bravo upon becoming aware of an actual or imminent Event of Default by Recipient.

5.2 Events of Default Each of the following shall constitute an Event of Default under this Agreement:

(a) Material Misrepresentation Any representation, warranty or statement made or furnished to Bravo by, or on behalf of, Recipient in connection with this Agreement to induce Bravo to make a Grant to Recipient shall be determined by Bravo to be incorrect, false, misleading or erroneous in any material respect when made or furnished.

(b) Noncompliance Recipient fails to comply with any of the terms contained in this Agreement or documents executed pursuant to this Agreement.

(c) Recipient Changes A material change in Recipient's eligibility, as defined in Section 1, that occurs without prior written disclosure to Bravo.

(d) Misspending Recipient expends Grant funds for purposes not described in the GC24 Public Art Grant Application as approved by Bravo.

(e) Insolvency or Bankruptcy Recipient becomes insolvent or bankrupt, or admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or Recipient applies for or consents to the appointment of a trustee or receiver for Recipient or for the major part of its property; or if a trustee or receiver is appointed for Recipient or for all or a substantial part of the assets of Recipient and the order of such appointment is not discharged, vacated or stayed within sixty (60) days after such appointment; or if bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors are instituted by or against Recipient and, if instituted against Recipient, are consented to, or, if contested by Recipient, such proceeding is not dismissed by the adverse parties or by an order, decree or judgment within sixty (60) days after such institution.

(f) Insurance Loss, theft, damage or destruction of any substantial portion of the Project property occurs for which there is either no insurance coverage or for which, in the opinion of Bravo, there is insufficient insurance coverage.

(g) Conveyance of Responsibilities Recipient assigns, waives or transfers any of Recipient's rights, powers, duties or obligations under this Agreement without written permission of Bravo.

(h) Conveyance of Property Recipient sells, transfers, conveys, assigns, encumbers or otherwise disposes of any real property of the Project without written permission of Bravo.

5.3 Notice of Default Bravo shall issue a written notice of default providing therein a thirty (30) day period during which Recipient shall have an opportunity to cure. Notwithstanding this Section 5.3, if Bravo determines cure is not possible or feasible, Bravo may immediately deem Recipient in default without prior written notice or opportunity to cure.

5.4 Remedies Upon Default Upon the occurrence of any Event of Default, Bravo shall have the right to terminate this Agreement and to require immediate repayment of the full amount of funds disbursed to Recipient under this Agreement without presentment, demand, protest, notice of protest, notice of intention to accelerate or other notice of any kind, all of which are expressly waived by Recipient.

5.5 Termination for Convenience In addition to termination due to an Event of Default or no allocation of PAG funds, this Agreement may be terminated in whole, or in part, when Bravo and Recipient agree that continuation would not produce beneficial results commensurate with the future disbursement of funds.

5.6 Procedure Upon Termination If this Agreement is terminated, Bravo may, in its sole discretion, allow reimbursement for costs expended up to the date of termination as determined by Bravo. Recipient shall return to Bravo all unencumbered Grant funds within one week of receipt of Notice of Termination.

Section 6 – MODIFICATION

This Agreement may only be amended through written prior approval of Bravo. Examples of situations where amendments are required include, but not limited to, extensions for completion of Project activities and changes to the Project including alternation of approved activities or inclusion of new activities. If the proposed amendment substantially alters the circumstances under which the Project funding was originally approved or if it is not in alignment with and does not uphold the investment priorities of Bravo, grant funds may need to be returned.

Section 7 – RECOGNITION

Recipient shall permanently recognize Bravo in its donor acknowledgment for the financial contribution to the Project.

SIGNATURE

Authorized Representative

RESOLUTION NO. 2026-XXX

A RESOLUTION AUTHORIZING THE CITY OF ANKENY TO ENTER INTO A GRANT AGREEMENT WITH BRAVO GREATER DES MOINES FOR A PUBLIC ART GRANT FOR INTERACTIVE LIGHTING FOR THE HIGH TRESTLE TRAIL UNDERPASS

WHEREAS, the City Council of the City of Ankeny, Iowa, has made significant investments in recreational trails throughout the community; and

WHEREAS, the City's High Trestle Trail Corridor Public Art Master Plan identified several areas along the High Trestle Trail for interactive public art projects and unique experiences for trail users; and

WHEREAS, staff completed and submitted a grant proposal for a Public Art Grant through Bravo Greater Des Moines to install interactive lighting in the High Trestle Trail underpass under South Ankeny Boulevard; and

WHEREAS, on December 8, 2025 Bravo Greater Des Moines awarded the City of Ankeny a \$45,000 grant for this public art project along the High Trestle Trail corridor; and

WHEREAS, under the grant the agreement, the City of Ankeny is required to provide matching funds for the public art grant and complete the project by December 31, 2027.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby approves the GC26 Public Art Grant Agreement between Bravo Greater Des Moines and the City of Ankeny and authorizes the Mayor to execute said Agreement and authorizes the City staff to do all things necessary to carry out the terms of the Agreement.

Passed and approved this 20th day of January, 2026.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 award of the maintenance agreement for multi-function copy machines to Access Systems, Inc., and authorize the Mayor to sign the agreement.

ORIGINATING DEPARTMENT
IT

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

The IT Department issued a Request for Proposals (RFP) in November 2025 to three interested vendors, two of whom submitted responses. The proposals included support and maintenance for the City's multi-function copier/printers in exchange for a cost-per-image fee. Under this arrangement, the City is responsible only for the cost of paper and staples. In addition to maintenance services, vendors were also asked to provide pricing for anticipated machine replacement purchases in FY 2027.

Access Systems offered the best overall value, combining competitive cost-per-image fees, favorable equipment pricing, and comprehensive maintenance of the City's existing inventory.

CITY MANAGER/STAFF RECOMMENDATIONS:

Staff recommend awarding the maintenance agreement to Access Systems, Inc.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

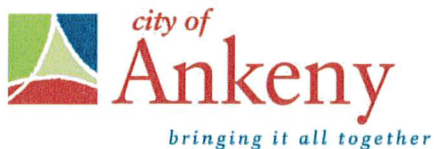
Depending on the multi-function copier/printer model, the RFP will either maintain current pricing or result in a reduced cost per image for the first three years. The proposed image rate may increase by up to 5% in years four and five.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Letter of Agreement
2. Request for Proposal
3. Written Response
4. Signature Page
5. Pricing Sheet



**LETTER OF AGREEMENT
FOR MULTI-FUNCTION PRINTER (MFP) EQUIPMENT AND SUPPORT**

This Agreement is to be effective on the 1st day of July, 2026, by and between Access Systems, Inc., hereinafter called "the Vendor" and the City of Ankeny, Iowa, hereinafter called "the City".

The Vendor and the City, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

Scope of Work: The Vendor shall provide to the City the services set forth in the contract documents consisting of providing multi-function printer (MFP) equipment and support for devices which are located at various municipal facilities. Additionally, price quotes were received for the anticipated replacement of MFP equipment in FY 2027.

Term of Contract:

- The term of the contract is five (5) years, from July 1, 2026 through June 30, 2031.
- The price per image will remain unchanged for the first three years.
- The proposed image rates may increase by up to 5% in years four and five, respectively.

Contract Documents: The Agreement consists of the following contract documents, which by this reference are incorporated herein:

- A. This signed Letter of Agreement;
- B. The Request for Proposal document Multi-Function Office Equipment: Copier/Printer/Scanner/Fax Support, dated November 10, 2025;
- C. The bid submitted by the Vendor (signed by Ryan Devereaux), dated December 5, 2025.

Depending on the MFP model, this RFP will maintain our current pricing or achieve a reduction in cost per image.

This Agreement contains the entire agreement and understanding by and between the parties with respect to the subject matter hereof, and no representations, promises, agreements, or understandings, written or oral, not herein contained shall be of any force or effect. No change or modification hereof shall be valid or binding unless the same is in writing and signed by the party against whom such waiver is sought to be enforced. In the event of a conflict between this Letter of Agreement and any other Contract Document, this Letter of Agreement shall control.

City of Ankeny, Iowa

By: *Bobbi B. Bentz, Mayor*

Date

Access Systems, Inc.

Ryan Devereaux
By: *Access Systems, Inc. Representative*

Date

12/30/2025



Request for Proposal
Multi-Function Office Equipment: Copier/Printer/Scanner/Fax Support
City of Ankeny, IA
Release Date: November 10, 2025

SCOPE OF WORK

You are invited to submit a bid for Copier/Printer/Scanner/Fax equipment sales, service, and support. The City of Ankeny is seeking state-of-the-art, highly reliable multi-function office copier/printer/scanner/fax systems and full-service maintenance/support that will provide superior operation at a reasonable cost. The City has a current system of Ricoh branded equipment and maintenance service from Access Systems. This proposal will award a new preferred vendor agreement to the winning proposal. The City owns all current equipment. The City may maintain such equipment for as long as it is viable – based upon function, features, reliability and cost effectiveness. A routine replacement schedule is in place and revised based on the individual equipment viability and budget allowances. New machines are added as needed. An anticipated replacement and new purchase schedule is included in this request document. Besides those anticipated purchases, the primary relationship between the City and the vendor will be per image meter payments in exchange for maintenance and support of the equipment inventory.

Name of the Bid	Multi-Function Office Equipment: Copier/Printer/Scanner/Fax Support
Deadline for Bid Submittal	1:00 pm, Friday, December 5, 2025
Bids Shall Be Submitted To	City of Ankeny, IT Department 410 W 1 st ST Ankeny, IA 50023

INSTRUCTIONS TO BIDDERS

Method of Submittal	Mail Delivery, In Person, Fax, or Email bids are acceptable. The City is not responsible for submittals lost in transit. If in doubt, confirm delivery after your submission and before the submittal deadline.
Submittal Documents Required	This Bid Submittal Form – completed, confirming requirements, and filling in Pricing Table; Signature Page
Contact Person, Title E-mail Address	Dave Kenny, IT Director dkenny@ankenyiowa.gov
Phone/Fax Number	(515) 965-6418

The ONLY official position of the City is that position which is stated in writing and issued by the Finance Department. No other means of communication, whether written or oral, shall be construed as a formal or official response statement.

AWARD

No bids will be considered which have not been received by the deadline set forth. The City is not responsible for delays occasioned by the U.S. Postal Service, the internal mail delivery system of the City, internet delays of electronic mail, or any other means of delivery employed by the bidder.

Bids will be evaluated promptly after opening and a bid tabulation summary will be provided upon request. Bid results **will not be given** over the telephone. No bid may be withdrawn for a period of sixty (60) calendar days after the bid opening date.

Award of bid shall be made to the most responsible bidder(s) meeting the specifications set forth herein. The City may select a bidder based on an "all or none" bid, on individual responses, or as is otherwise deemed to be in the best interest of the City. In addition to the quoted price, the following criteria may be used in the award: quality of products, lead-time quoted, length of time committed for firm pricing, guarantees, warranties, and adherence to the Evaluation Criteria section.

DELIVERY

The delivery time or completion date, as stated in the Bid or Proposal Form, shall be the time required to deliver the complete item(s) after the receipt of the order or award of the Contract. Where multiple items appear on a Bid or Proposal request, the Bidder/Offeror shall, unless otherwise stated by the City, show the delivery time for each item separately.

SURCHARGES

Surcharges (i.e. fuel surcharges) shall NOT be allowed to be added to invoices as an additional line item, which was not included in the original bid amount. The City of Ankeny is exempt from Sales and Use taxes and Manufacturer's Federal Excise Tax.

WARRANTY

The supplier warrants that all articles, materials and service performed shall be consistent with manufacturer's specifications and will be free from defects. Without limitation of any rights which the City may have by reason of any breach of warranty, goods which are not as warranted may be returned at Bidder's expense within thirty (30) days after delivery, for either credit or replacement, as the City may direct without additional charge to the City.

BID SUBMITTAL FORM

1 Instruction to Bidder

- 1.1 Intent of Bid** - The primary intent of this document is to provide the vendor with reference points to design a complete copier/printing/scanning/fax system that will satisfy the objectives of the City. The specifications provided herein are intended to communicate the requirements of the City and are to be considered as the minimum requirements. These specifications do not relieve the vendor of any responsibility for providing a technically and operationally workable system.
- 1.2 Proposer Costs** - The City shall not be liable for any costs you incur to prepare or submit a proposal for this project.
- 1.3 Inquiries/Interpretation** - Should you have questions pertaining to the specifications or require additional information to complete your proposal, please contact Dave Kenny, IT Director, at dkenny@ankenyiowa.gov or office phone 515-965-6418.

2 Evaluation Criteria

- 2.1 Specifications** - All proposals will be evaluated on their adherence to the technical specifications and requirements, their system's five-year lifecycle cost, customer service and support references, and the perceived ease of use or customer friendliness of the machines proposed. Proposed machines will be available for hands-on evaluation at the convenience of the City of Ankeny for a period of 30 days following submission of the bid at a location mutually agreeable to the vendor and the City of Ankeny.
- 2.1.4 The Life Cycle Cost** will include the purchase cost of the system, the base maintenance agreement, any parts or supplies paid for by the City of Ankeny, and the cost-per-image charge for any copy or print overages above the base maintenance volume. The lifecycle cost will include any toner, fuser, oil, waste toner container, staples, or other consumables not covered as part of the base maintenance agreement and fees for recycling waste materials. It will not include paper supplied by the City of Ankeny or recycling of wastepaper.
- 2.1.5 Ease of Use** will include user replacement of consumables, operator panel features, clearing the paper path, administrative and user web interfaces (if any), and any other interactions the user has in operating the system.
- 2.1.6 Automated Meter Reading** is required for administrative ease and monthly invoicing. The City will provide the vendor with network access to install or connect a software application for this purpose. Lightweight agents or footprint is desired. Simple web interfaces will be more easily compatible. Alternatives will be considered.
- 2.1.7 Toner and Consumable Supplies** must be provided before the machine runs out. Normally, this has been accomplished by providing the City of Ankeny with one spare toner of each color for each machine at each machine location. If an alternate just-in-time delivery method is sustainable by the vendor that will be considered. Understand that some high-volume machines in our fleet can go from 25% toner remaining to 0% in a few hours.
- 2.1.8 Usability/City Needs** follow and are the general hardware requirements for the City of Ankeny. If any proposer cannot meet a specific requirement and still wishes to enter a bid please denote in your submittal a list of requirements/equipment you are not able to provide as a part of this RFP.
- 2.1.8.1 Minimum Features/Requirements of the MFP (Multi-Function Printer):**
- 2.1.8.1.1** 100 Mbs Ethernet NIC minimum and TCP/IP addressing.
 - 2.1.8.1.2** Windows 11, Server 2019 and newer compatible drivers. Driver updates available for future compatibility.

- 2.1.8.1.3** 600 dpi minimum native resolution.
- 2.1.8.1.4** 2 GB minimum usable processing memory.
- 2.1.8.1.5** Paper stock from 5 ½ x 8 ½ to 11x17 sheets, including standard envelopes.
- 2.1.8.1.6** Paper weights from 16lb to 110lb capacity in one or more trays.
- 2.1.8.1.7** A manual bypass tray feeder.
- 2.1.8.1.8** Automatic document feeder and single document glass platen scanning.
- 2.1.8.1.9** Two or more paper trays (excluding the manual bypass tray) with a combination capacity of 1000 sheets or more.
 - 2.1.8.1.9.1** All trays must hold at least 500 sheets, excluding manual bypass tray which should hold at least 100 sheets.
 - 2.1.8.1.9.2** At least one tray must be configurable to hold any size paper.
 - 2.1.8.1.9.3** 8 ½ x 11 paper capacity must be 500 sheets or more (the machine should automatically pull paper from the next tray of the same size paper when the first tray is exhausted).
- 2.1.8.1.10** Copy zoom range from -25% to 400%.
- 2.1.8.1.11** Duplex enabled.
- 2.1.8.1.12** Scan once for multiple copies.
- 2.1.8.1.13** PCL5 and higher printer language.
- 2.1.8.1.14** Margin shift capability.
- 2.1.8.1.15** Edge/center erase capability.
- 2.1.8.1.16** Dual page (book) copy/print mode.
- 2.1.8.1.17** Hard drive with job storage capability.
- 2.1.8.1.18** Multi-image copy/print to one page (2 on 1; 4 on 1; 6 on 1; etc.).
- 2.1.8.1.19** Watermark capability.
- 2.1.8.1.20** Fit to page copy/print capability.
- 2.1.8.1.21** Confidential or secure print (doesn't print without a code input at user panel).
- 2.1.8.1.22** Hold print (prints only after user release at copier panel).
- 2.1.8.1.23** Sample or proof print (prints one copy and holds remaining job until user releases job at copier panel).
- 2.1.8.1.24** Remote/automatic email diagnostic alerts to system administrator.
- 2.1.8.1.25** Web interface home page for administrator's use.
- 2.1.8.1.26** Able to remotely view/print/send total copy and print page counts for billing. Auto-reporting to the vendor and system administrator.
- 2.1.8.1.27** Able to scan to single, multiple, or group email addresses.
- 2.1.8.1.28** Interface with LDAP for staff email addresses.
- 2.1.8.1.29** Scan in either PDF or TIF format, single or multi-page options.
- 2.1.8.1.30** Able to scan to PDF using OCR – Optical Character Recognition.

2.1.8.1.31 Scan to Desktop or network shared folder.

2.1.8.2 Optional Features Available – the City might select some of these on individual MFPs.

2.1.8.2.1 Stapling – both single at corner and two on edge.

2.1.8.2.2 Finisher with saddle stitch stapling.

2.1.8.2.3 Finisher with hole punch.

2.1.8.2.4 Sorting/collating.

2.1.8.2.5 End user software for scan manipulation/post processing.

2.1.8.2.6 Postscript Level 3 language or higher.

2.1.8.2.7 Job building capability.

2.1.8.2.8 Form overlay capability.

2.1.8.2.9 Fax board.

2.1.8.2.10 Three paper sizes held simultaneously.

2.1.8.2.11 Three, four or more paper trays with high-capacity volume – more than 1500 sheet capacity in the machine.

2.1.9 The City of Ankeny Equipment Inventory in Table 1 will list features and meter readings of existing equipment upon which to base your bid.

2.1.9.1 City Hall – Ankeny City Hall supports multiple departments and currently operates Ricoh P502 (Qty:2), P800, IM370F, IMC2500, MPC4504ex, and IMC4500 devices under support agreement.

2.1.9.2 Fire Station 1 – This location currently operates a Ricoh IM C3000 and IM C400.

2.1.9.3 Fire Station 2 – This location currently operates a Ricoh IM C300.

2.1.9.4 Fire Station 3 – This location currently operates a Ricoh IM C400.

2.1.9.5 Fire Station 4 – This location currently operates a Ricoh IM C400.

2.1.9.6 Library – Ankeny Kirkendall Public Library currently operates a Ricoh IMC4510 and IMC4500 for staff and a Ricoh MPC3000 and IMC4500 for the public patrons. The public patron machines each have a coin/credit card add-on component.

2.1.9.7 Otter Creek Golf Course – The City's municipal golf course currently operates a Ricoh C300.

2.1.9.8 Parks & Recreation Maintenance – Currently operates a Ricoh IMC2500.

2.1.9.9 Police Station – They currently operate three Ricoh IMC2500 machines and one IMC3500.

2.1.9.10 Public Services Building – The city departments of Public Works, Community Development, and Parks and Recreation are located in the Public Services Building. They currently operate Ricoh IMC2500, IMC4500 (Qty:3), and CW2201SP MFPs.

2.1.9.11 Senior Center – This location currently operates a Ricoh IMC2500 and P502.

2.1.9.12 Street Maintenance Facility – Under the Public Works Department they operate a Ricoh IMC2500.

2.1.9.13 Wastewater Plant – Currently operates a Ricoh IMC2510.

2.1.9.14 Water Shop - Currently operates a Ricoh MPC2004ex

- 2.2 Environmental Considerations** - The proposer shall detail their methods of equipment and consumables recycling that reduce the impact of disposal on the environment.
- 2.2.1** The City requires a defined method of used toner cartridge and parts return.
- 2.2.1.1** Ideally, this method is streamlined and free, such as return shipment labels for each shipped replacement part or cartridge, or vendor pickup upon delivery of replacements, or periodic pickup of accumulated recyclables.
- 2.3 Security of Information** – Because copy systems today store electronic digital images and records of activity in their memory and on their hard drives, a method of erasing or wiping the City's information is desired should the system be traded in or disposed of by the vendor. Prevention of stored information sharing with other users is desired, particularly on the public library coin-operated MFPs.
- 2.3.1** The City desires a defined method of information erasure to safeguard private information from falling into third party possession. The City requires the right to remove and erase the memory and hard drive of any system given up for any reason or observe and verify the vendor's erase procedure. In the event the information cannot be erased completely, the City requires the memory and hard drive is destroyed.
- 2.3.2** Public MFPs at the library should not log, track, maintain, or display any user entered information including email addresses, fax number, name, or any data after completing the current task to protect the public users.
- 2.4 Equipment Trade-In** - Please provide the trade-in value of all equipment that will be replaced as a part of the bid – if your bid proposes total or partial inventory replacement. The City will complete the physical trade-in on the day the replacement system is delivered. The Contractor will be responsible for pick-up and transportation of the trade-in equipment. At the time of this bid, all listed equipment is fully functional as a part of the City of Ankeny's network. See Table 1 for list of current city equipment.
- 2.5 Training** - Include in your proposal a detailed explanation of the training you will provide for system users, as well as the system administrators. Please indicate on which functions the system administrator will be trained.
- 2.6 Acceptance** - The customer requires an acceptance period of at least 30 days after system cutover. During this time the system must perform without major interruption of services and in compliance with all representations offered in the vendor's proposal. Should the system fail to perform satisfactorily, the 30-day time frame for acceptance will start over until such time as the system performance is satisfactory for a period of 30 consecutive days. Final payment will be withheld, and the warranty period will not begin, until system acceptance.
- 2.7 Financial Information** - Detailed pricing information is needed on the system(s). The response **MUST INCLUDE** an itemized schedule of all base equipment, optional add-ons and software for each proposed system. The pricing quoted must include all activities necessary for a complete, turn-key system, including, but not limited to: Complete installation of all system components and software; complete programming of all system components and software; complete testing of all system components and software prior to system cutover, including QOS testing; cost detail for any non-standard features and optional items as detailed in the system specifications.
- 2.7.1** Any additional charges which apply for shipping and handling. Please specify dollar amounts. The City of Ankeny is **tax exempt**.
- 2.7.2** A recommended payment schedule must be included.
- 2.7.3** Maintenance costs for the system, as configured, after the warranty period must be included. Clearly specify the warranty period for all hardware and software components. Maintenance costs should be itemized by component. A specific maintenance cost must be clearly itemized for business day service, on all proposed equipment and software. It is the goal of the City to consolidate maintenance costs to where the City

receives one monthly invoice for equipment maintenance for all office machines purchased through the contract – and on a per image meter reading cost basis.

2.8 References - Identify similar installed systems in the Greater Des Moines area.

3 Maintenance and Warranty

3.1 Warranty - Provide a copy of the warranty on the proposed system or a narrative description of the provisions of the warranty. The Contractor must guarantee all the installation work to be performed and materials to be furnished under this contract against defects in materials and workmanship for a minimum period of one (1) year from the date of final acceptance of the completed work by the City. The Contractor shall, at their own expense and without cost to the City and within a reasonable time after receiving a written notice thereof, make good any defect in materials and/or workmanship of the installation which may develop during the guarantee period. Any associated damage to other items and/or finished surfaces caused by the defect shall also be corrected by the Contractor to the satisfaction of the City and at no additional cost.

3.2 Service Centers - Provide the locations, and hours of operation, of the service centers to be utilized.

3.3 Maintenance Plans - Provide details on maintenance service arrangements for the proposed system and the cost for any alternative available including maintenance contracts and per-call maintenance. Provide the monthly maintenance contract price based on the initial equipped configuration including details on how this price is computed. The customer can perform some basic maintenance routines. Please provide information on any charges associated with customer provided maintenance.

3.4 Hourly Service Rates - Indicate the hourly rate the City can expect for service not covered by warranty or service contract for each of the proposed systems.

3.5 Maintenance Cost Escalation - Provide the rate at which the maintenance contract costs are escalated including any contractual limits in escalation of costs. The City has enjoyed a price lock on cost-per-copy during the first few years of each renewed support agreement in the past with increases maybe occurring in the 4th and 5th years of the term of the agreement.

3.6 Repair Response Times - Describe the expected and guaranteed response time for “regular” and “emergency” services. Indicate what you define to be “regular” and “emergency” service. Guaranteed response times of less than 4-hours for emergency services, and next business day for regular services are expected.

3.6.1 Describe your response time for replacing an existing MFP with a loaner in the event our existing MFP is not returned to regular service within a 24 hour time frame due to lack of parts availability.

3.7 Service Alternatives - Indicate the provisions for service and spare parts if your business terminates, is subjected to a strike, or shut down for any reason.

3.8 Default - State what recourse is available if the proposed system does not perform as quoted, and the customer is faced with loss or interruption of service. Be advised that some form of liquidated damages for non-performance and/or system failure will be required in any final agreement.

3.9 Performance of Maintenance - Clearly identify if the proposer or a third party will provide maintenance services. The City will require the right to reject any third parties or sub-contractors under this agreement, and in any event, proposer will be responsible for all maintenance services.

4 Pricing Options and Equipment Listing

4.1 Pricing - Expand the pricing table in this section as required to provide itemized, component pricing for the following MFP systems that are anticipated for capital purchase replacement in fiscal year 2027 (July 1, 2026 to June 30, 2027).

4.1.1 Referencing Section 2.1.9 above and Table 1 later in this document, you are to price the Public Services Building – Engineering Ricoh IMC4500, the City Hall Copy Room Ricoh IMC4500 and Ricoh MPC4504ex, the Public Services Building – Parks and Recreation Ricoh IMC4500 and the Water Shop Ricoh MPC2004ex for planned replacement in the coming year. **Base your replacement machine size on the average monthly volume need** as shown in Table 1. Consider the features needed at each location as represented by the current features listed in Table 1 **and your interviews and research with the City of Ankeny**. In general, the City wishes to replace with equal or greater features than the one you are replacing but due to changes in printing volume behavior in recent years, a smaller print engine than what we currently have might be suitable.

4.1.1.1 Alternately, you may price a complete or partial fleet replacement, provided:

4.1.1.1.1 There is zero up-front capital expenditure cost and adequate trade-in value is offered, especially for our newer machines, to offset and decrease the lifetime cost-of-ownership as reflected by the higher cost-per-copy fees in a no-capital-expenditure scenario.

The component name should be clear and understandable, not a code or stock number. The Single Unit Price must be the actual cost the City will pay for a single unit of the component on that row in the table. The Unit Install Price is any cost added on for installation. The Total Installed Price is the maximum actually paid by the City of Ankeny for all quantities of components plus installation costs in that row in the table.

Component - Name	Qty	Single Unit Price	Unit Install Price	Total Installed Price
(List all systems, with itemized component parts of the system, and note the system location. That is, which item in current inventory this new system is replacing. New systems must be of equal or better features than the old system being replaced, or else justified based on volume and need to place a less featured system.)				
(Example line item you can delete when you fill in this table with your own information): ACME SuperDuper MFP9000; 3 multi-size paper trays; large capacity paper tray; finisher with saddle-stitch hole-punch – replacing the PSB – Engineering Ricoh IMC4500	1	\$5000.00	0	\$5000.00
Sub-total – Hardware / Software				
Shipping				
General Install & Training				
Total Purchase Price				

The City is looking for a pooled cost per image across all MFP systems. If that is not possible due to the size or type of some of the smaller MFP's or workgroup printers, group them together in pricing pools as much as possible with the fewest number of different pricing schemes. The wide format device is treated separately with a different method of pricing – per square foot printed versus per image. Itemize the wide format device on its own line in the table and list the cost under Per Image B&W Cost but based on square foot instead of per image values.

Component - Name	Per Image B&W Cost	Per Image Color Cost
List all proposed MFP systems; and all existing current systems, if those current systems would be priced differently from proposed systems.		
All proposed and existing workgroup copiers/printers if at a different rate than the network MFP systems.		
Wide format printer/copier cost per square foot.		

- 4.2 Billing** – The City requires the proposer to consolidate invoicing for all installed equipment, maintenance service, copy counts, and any other associated fees on a single periodic invoice. The period will be either monthly or quarterly as agreed upon by the City and vendor for administrative convenience. The invoice will be itemized by each piece of equipment. The City requires the base maintenance contract to be pooled together for all black/white and pooled for all color copies for all installed equipment, with the charge per copy being uniform across all pooled equipment as listed in the table in section 4.1 on Pricing (except for wide format charged by square foot). The City may request additional invoice formatting after the contract is awarded.
- 4.3 Alternatives** – The City encourages any proposals to include innovative and creative methods of financing for equipment purchases, and/or maintenance services. This may include complete inventory swap of existing models for your proposed models, complete status quo, and anything in between.

5 Delivery and Installation

- 5.1 Delivery/Install** - The City anticipates delivery of all proposed systems and accepted as part of the initial replacement schedule to be completed within 6 months of award of the contract. Further replacement systems will be communicated periodically with the winning vendor and will be based on the anticipated retire dates as shown in Table 1 below. These are dependent upon budget approvals for capital purchases each year. The City will attempt to accommodate the installation team with access to City locations during normal business hours. Please indicate whether this schedule can be met and identify the exact tasks including site preparation that the customer and the vendor will perform and/or be responsible for in order to accomplish delivery and installation of the system in this time frame. The vendor must provide a tentative installation schedule of dates necessary to place the system into service. It will be assumed that any task not specifically stated to be our responsibility would be that of the vendor.
- 5.2 Risk of Loss** - Please state when the customer assumes risk of loss or damage of equipment. It is expected to be upon delivery of equipment to a site and after setup is completed and systems are functioning.
- 5.3 System Physical Requirements** - Please indicate any special requirements, for each City location, for: Floor spacing; Wall space; Environmental factors such as air condition and ventilation – normal office heating and cooling conditions exist at each location; Specify the electrical and grounding requirements for the proposed system. Indicate what modifications will be needed, if any, at the site to meet those requirements. Unless otherwise stated, the vendor will be responsible for any necessary modifications, such as providing surge suppressor or UPS for their machines. Typical locations will have 20A, 120V power available and most will be on the ground floor.

- 5.4 Equipment Delivery** - The vendor will be responsible for making necessary arrangements with the City for delivery of equipment to the premises. The vendor must comply with all building regulations regarding hours, any delivery rigging and method, and location of equipment delivery.
- 5.5 Training** - Describe your training of users. How much time is available for training? How much training follow-up is available? Please include information regarding availability and cost of future training (i.e., training for new employees and refresher classes). Provide information on the training available for the City's system administrator.
- 5.6 Manuals and Brochures** - Please provide as part of your proposal: user manuals and any other pertinent reference information.
- 5.7 Manufacturer Relationship** - Please describe your precise relationship with the manufacturer of the proposed system (i.e., distributor, branch, common parent, etc.).
- 5.8 Manufacturer's Commitment** - The vendor shall make a written commitment to make available maintenance spares, trained personnel, and system support to fully maintain the system for a period of five years from the date of installation.

Table 1 – List of Current City Equipment.

As of 10/31/25

Department/Location	B&W / Color	Image Breakdown	Total Count	Monthly Average	Machine Description	Serial#	Install Date	Estimated Replacement Year	Options
City Hall Deputy Clerk Desk	B&W	1,517	1,517	76	Ricoh P 502	5383PC00571	04/18/2024	FY30	1 paper tray, 2GB RAM, bypass tray
City Hall Admin	B&W	1,901	1,901	317	Ricoh P 800	5305X287441	05/05/2025	FY31	1 paper tray, 2GB RAM, bypass tray
City Hall HR Office	B&W	2,264	2,264	377	Ricoh IM 370F	9254PA00433	05/05/2025	FY31	1 paper tray, 2GB RAM, bypass tray
City Hall Copy Room	B&W	193,108	447,353	1,931	Ricoh MPC4504ex	G176M511268	07/05/2016	FY27	2 paper trays and 3rd LCT, bypass tray, internal finisher, external booklet saddle finisher, fax, stapler, hole punch 2GB RAM, 73.4GB disk
	Color	254,245		2,542					
City Hall Copy Room	B&W Color	469,927 127,544	597,471	8,392 2,278	Ricoh IMC4500	3120RC00821	03/24/2021	FY27	2 paper trays and 3rd LCT, bypass tray, internal finisher, external booklet saddle finisher, stapler, hole punch 2GB RAM, 73.4GB disk
City Hall Finance	B&W	72,140	72,140	1,503	Ricoh P 502	5381P503431	10/19/2021	FY28	1 paper tray, 2GB RAM, bypass tray
City Hall Utilities & Clerks	B&W Color	111,451 87,583	199,034	2,275 1,787	Ricoh IMC2500	3091R500584	09/15/2021	FY28	2 paper trays, internal finisher, stapler, 2GB RAM, 73.4GB disk
Fire Station 1 Office	B&W Color	168,878 131,601	300,479	2,222 1,732	Ricoh IM C3000	3109R401231	08/23/2019	FY26	2 paper trays and 3rd LCT, bypass tray, staple/punch finisher, 2GB RAM, 73.4GB disk, OCR
Fire Station 1 Report Room	B&W Color	14,561 1,019	15,580	728 51	Ricoh IM C400	3913PC50378	04/10/2024	FY30	2 paper trays, bypass tray, fax, 2GB RAM, 73.4GB disk, OCR
Fire Station 2 Report Room	B&W Color	10,409 13,447	23,856	297 384	Ricoh IM C300	3922P850213	01/12/2023	FY29	2 paper trays, bypass tray, fax, 2GB RAM, 73.4GB disk
Fire Station 3 Report Room	B&W Color	4,053 3,850	7,903	203 193	Ricoh IM C400	3913PC50574	04/18/2024	FY30	2 paper trays, bypass tray, fax, 2GB RAM, 73.4GB disk, OCR
Fire Station 4 Report Room	B&W Color	643 212	855	643 212	Ricoh IM C400	3914PA50046	10/02/2025	FY32	2 paper trays, bypass tray, 2GB RAM, 73.4GB disk, OCR
Kirkendall Public Library – Circulation 1 st Fl	B&W Color	39,966 176,060	216,026	1,998 8,803	Ricoh IM C4510	9174R100067	04/18/2024	FY30	4 paper trays, bypass tray, 4GB RAM, internal finisher, stapler, 25GB disk, OCR
Kirkendall Public Library - Admin 2nd Fl	B&W Color	72,743 178,837	251,580	1,039 2,555	Ricoh IM C4500	3129M501900	01/15/2020	FY26	4 paper trays, bypass tray, internal finisher, stapler, 2GB RAM, 73.4GB disk, OCR
Kirkendall Public Library - Patron Coin-op 1st Fl	B&W Color	48,177 13,295	61,472	1,376 380	Ricoh IMC3000	3102R270190	01/12/2023	FY29	2 paper trays and bypass tray, 2GB RAM, 73.4Gb disk

Kirkendall Public Library - Patron Coin-op 2nd Fl	B&W Color	503,609 77,836	581,445	7,194 1,112	Ricoh IM C4500	3129R801772	01/15/2020	FY26	3 paper trays, bypass tray, internal finisher, stapler, 2GB RAM, 73.4Gb disk, OCR
Otter Creek Golf Course	B&W Color	6,703 19,254	25,957	192 550	Ricoh IM C300	3922P950671	01/12/2023	FY29	2 paper trays, bypass tray, 2GB RAM, 73.4Gb disk
Parks & Rec Maintenance	B&W Color	13,800 16,599	30,399	300 361	Ricoh IM C2500	3091R400375	01/05/2022	FY28	4 paper trays, bypass tray, stapler, 2GB RAM, 73.4Gb disk, OCR
Police Department - Admin	B&W Color	34,249 39,409	73,658	979 1,126	Ricoh IM C2500	3092R830335	01/12/2023	FY29	2 paper trays, bypass tray, internal finisher, punch, stapler, fax, 2GB RAM, 73.4GB disk, OCR
Police Department – Detectives	B&W Color	41,897 52,005	93,902	1,197 1,486	Ricoh IM C2500	3092R500001	01/12/2023	FY29	2 paper trays, bypass tray, staple finisher, 2GB RAM, 73.4GB disk, OCR
Police Department – Patrol	B&W Color	70,187 152,186	222,373	2,005 4,348	Ricoh IM C3500	3112R670274	01/12/2023	FY29	3 paper trays, bypass tray, staple finisher, fax, 2GB RAM, 73.4GB disk, OCR
Police Department – Records	B&W Color	60,536 34,177	94,713	1,235 697	Ricoh IM C2500	3091R500651	09/15/2021	FY28	4 paper trays, bypass tray, fax, 2GB RAM, 73.4GB disk, OCR
Public Services Building – Copy Room	B&W Color	174,324 287,763	462,087	1,178 3,073	Ricoh IM C4500	3129M140515	08/23/2019	FY26	4 paper trays, bypass tray, internal finisher, stapler, hole punch, 2GB RAM, 73.4GB disk, OCR
Public Services Building – Community Development	B&W Color	66,967 69,404	136,371	1,367 1,416	Ricoh IM C2500	3091R500578	09/15/2021	FY28	4 paper trays, bypass tray, internal finisher, stapler, 2GB RAM, 73.4Gb disk, OCR
Public Services Building - Engineering	B&W Color	87,385 138,297	225,682	7,282 11,525	Ricoh IM C4500	3120R202345	03/24/2021	FY27	4 paper trays, bypass tray, internal finisher, stapler, 2GB RAM, 73.4Gb disk, OCR
Public Services Building - Engineering	B&W Color	3,063 12,716	15,779	36 155	Ricoh CW2201SP	G938Q910091	02/19/2019	FY26	2 paper trays and 3rd LCT, bypass tray, staple finisher, 2GB RAM, 73.4GB disk, OCR
Public Services Building – Parks & Rec	B&W Color	215,601 233,672	449,273	3,782 4,100	Ricoh IM C4500	3120RC00798	03/24/2021	FY27	3 paper trays, bypass tray, staple/punch finisher, 2GB RAM, 73.4GB disk, OCR
Senior Center - P&R Office	B&W Color	51,222 87,144	138,366	1,045 1,778	Ricoh IM C2500	3091R301780	10/19/2021	FY28	2 paper trays, bypass tray, 2GB RAM, 73.4GB disk
Senior Center – Public Printer	B&W	15,567	15,567	324	Ricoh P 502	5381P700051	11/02/2021	FY28	1 paper tray, 2GB RAM, bypass tray
Street Maintenance	B&W Color	23,920 17,499	41,419	488 357	Ricoh IM C2500	3091R500605	09/15/2021	FY28	2 paper trays, bypass tray, stapler, 2GB RAM, 73.4GB disk, OCR
Wastewater Plant	B&W Color	468 1,552	2,020	78 259	Ricoh IM C2510	9144R900812	05/05/2025	FY31	2 paper trays, bypass tray, internal finisher, hole punch, OCR
Water Shop	B&W Color	18,741 30,692	49,433	231 421	Ricoh MPC2004ex	C768R510786	08/20/2018	FY27	2 paper trays and bypass tray, internal staple finisher, 2GB RAM, 73.4Gb disk, fax, OCR

Name of Company: _____

Authorized Signature: _____

Date: _____

☐ We choose not to bid at this time but would like to be considered for future requests for bid.

SIGNATURE PAGE

The undersigned bidder, having examined these documents and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that she/he will fulfill the obligations contained herein in accordance with all instructions, terms, conditions, and specifications set forth; and that she/he will furnish all required products/services and pay all incidental costs in strict conformity with these documents, for the stated prices as payment in full.

Submitting Firm: _____

Address: _____

Authorized Representative (print): _____ Title: _____

Authorized Signature: _____

Date: _____ E-mail: _____

Phone # () _____ Fax # () _____

EXCEPTIONS/ DEVIATIONS to this Request for Bid shall be taken below. If adequate space is not provided for exceptions/deviations, please use a separate sheet of paper. If your company has no exceptions/deviations, please write "No Exceptions" in the space below.

FIRM PRICING

Offered prices shall remain firm for a minimum of 60 days after the due date of this solicitation unless indicated otherwise. Accepted prices shall remain firm for the duration of the contract.

ADDENDA {It is Bidder's responsibility to check for issuance of any addenda}

The undersigned hereby acknowledges receipt of the following addenda:

Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____

Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____

GENERAL TERMS AND CONDITIONS OF SALE AND PURCHASE

1. The laws of the State of Iowa, U.S.A., shall govern in connection with the formation, performance and the legal enforcement of any purchase order placed.
2. The firm pricing stated on the bid and purchase order shall not be changed without the approval of the City of Ankeny Finance Department. If mutually agreed between Buyer and Seller, bid prices may be extended an additional twelve (12) months beyond the original expiration date.
3. Unless otherwise agreed between Buyer and Seller, the FOB point on any shipment to the City, in terms of loss or damage, is **Destination**. The Seller must confirm that charges for freight will be included in the price of the goods at the time of the quote/bid.
4. The City is not obligated to keep nor pay for over shipments of products; neither is the City obligated to make payments on goods which are shipped in a lesser quantity than was originally ordered or shipped in partial quantities, particularly if not having a complete shipment precludes the City from performing its work.
5. Payment is authorized by the City Council on the first and third Mondays of the month.
6. The City shall deem to receive goods procured hereunder when such goods have been deposited at the City's assigned place of delivery and all bills of lading or other shipping papers which require signature by the City have been signed.
7. In spite of physical receipt, the City shall deem to accept goods procured hereunder only after actual inspection for conformity or the passage of ten (10) days from receipt, whichever occurs first.
8. Goods are subject to City inspection upon arrival. Goods rejected due to failure to meet specifications, either when shipped or due to defects or damage in transit may be returned for credit and are not to be replaced except with the approval of the City department placing the original order.
9. Any ensuing purchase order is an ACCEPTANCE of your OFFER as stated in your quote/bid. When a purchase order is ACCEPTED as an OFFER TO BUY, you must provide us with a written or verbal acknowledgement of a promised ship date and freight carrier, or advise us that merchandise has shipped or will ship on a particular time and date and the method of shipment.
10. In the event of supplier's failure to deliver when specifically promised and as agreed between Buyer and Seller in terms of quantity, quality, price and other requirements, the City reserves the right to cancel the purchase order, or any part thereof, without prejudice to its other rights. It is further agreed that the City may return all or part of any shipment so made and may charge Seller with any loss or expense as a result of such failure to deliver as promised.
11. The City of Ankeny, Iowa is exempt from sales tax and certain other use taxes, taxes which appear on invoices and for which the City is not responsible will be deducted from invoices before payment is made, without penalty to the City. Exemption numbers are available from the City of Ankeny Finance Department.
12. The Seller agrees not to refuse to hire, discharge, promote, demote, or to otherwise discriminate in matters of compensation against any person otherwise qualified solely because of race, creed, sex, national origin, ancestry or physical disability.
13. Neither party to this contract may assign any portion of the agreement without prior written consent of the other party.
14. The supplier expressly warrants that all goods supplied hereunder shall be merchantable within the meaning of Article 2-314(2) of the Uniform Commercial Code in effect on the date of the quote/bid in the State of Iowa. Additionally, the goods shall conform to specifications, drawings, and other descriptions and shall be free from defects in materials and workmanship. All other applicable provisions and remedies of the Uniform Commercial Code relating to both implied and expressed warranties are herewith referred to and made part of these terms and conditions.
15. All parties to this bid and any ensuing purchase agree that the representatives of both Buyer and Seller are, in fact, bona fide and possess full authority to bind said parties.
16. All bid prices shall be shown in US Dollars (\$). All prices must remain firm for the duration of the contract regardless of the exchange rate. All bid responses must be submitted in English.
17. Each bidder shall submit an original Bid on the forms attached. The bidder shall sign his/her Bid correctly, and the Bid may be rejected if it shows any omissions, alterations of the form, additions not called for in the Bid, or any irregularities of any kind. The City reserves the right to reject any or all Bids. The City further reserves the right to waive technicalities and formalities in Bids, as well as to accept in whole or in part such Bids where it is deemed advisable in protection of the best interests of the City.
18. In case of a discrepancy between the unit price and the extended price, the unit price shall prevail.
19. Upon request, the results of this bid must be extended to any other City of Ankeny departments.
20. The supplier agrees to protect, defend, indemnify and hold harmless the City of Ankeny and its officers and employees from any and all claims and damages of every kind and nature made, rendered or incurred by or in behalf of every person or corporation whatsoever, including the parties hereto and their employees that may arise, occur, or grow out of any acts, actions, work or other activity done by the supplier, its employees, subcontractors or any independent contractors working under the direction of either the supplier or subcontractor in the performance of this contract.
21. For PRODUCTS or SERVICES requiring successful Bidder's presence on any City property, the successful Bidder shall, during the term of this Agreement and until completion thereof, carry and maintain both Workers Compensation and General Liability Insurance. The successful Bidder shall furnish the City with a copy of the Declaration page (normally page one of your policy) of their insurance policy if requested by the City.
22. All documents submitted with any bid or proposal shall become public documents and subject to Iowa Code Chapter 22, which is otherwise known as the "Iowa Open Records Law". By submitting any document to the City of Ankeny in connection with a bid or proposal, the submitting party recognized this and waives any claim against the City of Ankeny and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the City of Ankeny and its officers and employees harmless from any claims arising from the release of any document or information made available to the City of Ankeny arising from any bid opportunity.

INSURANCE INFORMATION – CITY OF ANKENY

INSURANCE REQUIREMENTS

For PRODUCTS or SERVICES requiring Contractor's presence on any City property, the Contractor shall, during the term of this Agreement and until completion thereof, provide and maintain the coverage set forth in this INSURANCE SECTION.

Workers Compensation Insurance: The Contractor shall carry and maintain during the term of this contract, workers compensation and employers liability insurance meeting the requirements of the Iowa Workers Compensation Law on all the Contractor's employees carrying out the work involved in this contract.

General Liability Insurance: The Contractor shall carry and maintain during the term of this contract, general liability insurance on a per occurrence basis with limits of liability not less than \$2,000,000 per occurrence for Bodily Injury and Property Damage. As a minimum, coverage for Premises, Operations, Products and Completed Operations shall be included. This coverage shall protect the public or any person from injury or property damages sustained by reason of the Contractor or its employees carrying out the work involved in this contract.

Automobile Liability Insurance: The Contractor shall carry and maintain during the term of this contract, automobile liability insurance with either a combined limit of at least \$2,000,000 per occurrence for bodily injury and property damage or split limits of at least \$2,000,000 for bodily injury per person per accident and \$2,000,000 for property damage per occurrence. Coverage shall include all owned, hired, and non-owned motor vehicles used in the performance of this contract by the Contractor or its employees.

Umbrella: The Contractor shall carry and maintain during the term of this contract, umbrella coverage with at least \$1,000,000 limit. Umbrella coverage can also be used to satisfy the required General Liability and Automobile limits.

Subcontractors: In the case of any work sublet, the Contractor shall require subcontractors and independent contractors working under the direction of either the Contractor or a subcontractor to carry and maintain the same workers compensation and liability insurance required of the Contractor.

Qualifying Insurance: The insurance required by this contract shall be written by non-assessable insurance companies licensed to do business in the State of Iowa and currently rated "A" or better by the A.M. Best Company. All policies shall be written on a per occurrence basis and not a claim made form.

Additional Insured: The City of Ankeny, its officers and employees shall be named as additional insured without restrictions on the Contractor's, subcontractor's and independent contractor's liability insurance policies and certificates of insurance.

CERTIFICATE OF INSURANCE REQUIREMENTS

1. An original policy or **Certificate of Insurance** with an Original Penned Signature of the agent writing the policy or certificate must be submitted (Memorandums of Insurance and Stamped or Computer Generated Signatures will not be accepted).
2. The name of the agent signing the certificate must be typed under his/her Original Penned Signature as well as the business address and phone number of the agent.
3. All addresses on the certificate should list a street address (not a PO Box address).
4. *"The City of Ankeny, its officers and employees, shall be named as additional insured on the contractor's liability policies with regard to Disposal Services for City of Ankeny Clean-Up Events"* must be specifically indicated on the certificate in the Description of Operations section.
5. A copy of a power of attorney or some other document showing the agent's authority to sign for the insurance company must be attached to the certificate (a copy of the agents' insurance license will be accepted).
6. The liability limits required by the City are \$2,000,000 (minimum). This must be **occurrence form** general liability coverage.
7. If the policy must be endorsed with respect to including the certificate holder as an additional insured, evidence must be attached to the certificate to indicate that the policy is endorsed.
8. The following address must appear in the Certificate Holder section: City of Ankeny, 410 West First Street, Ankeny IA 50023-1557.



www.accesssystems.com

Printer / Copier Fleet RFP Repsonse
December 5th, 2025

Prepared by:
Chris Boysen – Major Account Executive

Access Systems Executive Overview

Access Systems was founded in 1986 in Urbandale and is one of the most experienced technology companies in Iowa. We have grown significantly over the years to become one of the elite office technology providers with locations throughout the Midwest. Access Systems is one of the largest independent Sharp and Ricoh dealers in the nation. We are one of the few companies in the Midwest that offers a combination of IT services, phone system solutions, document management, and printing solutions.

Access Systems is locally owned and managed with all of our key leaders being from Iowa, giving us the unique ability to provide services to our clients on a large scale, and at the same time having a great understanding of the Iowa business climate.

Our main headquarters is in Waukee, Iowa. We are also conveniently located in Burlington, Fort Dodge, Waterloo, Omaha, Dubuque, Davenport, Cedar Rapids, and Sioux City to provide local service and support at the highest level to our clients.

By the Numbers

With more than 250 employees throughout our Midwest locations, Access Systems works with over 9,000 customers on a local and national scale.

We are one of the top 2 Sharp dealers in the U.S. and one of the top 5 Ricoh dealers in the U.S. In addition, we are also authorized to service and support Toshiba, HP, Lexmark and others.

Since 2005, our average Year-Over-Year growth exceeds 25% annually.

Distinctive Competencies

Access Systems employees & unique abilities in the office technology field have been the leading reason for our success.

Access has 3 core focus area's all under one roof;

- **Print** - Copiers / Printers / multifunction devices / scanners / document imaging / production printing devices.
- **IT** - Full service IT sales & support, network monitoring & back-up. Both on-site and remote service with 24/7 support offerings
- **Phones** - Hardware Sales and service on all facets of telecommunication needs.

We have 75 employees dedicated to providing technical service to our clients with an average tenure of 12+ years per individual technician.

Our first call effective rate exceeds 96% on all service calls with a 98% uptime average per device in the field.

We have a state-of-the-art Network Operation Center (N.O.C.) staffed by over 25 dedicated IT technicians which provide additional support to our IT and print / copier client base. Network monitoring on a 24/7 basis.

Industry specific software designed for our major accounts and available 24/7 to place orders, service, & supply calls, review all invoicing, technician status for service calls, supply shipping status, and more.

Under a 5% turnover rate of employees since 2005, which testifies that we have a strong company culture that promotes employee growth, customer satisfaction, & sustainability.

The following URL links will help provide a little more insight to Access Systems, our culture, beliefs, & focus.

<https://www.youtube.com/watch?v=D3wn35kcFUQ>
-Access Systems – Shane Sloan, Owner

<https://www.youtube.com/watch?v=CmHQhwha1DY>
- Access Systems – This is Access

<https://www.youtube.com/watch?v=5AkqGhJmb0c>
-Access Systems – Access Cares Video

<http://www.accesssystems.com/>
- Access Systems website



Request for Proposal
Multi-Function Office Equipment: Copier/Printer/Scanner/Fax Support
City of Ankeny, IA
Release Date: November 10, 2025

****Access Systems Responses are in *BLUE* and stated under each section requiring a response****

BID SUBMITTAL FORM

1 Instruction to Bidder

- 1.1 Intent of Bid** - The primary intent of this document is to provide the vendor with reference points to design a complete copier/printing/scanning/fax system that will satisfy the objectives of the City. The specifications provided herein are intended to communicate the requirements of the City, and are to be considered as the minimum requirements. These specifications do not relieve the vendor of any responsibility for providing a technically and operationally workable system.
- 1.2 Proposer Costs** - The City shall not be liable for any costs you incur to prepare or submit a proposal for this project.
- 1.3 Inquiries/Interpretation** - Should you have questions pertaining to the specifications or require additional information to complete your proposal, please contact Dave Kenny, IT Director, at dkenny@ankenyiowa.gov or office phone 515-965-6418.

2 Evaluation Criteria

- 2.1 Specifications** - All proposals will be evaluated on their adherence to the technical specifications and requirements, their system's five-year life cycle cost, customer service and support references), and the perceived ease of use or customer friendliness of the machines proposed. Proposed machines will be available for hands on evaluation at the convenience of the City of Ankeny for a period of 30 days following submission of the bid at a location mutually agreeable to the vendor and the City of Ankeny.
- 2.1.4 The Life Cycle Cost** will include the purchase cost of the system, the base maintenance agreement, any parts or supplies paid for by the City of Ankeny, and the cost-per-image charge for any copy or print overages above the base maintenance volume. The life cycle cost will include any toner, fuser, oil, waste toner, staples, or other consumables not covered as part of the base maintenance agreement and fees for recycling waste materials. It will not include paper supplied by the City of Ankeny or recycling of waste paper.
- 2.1.5 Ease of Use** will include user replacement of consumables, operator panel features, clearing the paper path, administrative and user web interfaces (if any), and any other interactions the user has in operating the system.
- 2.1.6 Automated Meter Reading** is required for administrative ease and monthly invoicing. The City will provide the vendor with network access to install or connect a software application for

this purpose. Lightweight agents or footprint is desired. Simple web interfaces will be more easily compatible. Alternatives will be considered.

2.1.7 Toner and Consumable Supplies must be provided before the machine runs out. Normally, this has been accomplished by providing the City of Ankeny with one spare toner of each color for each machine at each machine location. If an alternate just-in-time delivery method is sustainable by the vendor that will be considered. Understand that some high-volume machines in our fleet can go from 25% toner remaining to 0% in a few hours.

2.1.8 Usability/City Needs follow and are the general hardware requirements for the City of Ankeny. If any proposer cannot meet a specific requirement and still wishes to enter a bid please denote in your submittal a list of requirements/equipment you are not able to provide as a part of this RFP.

2.1.8.1 Minimum Features/Requirements of the MFP (Multi-Function Printer):

2.1.8.1.1 100 Mbs Ethernet NIC minimum and TCP/IP addressing.

2.1.8.1.2 Windows 11, Server 2019 and newer compatible drivers. Driver updates available for future compatibility.

2.1.8.1.3 600dpi minimum native resolution.

2.1.8.1.4 2 GB minimum usable processing memory.

2.1.8.1.5 Paper stock from 5 ½ x 8 ½ to 11x17 sheets, including standard envelopes.

2.1.8.1.6 Paper weights from 16lb to 110lb capacity in one or more trays.

2.1.8.1.7 A manual bypass tray feeder.

2.1.8.1.8 Automatic document feeder and single document glass platen scanning.

2.1.8.1.9 Two or more paper trays (excluding the manual bypass tray) with a combination capacity of 1000 sheets or more.

2.1.8.1.9.1 All trays must hold at least 500 sheets, excluding manual bypass tray which should hold at least 100 sheets;

2.1.8.1.9.2 At least one tray must be configurable to hold any size paper;

2.1.8.1.9.3 8 ½ x 11 paper capacity must be 500 sheets or more (the machine should automatically pull paper from the next tray of the same size paper when the first tray is exhausted).

2.1.8.1.10 Copy zoom range from -25% to 400%.

2.1.8.1.11 Duplex enabled.

2.1.8.1.12 Scan once for multiple copies.

2.1.8.1.13 PCL5 and higher printer language.

2.1.8.1.14 Margin shift capability.

2.1.8.1.15 Edge/center erase capability.

2.1.8.1.16 Dual page (book) copy/print mode.

2.1.8.1.17 Hard drive with job storage capability.

2.1.8.1.18 Multi-image copy/print to one page (2 on 1; 4 on 1; 6 on 1; etc.).

2.1.8.1.19 Watermark capability.

2.1.8.1.20 Fit to page copy/print capability.

2.1.8.1.21 Confidential or secure print (doesn't print without a code input at user panel).

2.1.8.1.22 Hold print (prints only after user release at copier panel).

- 2.1.8.1.23** Sample or proof print (prints one copy and holds remaining job until user releases job at copier panel).
- 2.1.8.1.24** Remote/automatic email diagnostic alerts to system administrator.
- 2.1.8.1.25** Web interface home page for administrator's use.
- 2.1.8.1.26** Able to remotely view/print/send total copy and print page counts for billing. Auto-reporting to the vendor and system administrator.
- 2.1.8.1.27** Able to scan to single, multiple, or group email addresses.
- 2.1.8.1.28** Interface with LDAP for staff email addresses.
- 2.1.8.1.29** Scan in either PDF or TIF format, single or multi-page options.
- 2.1.8.1.30** Able to scan to PDF using OCR – Optical Character Recognition.
- 2.1.8.1.31** Scan to Desktop or network shared folder.

2.1.8.2 Optional Features Available – the City might select some of these on individual MFPs.

- 2.1.8.2.1** Stapling – both single at corner and two on edge.
- 2.1.8.2.2** Finisher with saddle stitch stapling.
- 2.1.8.2.3** Finisher with hole punch.
- 2.1.8.2.4** Sorting/collating.
- 2.1.8.2.5** End user software for scan manipulation/post processing.
- 2.1.8.2.6** Postscript Level 3 language or higher.
- 2.1.8.2.7** Job building capability.
- 2.1.8.2.8** Form overlay capability.
- 2.1.8.2.9** Fax board.
- 2.1.8.2.10** Three paper sizes held simultaneously.
- 2.1.8.2.11** Three, four or more paper trays with high capacity volume – more than 1500 sheet capacity in the machine.
- 2.1.8.2.12** Print from anywhere in the cloud feature.

2.1.9 The City of Ankeny Equipment Inventory in Table 1 will list features and meter readings of existing equipment upon which to base your bid.

- 2.1.9.1 City Hall** – Ankeny City Hall supports multiple departments and currently operates Ricoh P502 (Qty:2), P800, IM370F, IMC2500, MPC4504ex, and IMC4500 devices under support agreement.
- 2.1.9.2 Fire Station 1** – This location currently operates a Ricoh IM C3000 and IM C400.
- 2.1.9.3 Fire Station 2** – This location currently operates a Ricoh IM C300.
- 2.1.9.4 Fire Station 3** – This location currently operates a Ricoh IM C400.
- 2.1.9.5 Fire Station 4** – This location currently operates a Ricoh IM C400.
- 2.1.9.6 Library** – Ankeny Kirkendall Public Library currently operates a Ricoh IMC4510 and IMC4500 for staff and a Ricoh MPC3000 and IMC4500 for the public patrons. The public patron machines each have a coin/credit card add-on component.
- 2.1.9.7 Otter Creek Golf Course** – The City's municipal golf course currently operates a Ricoh C300.
- 2.1.9.8 Parks & Recreation Maintenance** – Currently operates a Ricoh IMC2500.
- 2.1.9.9 Police Station** – They currently operate three Ricoh IMC2500 machines and one IMC3500.
- 2.1.9.10 Public Services Building** – The city departments of Public Works, Community Development, and Parks and Recreation are located in the Public Services Building. They currently operate Ricoh IMC2500, IMC4500 (Qty:3), and CW2201SP MFPs.

- 2.1.9.11 Senior Center – This location currently operates a Ricoh IMC2500 and P502.
- 2.1.9.12 Street Maintenance Facility – Under the Public Works Department they operate a Ricoh IMC2500.
- 2.1.9.13 Wastewater Plant – Currently operates a Ricoh IMC2510.
- 2.1.9.14 Water Shop - Currently operates a Ricoh MPC2004ex

2.2 Environmental Considerations - The proposer shall detail their methods of equipment and consumables recycling that reduce the impact of disposal on the environment.

All returned toner cartridges/consumables and equipment are either repurposed or recycled through approved programs. Please refer to Ricoh environmental brochures for additional sustainability information (attached PDF's)

2.2.1 The City requires a defined method of used toner cartridge and parts return.

- 2.2.1.1 Ideally, this method is streamlined and free, such as return shipment labels for each shipped replacement part or cartridge, or vendor pickup upon delivery of replacements, or periodic pickup of accumulated recyclables.

Ricoh Recycling - <https://www.ricoh-usa.com/en/about-us/corporate-responsibility-and-environmental-sustainability/product-stewardship-and-recycling>

City of Ankeny can use the link to request a box to be sent with a prepaid return label. Ricoh/Toshiba will send a box with a prepaid return label that will hold 8-10 cartridges and they can recycle any brand of empty toner cartridge. You can also request this through our supplies email address – supplies@accesssystems.com.

2.3 Security of Information – Because copy systems today store electronic digital images and records of activity in their memory and on their hard drives, a method of erasing or wiping the City's information is desired should the system be traded in or disposed of by the vendor. Prevention of stored information sharing with other users is desired, particularly on the public library coin-operated MFPs.

- 2.3.1.1 The City desires a defined method of information erasure to safeguard private information from falling into third party possession. The City requires the right to remove and erase the memory and hard drive of any system given up for any reason, or observe and verify the vendor's erase procedure. In the event the information cannot be erased completely, the City requires the memory and hard drive is destroyed.

All Hard Disk Drives will be wiped and reformatted, removed or destroyed at the customer's request. This would be performed at time of trade-in removal and a certification will be provided to the City of Ankeny. Access will comply.

- 2.3.2 Public MFPs at the library should not log, track, maintain, or display any user entered information including email addresses, fax number, name, or any data after completing the current task to protect the public users.

2.4 Equipment Trade-In - Please provide the trade-in value of all equipment that will be replaced as a part of the bid – if your bid proposes total or partial inventory replacement. The City will complete the physical trade-in on the day the replacement system is delivered. The Contractor will be responsible for pick-up and transportation of the trade-in equipment. At the time of this bid, all listed equipment is fully functional as a part of the City of Ankeny's network. See Table 1 for list of current city equipment.

For the initial units that will be replaced, the trade in value is factored into the purchase pricing. The City of Ankeny can choose two methods of removing the equipment. (1) Access will clean or remove the hard drive, pick up any unit for removal at no charge, or (2) the City may donate or dispose of the units at their discretion. Rather than artificially inflate a trade in value, we have opted to provide additional service and price discounts on your behalf.

2.5 Training - Include in your proposal a detailed explanation of the training you will provide for system users, as well as the system administrators. Please indicate on which functions the system administrator will be trained.

- Access Systems has a dedicated implementation & training team. This Client Account team is focused on a "complete & positive customer experience" – from the minute the contract is executed to the end of contract term. We are experienced in working with customers who have large fleets and are in the process of changing machines. We WILL make this as seamless as possible transition.

- Training will be co-authored between City of Ankeny & Access once the bid has been awarded.
- Once the install order is established, Access will send out communication to you to forward to all users outlining the timeline of events and subsequent training times and process.
- Typically, we schedule training approximately two (2) hours after delivery & installation are complete. This would be a “hands-on” training by device with approx. 5 users maximum at a time. This training is focused on what specific applications are being performed by each user. A more detailed training is typically set up with the “key operator” for that department regarding toner replenishment, jam removal, and other more detailed machine features.
- For some larger installations, we have also used a training webinar set at pre-determined times for employees. This can accommodate a lot of people at one time for quicker results. Webinars are set up by device.
- Training is on-going throughout the term of agreement at no charge.
- Training is detailed and discussed during the implementation process meeting.

2.6 **Acceptance** - The customer requires an acceptance period of at least 30 days subsequent to system cutover. During this time the system must perform without major interruption of services and in compliance with all representations offered in the vendor’s proposal. Should the system fail to perform satisfactorily, the 30-day time frame for acceptance will start over until such time as the system performance is satisfactory for a period of 30 consecutive days. Final payment will be withheld, and the warranty period will not begin, until system acceptance.

Access will agree.

2.7 **Financial Information** - Detailed pricing information is needed on the system(s). The response MUST INCLUDE an itemized schedule of all base equipment, optional add-ons and software for each proposed system. The pricing quoted must include all activities necessary for a complete, turn-key system, including, but not limited to: Complete installation of all system components and software; complete programming of all system components and software; complete testing of all system components and software prior to system cutover, including QOS testing; cost detail for any non-standard features and optional items as detailed in the system specifications.

The proposed machines have been configured as described as the RFP has indicated (Fax is shown as optional). We will work with you and your staff to fine tune each machine configuration to best meet the current needs of each department.

2.7.1 Any additional charges which apply for shipping and handling. Please specify dollar amounts. The City of Ankeny is **tax exempt**.

There will be no charges for shipping and handling on the items included in this bid.

2.7.2 A recommended payment schedule must be included.

Payment Plan – Based on the payment plan presented by the City and after the awarding of the contract, we agree to the following terms, conditions and installments for payment on the purchase price of any new equipment ordered:

90% Upon delivery and installation of the equipment.

10% After 30 day trial period and customer acceptance.

An alternate mutually agreeable term when the above terms are waived by the City.

2.7.3 Maintenance costs for the system, as configured, after the warranty period must be included. Clearly specify the warranty period for all hardware and software components. Maintenance costs should be itemized by component. A specific maintenance cost must be clearly itemized for business day service, on all proposed equipment and software. It is the goal of the City to consolidate maintenance costs to where the City receives one monthly invoice for equipment maintenance for all office machines purchased through the contract – and on a per image meter reading cost basis.

All hardware and software on the proposed devices are covered under the warranty of the associated maintenance agreement. One monthly invoice will include an itemized breakdown of all devices and their usage for the billing period. The maintenance agreement cost is defined by the device's associated cost per image.

2.8 References - Identify similar installed systems in the Greater Des Moines area. References are an important element of the City's selection criteria.

City of Ankeny – Dave Kenny & Jay Eason (retired)

Mittera Group – Ashly Mitchell - 515-343-5341

City of Waukee – Son Le – 515-978-7945

3 Maintenance and Warranty

3.1 Warranty - Provide a copy of the warranty on the proposed system or a narrative description of the provisions of the warranty. The Contractor must guarantee all of the installation work to be performed and materials to be furnished under this contract against defects in materials and workmanship for a minimum period of one (1) year from the date of final acceptance of the completed work by the City. The Contractor shall, at their own expense and without cost to the City and within a reasonable time after receiving a written notice thereof, make good any defect in materials and/or workmanship of the installation which may develop during the guarantee period. Any associated damage to other items and/or finished surfaces caused by the defect shall also be corrected by the Contractor to the satisfaction of the City and at no additional cost.

Please see attached PDF copy of the Maintenance Agreement.

3.2 Service Centers - Provide the locations, and hours of operation, of the service centers to be utilized. Access Systems has 10 locations, our Waukee headquarters will be the main service center for the City of Ankeny. Normal service hours are 8am-5pm, Monday through Friday. We also have large warehouses in Omaha and Cedar Rapids as well as many satellite locations throughout the state.

3.3 Maintenance Plans - Provide details on maintenance service arrangements for the proposed system and the cost for any alternative available including maintenance contracts and per-call maintenance. Provide the monthly maintenance contract price based on the initial equipped configuration including details on how this price is computed. The customer is capable of performing some basic maintenance routines. Please provide information on any charges associated with customer provided maintenance.

Since we are proposing a zero minimum base in this proposal, the price of the maintenance portion will be determined by the number of images produced on the devices during the billing period. Please see attached Maintenance Agreement for additional details. Service calls can be placed via phone, email, or through our customized web portal.

3.4 Hourly Service Rates - Indicate the hourly rate the City can expect for service not covered by warranty or service contract for each of the proposed systems.

Our hourly service rate is \$125 per hour for services not covered by warranty or service contract.

3.5 Maintenance Cost Escalation - Provide the rate at which the maintenance contract costs are escalated including any contractual limits in escalation of costs. The City has enjoyed a price lock on cost-per-copy during the first few years of each renewed support agreement in the past with increases maybe occurring in the 4th and 5th years of the term of the agreement.

The proposed image rates are locked for the first three years of the agreement and may rise up to 5% in years 4 and 5 respectively.

3.6 Repair Response Times - Describe the expected and guaranteed response time for "regular" and "emergency" services. Indicate what you define to be "regular" and "emergency" service. Guaranteed

response times of less than 4-hours for emergency services, and next business day for regular services are expected.

We offer a guaranteed 4 business hour response time for all service calls. Our average response time in Central Iowa is 2.25 hours. If a machine is down, that call would be earmarked as 'urgent' and given special priority by the service team.

- 3.6.1** Describe your response time for replacing an existing MFP with a loaner in the event our existing MFP is not returned to regular service within a 24 time period due to lack of parts availability.

Access Systems stocks over \$2M in parts in our Waukee warehouse to avoid these types of situations, however, in that event, Access Systems could provide an emergency loaner upon request and install on the soonest available business day (likely within 48 hours).

- 3.7 Service Alternatives** - Indicate the provisions for service and spare parts if your business terminates, is subjected to a strike, or shut down for any reason.

Although highly unlikely, alternative service can be provided any authorized Ricoh, Savin, or Lanier dealership. This would provide the City of Ankeny approximately three (3) additional alternatives for service, supplies, or support.

- 3.8 Default** - State what recourse is available if the proposed system does not perform as quoted, and the customer is faced with loss or interruption of service. Be advised that some form of liquidated damages for non-performance and/or system failure will be required in any final agreement.

We guarantee that all proposed devices will perform as quoted and to the manufacturer specifications. If we are unable to repair a device that is not performing, a replacement of equal or greater specifications will be provided. Access is open to discussion on liquidated damages outlined in a co-authored Service Level Agreement (SLA) or Scope of Work (SOW).

- 3.9 Performance of Maintenance** - Clearly identify if the proposer or a third party will provide maintenance services. The City will require the right to reject any third parties or sub-contractors under this agreement, and in any event, proposer will be responsible for all maintenance services.

Access Systems employees provide all service. There are no 3rd party providers involved.

4 Pricing Options and Equipment Listing

Please see attached PDF containing Equipment Pricing and Cost per Page Service Rates.

- 4.1 Pricing** - Expand the pricing table in this section as required to provide itemized, component pricing for the following MFP systems that are anticipated for capital purchase replacement in fiscal year 2021 (July 1st, 2020 to June 30th, 2021).

- 4.1.1** Referencing Section 2.1.9 above and Table 1 later in this document, you are to price the Public Services Building – Engineering Ricoh IMC4500, the City Hall Copy Room Ricoh Ricoh IMC4500 and MPC4504ex, and the Public Services Building – Parks and Recreation Ricoh IMC4500 and the Water Shop Ricoh MPC2004ex for planned replacement in the coming year. **Base your replacement machine size on the average monthly volume need** as shown in Table 1. Consider the features needed at each location as represented by the current features listed in Table 1 **and your interviews and research with the City of Ankeny**. In general, the City wishes to replace with equal or greater features than the one you are replacing but due to changes in printing volume behavior in recent years, a smaller print engine than what we currently have might be suitable.

- 4.1.1.1** Alternately, you may price a complete or partial fleet replacement, provided:

- 4.1.1.1.1** There is zero up-front capital expenditure cost and adequate trade-in value is offered, especially for our newer machines, to off-set and decrease the lifetime cost-of-ownership as reflected by the higher cost-per-copy fees in a no-capital-expenditure scenario.

The component name should be clear and understandable, not a code or stock number. The Single Unit Price must be the actual cost the City will pay for a single unit of the component on that row in the table. The Unit Install Price is any cost added on for installation. The Total Installed Price is the maximum actually paid by the City of Ankeny for all quantities of components plus installation costs in that row in the table.

Component - Name	Qty	Single Unit Price	Unit Install Price	Total Installed Price
(List all systems, with itemized component parts of the system, and note the system location. That is, which item in current inventory this new system is replacing. New systems must be of equal or better features than the old system being replaced, or else justified based on volume and need to place a less featured system.)				
(Example line item you can delete when you fill in this table with your own information): ACME SuperDuper MFP9000; 3 multi-size paper trays; large capacity paper tray; finisher with saddle-stitch hole-punch – replacing the PSB – Engineering Ricoh IMC4500	1	\$5000.00	0	\$5000.00
Sub-total – Hardware / Software				
Shipping				
General Install & Training				
Total Purchase Price				

The City is looking for a pooled cost per image across all MFP systems. If that is not possible due to the size or type of some of the smaller MFP's or workgroup printers, group them together in pricing pools as much as possible with the fewest number of different pricing schemes. The wide format device is treated separately with a different method of pricing – per square foot printed versus per image. Itemize the wide format device on its own line in the table and list the cost under Per Image B&W Cost but based on square foot instead of per image values.

Component - Name	Per Image B&W Cost	Per Image Color Cost
List all proposed MFP systems; and all existing current systems, if those current systems would be priced differently from proposed systems.		
All proposed and existing workgroup copiers/printers if at a different rate than the network MFP systems.		
Wide format printer/copier cost per square foot.		

- 4.2 **Billing** – The City requires the proposer to consolidate invoicing for all installed equipment, maintenance service, copy counts, and any other associated fees on a single periodic invoice. The period will be either monthly or quarterly as agreed upon by the City and vendor for administrative convenience. The invoice will be itemized by each piece of equipment. The City requires the base maintenance contract to be pooled together for all black/white and pooled for all color copies for all installed equipment, with the charge per copy being uniform across all pooled equipment as listed in the table in section 4.1 on Pricing (except for wide format charged by square foot). The City may request additional invoice formatting after the contract is awarded.
- 4.3 **Alternatives** – The City encourages any proposals to include innovative and creative methods of financing for equipment purchases, and/or maintenance services. This may include complete inventory swap of existing models for your proposed models, complete status quo, and anything in

between.

5 Delivery and Installation

- 5.1 **Delivery/Install** - The City anticipates delivery of all systems proposed and accepted as part of the initial replacement schedule to be completed within 6 months of award of the contract. Further replacement systems will be communicated periodically with the winning vendor and will be based on the anticipated retire dates as shown in Table 1 below. These are dependent upon budget approvals for capital purchases each year. The City will attempt to accommodate the installation team with access to City locations during normal business hours. Please indicate whether this schedule can be met and identify the exact tasks including site preparation that the customer and the vendor will perform and/or be responsible for in order to accomplish delivery and installation of the system in this time frame. The vendor must provide a tentative installation schedule of dates necessary to place the system into service. It will be assumed that any task not specifically stated to be our responsibility would be that of the vendor.

The above outlined installation schedule can be met. We would request advance notice of at least 3 weeks of desired install dates to prepare equipment and get on the delivery schedule. We may also perform a general install site survey to familiarize the install team with the requirements of the department and so that we can prepare the devices and the install them with as much network/connectivity information as possible to ensure a quick install.

- 5.2 **Risk of Loss** - Please state when the customer assumes risk of loss or damage of equipment. It is expected to be upon delivery of equipment to a site and after setup is completed and systems are functioning.

Customer assumes risk upon delivery & acceptance, after install is completed and systems are functioning.

- 5.3 **System Physical Requirements** - Please indicate any special requirements, for each City location, for: Floor spacing; Wall space; Environmental factors such as air condition and ventilation – normal office heating and cooling conditions exist at each location; Specify the electrical and grounding requirements for the proposed system. Indicate what modifications will be needed, if any, at the site to meet those requirements. Unless otherwise stated, the vendor will be responsible for any necessary modifications, such as providing surge suppressor or UPS for their machines. Typical locations will have 20A, 120V power available and most will be on the ground floor.

All proposed systems require 120-127v 60Hz power. The devices require approximately 6-12 inches of space in the rear and bypass tray sides for accessibility and ventilation.

- 5.4 **Equipment Delivery** - The vendor will be responsible for making necessary arrangements with the City for delivery of equipment to the premises. The vendor must comply with all building regulations regarding hours, any delivery rigging and method, and location of equipment delivery.

- 5.5 **Training** - Describe your training of users. How much time is available for training? How much training follow-up is available? Please include information regarding availability and cost of future training (i.e., training for new employees and refresher classes). Provide information on the training available for the City's system administrator.

See Section 2.4

- 5.6 **Manuals and Brochures** - Please provide as part of your proposal: user manuals and any other pertinent reference information.

Brochures are included in the bid response.

5.7 Manufacturer Relationship - Please describe your precise relationship with the manufacturer of the proposed system (i.e., distributor, branch, common parent, etc.).

Access Systems is a fully authorized reseller and service partner for Ricoh products. Access is the largest distributor of Ricoh products in the State of Iowa.

5.8 Manufacturer's Commitment - The vendor shall make a written commitment to make available maintenance spares, trained personnel, and system support to fully maintain the system for a period of five years from the date of installation.

Access Systems is fully committed to the above.

GENERAL TERMS AND CONDITIONS OF SALE AND PURCHASE

1. The laws of the State of Iowa, U.S.A., shall govern in connection with the formation, performance and the legal enforcement of any purchase order placed.
2. The firm pricing stated on the bid and purchase order shall not be changed without the approval of the City of Ankeny Finance Department. If mutually agreed between Buyer and Seller, bid prices may be extended an additional twelve (12) months beyond the original expiration date.
3. Unless otherwise agreed between Buyer and Seller, the FOB point on any shipment to the City, in terms of loss or damage, is **Destination**. The Seller must confirm that charges for freight will be included in the price of the goods at the time of the quote/bid.
4. The City is not obligated to keep nor pay for overshipments of products; neither is the City obligated to make payments on goods which are shipped in a lesser quantity than was originally ordered or shipped in partial quantities, particularly if not having a complete shipment precludes the City from performing its work.
5. Payment is authorized by the City Council on the first and third Mondays of the month.
6. The City shall deem to receive goods procured hereunder when such goods have been deposited at the City's assigned place of delivery and all bills of lading or other shipping papers which require signature by the City have been signed.
7. In spite of physical receipt, the City shall deem to accept goods procured hereunder only after actual inspection for conformity or the passage of ten (10) days from receipt, whichever occurs first.
8. Goods are subject to City inspection upon arrival. Goods rejected due to failure to meet specifications, either when shipped or due to defects or damage in transit may be returned for credit and are not to be replaced except with the approval of the City department placing the original order.
9. Any ensuing purchase order is an ACCEPTANCE of your OFFER as stated in your quote/bid. When a purchase order is ACCEPTED as an OFFER TO BUY, you must provide us with a written or verbal acknowledgement of a promised ship date and freight carrier, or advise us that merchandise has shipped or will ship on a particular time and date and the method of shipment.
10. In the event of supplier's failure to deliver when specifically promised and as agreed between Buyer and Seller in terms of quantity, quality, price and other requirements, the City reserves the right to cancel the purchase order, or any part thereof, without prejudice to its other rights. It is further agreed that the City may return all or part of any shipment so made and may charge Seller with any loss or expense as a result of such failure to deliver as promised.
11. The City of Ankeny, Iowa is exempt from sales tax and certain other use taxes, Taxes which appear on invoices and for which the City is not responsible will be deducted from invoices before payment is made, without penalty to the City. Exemption numbers are available from the City of Ankeny Finance Department.
12. The Seller agrees not to refuse to hire, discharge, promote, demote, or to otherwise discriminate in matters of compensation against any person otherwise qualified solely because of race, creed, sex, national origin, ancestry or physical disability.
13. Neither party to this contract may assign any portion of the agreement without prior written consent of the other party.
14. The supplier expressly warrants that all goods supplied hereunder shall be merchantable within the meaning of Article 2-314(2) of the Uniform Commercial Code in effect on the date of the quote/bid in the State of Iowa. Additionally, the goods shall conform to specifications, drawings, and other descriptions and shall be free from defects in materials and workmanship. All other applicable provisions and remedies of the Uniform Commercial Code relating to both implied and expressed warranties are herewith referred to and made part of these terms and conditions.
15. All parties to this bid and any ensuing purchase agree that the representatives of both Buyer and Seller are, in fact, bona fide and possess full authority to bind said parties.
16. All bid prices shall be shown in US Dollars (\$). All prices must remain firm for the duration of the contract regardless of the exchange rate. All bid responses must be submitted in English.
17. Each bidder shall submit an original Bid on the forms attached. The bidder shall sign his/her Bid correctly, and the Bid may be rejected if it shows any omissions, alterations of the form, additions not called for in the Bid, or any irregularities of any kind. The City reserves the right to reject any or all Bids. The City further reserves the right to waive technicalities and formalities in Bids, as well as to accept in whole or in part such Bids where it is deemed advisable in protection of the best interests of the City.
18. In case of a discrepancy between the unit price and the extended price, the unit price shall prevail.
19. Upon request, the results of this bid must be extended to any other City of Ankeny departments.
20. The supplier agrees to protect, defend, indemnify and hold harmless the City of Ankeny and its officers and employees from any and all claims and damages of every kind and nature made, rendered or incurred by or in behalf of every person or corporation whatsoever, including the parties hereto and their employees that may arise, occur, or grow out of any acts, actions, work or other activity done by the supplier, its employees, subcontractors or any independent contractors working under the direction of either the supplier or subcontractor in the performance of this contract.
21. For PRODUCTS or SERVICES requiring successful Bidder's presence on any City property, the successful Bidder shall, during the term of this Agreement and until completion thereof, carry and maintain both Workers Compensation and General Liability Insurance. The successful Bidder shall furnish the City with a copy of the Declaration page (normally page one of your policy) of their insurance policy if requested by the City.
22. All documents submitted with any bid or proposal shall become public documents and subject to Iowa Code Chapter 22, which is otherwise known as the "Iowa Open Records Law". By submitting any document to the City of Ankeny in connection with a bid or proposal, the submitting party recognized this and waives any claim against the City of Ankeny and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the City of Ankeny and its officers and employees harmless from any claims arising from the release of any document or information made available to the City of Ankeny arising from any bid opportunity.

SIGNATURE PAGE

The undersigned bidder, having examined these documents and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that she/he will fulfill the obligations contained herein in accordance with all instructions, terms, conditions, and specifications set forth; and that she/he will furnish all required products/services and pay all incidental costs in strict conformity with these documents, for the stated prices as payment in full.

Submitting Firm: Access Systems
Address: 1055 SE Olson Drive ; Waukee, IA 50263
Authorized Representative (print): Ryan Devereaux Title: VP- Sales Operations
Authorized Signature: Ryan Devereaux
Date: 12/5/25 E-mail: rdevereaux@accesssystems.com
Phone # (515) 978-1940 Fax # ()

EXCEPTIONS/ DEVIATIONS to this Request for Bid shall be taken below. If adequate space is not provided for exceptions/deviations, please use a separate sheet of paper. If your company has no exceptions/deviations, please write "No Exceptions" in the space below.

NO EXCEPTIONS TO MACHINE SPECS. SEE DETAILED RESPONSES TO OTHER
BID CONSIDERATIONS IN THE WRITTEN RESPONSE.

FIRM PRICING

Offered prices shall remain firm for a minimum of 60 days after the due date of this solicitation unless indicated otherwise. Accepted prices shall remain firm for the duration of the contract.

ADDENDA {It is Bidder's responsibility to check for issuance of any addenda}

The undersigned hereby acknowledges receipt of the following addenda:

Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____
Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____

City of Ankeny

Proposed Replacement Systems & Service Pricing
2025 RFP



Component - Name	Qty	Single Unit Price	Unit Install Price	Total Installed Price
RICOH IM C4510 – 45 PPM MFP - Replacing the Ricoh MP C4504ex at City Hall Copy Room	1	\$ 3,293.36	Included	\$ 5,460.23
LCT Paper Base - PB3330	1	\$ 519.73	Included	
Toner Bottle Lock Type M52	1	\$ 50.80	Included	
Booklet Finisher - SR3330	1	\$ 1,165.74	Included	
Bridge Unit - BU3100	1	\$ 92.11	Included	
Hole Punch Unit - PU3080 NA	1	\$ 278.11	Included	
OCR Unit Type M52	1	\$ 60.38	Included	
RICOH IM C4510 – 45 PPM MFP - Replacing the Ricoh IM C4500 at City Hall Copy Room	1	\$ 3,293.36	Included	\$ 5,460.23
LCT Paper Base - PB3330	1	\$ 519.73	Included	
Toner Bottle Lock Type M52	1	\$ 50.80	Included	
Booklet Finisher - SR3330	1	\$ 1,165.74	Included	
Bridge Unit - BU3100	1	\$ 92.11	Included	
Hole Punch Unit - PU3080 NA	1	\$ 278.11	Included	
OCR Unit Type M52	1	\$ 60.38	Included	
RICOH IM C4510 - 45 PPM MFP - Replacing the Ricoh IM C4500 at Public Services Building/Engineering	1	\$ 3,293.36	Included	\$ 4,204.29
Paper Feed Unit PB3320	1	\$ 305.02	Included	
Toner Bottle Lock Type M52	1	\$ 50.80	Included	
Internal Finisher SR3310	1	\$ 494.73	Included	
OCR Unit Type M52	1	\$ 60.38	Included	
RICOH IM C4510 – 45 PPM MFP - Replacing the Ricoh IM C4500 at Public Services Building/Parks and Rec.	1	\$ 3,293.36	Included	\$ 4,468.20
Paper Feed Unit PB3320	1	\$ 305.02	Included	
Toner Bottle Lock Type M52	1	\$ 50.80	Included	
Internal Finisher SR3310	1	\$ 494.73	Included	
Punch Unit PU3100 NA	1	\$ 263.91	Included	
OCR Unit Type M52	1	\$ 60.38	Included	
RICOH IM C2510 – 25 PPM MFP - Replacing the Ricoh MP C2004ex at Water Shop	1	\$ 2,187.91	Included	\$ 2,885.36

Cabinet Type A5	1	\$ 91.54	Included	
Toner Bottle Lock Type M52	1	\$ 50.80	Included	
Internal Finisher SR3310	1	\$ 494.73	Included	
OCR Unit Type M52	1	\$ 60.38	Included	
Sub-total – Hardware / Software		\$ 22,478.31		\$ 22,478.31
Shipping		Included		Included
General Install & Training		Included		Included
Total Purchase Price		\$ 22,478.31		\$ 22,478.31

**Prices reflect trade in of replaced machines*

Options:		
Fax Option Type M52	1	\$ 234.38

Cost Per Image Service Rates:		
Component - Name	B&W Cost/Image	Color Cost/Image
Total Aggregate/Pooled Price per Image - New and Existing IM Series A3 MFP Machines:	\$ 0.0036	\$ 0.032
Total Aggregate/Pooled Price per Image - Existing MP Series A3 MFP Machines (Non IM Series machines)	\$ 0.0055	\$ 0.043
Total Aggregate/Pooled Price per Image - Existing Desktop Machines	\$ 0.0087	
Wide Format printer/copier cost per square foot	\$ 0.0441	\$ 0.0662

**Rates locked for 3 years with up to 5% increase in years 4 & 5*



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 a three-year subscription agreement with Environmental Systems Research Institute, Inc., for ArcGIS Enterprise and authorize the Mayor to sign the agreement.

ORIGINATING DEPARTMENT
IT

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED

Motion

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The City's Geographic Information System (GIS) infrastructure is built on industry-leading technology from Environmental Systems Research Institute, Inc. (ESRI), which enables the City to map, analyze, and manage critical location-based data.

Currently, the City utilizes the ESRI ArcGIS Workgroup model; however, ESRI has announced that this version will reach "end of life" in March 2026. To maintain continuity and avoid a lapse in service, the City must migrate to ArcGIS Enterprise. This transition will be secured through a three-year subscription agreement totaling \$180,900, structured as three annual payments of \$60,300.

CITY MANAGER/STAFF RECOMMENDATIONS:

Staff recommend approving the Small Government Enterprise Agreement with ESRI.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

ArcGIS Enterprise increases GIS software costs by approximately \$32,000 per year.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Quotation and Small Government Enterprise Agreement



Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Quotation # Q-550645

Date: November 4, 2025

Customer # 162047 Contract #

CITY OF ANKENY
Information Technology Dept
410 W 1st St
Ankeny, IA 50023-1557

ATTENTION: Dave Kenny
PHONE:
EMAIL: dkenny@ankenyiowa.gov

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 11/4/2025 To: 2/2/2026

Material	Qty	Term	Unit Price	Total
193206	1	Year 1	\$60,300.00	\$60,300.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
193206	1	Year 2	\$60,300.00	\$60,300.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
193206	1	Year 3	\$60,300.00	\$60,300.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal: \$180,900.00

Sales Tax: \$0.00

Estimated Shipping and Handling (2 Day Delivery): \$0.00

Contract Price Adjust: \$0.00

Total: \$180,900.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:

Chris Wright

Email:

chriswright@esri.com

Phone:

(909) 793-2853

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.



Quotation # Q-550645

Date: November 4, 2025

Customer # 162047 Contract #

CITY OF ANKENY
Information Technology Dept
410 W 1st St
Ankeny, IA 50023-1557

ATTENTION: Dave Kenny
PHONE:
EMAIL: dkenny@ankenyiowa.gov

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

*To expedite your order, please attach a copy of
this quotation to your purchase order.
Quote is valid from: 11/4/2025 To: 2/2/2026*

If you have made ANY alterations to the line items included in this quote and have chosen to sign the quote to indicate your acceptance, you must fax Esri the signed quote in its entirety in order for the quote to be accepted. You will be contacted by your Customer Service Representative if additional information is required to complete your request.

If your organization is a US Federal, state, or local government agency; an educational facility; or a company that will not pay an invoice without having issued a formal purchase order, a signed quotation will not be accepted unless it is accompanied by your purchase order.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, BPA) on your ordering document.

BY SIGNING BELOW, YOU CONFIRM THAT YOU ARE AUTHORIZED TO OBLIGATE FUNDS FOR YOUR ORGANIZATION, AND YOU ARE AUTHORIZING ESRI TO ISSUE AN INVOICE FOR THE ITEMS INCLUDED IN THE ABOVE QUOTE IN THE AMOUNT OF \$_____, PLUS SALES TAXES IF APPLICABLE. DO NOT USE THIS FORM IF YOUR ORGANIZATION WILL NOT HONOR AND PAY ESRI'S INVOICE WITHOUT ADDITIONAL AUTHORIZING PAPERWORK.

Please check one of the following:

☐ I agree to pay any applicable sales tax.

☐ I am tax exempt, please contact me if exempt information is not currently on file with Esri.

Signature of Authorized Representative

Date

Name (Please Print)

Title

The quotation information is proprietary and may not be copied or released other than for the express purpose of system selection and purchase/license. This information may not be given to outside parties or used for any other purpose without consent from Environmental Systems Research Institute, Inc. (Esri).

Any estimated sales and/or use tax reflected on this quote has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state tax directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:

Chris Wright

Email:

chriswright@esri.com

Phone:

(909) 793-2853

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

Esri Use Only:

Cust. Name _____
 Cust. # _____
 PO # _____
 Esri Agreement # _____



SMALL ENTERPRISE AGREEMENT COUNTY AND MUNICIPALITY GOVERNMENT (E214-3)

This Agreement is by and between the organization identified in the Quotation (“**Customer**”) and **Environmental Systems Research Institute, Inc. (“Esri”)**.

This Agreement sets forth the terms for Customer’s use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities (annual subscription)

ArcGIS Enterprise Software and Extensions ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	ArcGIS Enterprise Additional Capability Servers ArcGIS Image Server ArcGIS Online User Types ArcGIS Online Viewer User Type ArcGIS Enterprise User Types ArcGIS Enterprise Viewer User Type
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Capped Quantities (annual subscription)

ArcGIS Online User Types		ArcGIS Enterprise User Types	
ArcGIS Online Contributor User Type	30	ArcGIS Enterprise Contributor User Type	30
ArcGIS Online Mobile Worker User Type	150	ArcGIS Enterprise Mobile Worker User Type	150
ArcGIS Online Creator User Type	150	ArcGIS Enterprise Creator User Type	150
ArcGIS Online Professional User Type	40	ArcGIS Enterprise Professional User Type	40
ArcGIS Online Professional Plus User Type	40	ArcGIS Enterprise Professional Plus User Type	40
ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type		ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	40 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	40 each
ArcGIS Online Apps and Other		ArcGIS Enterprise Apps and Other	
ArcGIS Location Sharing for ArcGIS Online	40	ArcGIS Location Sharing for ArcGIS Enterprise	40
ArcGIS Online Service Credits	100,000	ArcGIS Advanced Editing User Type Extension for ArcGIS Enterprise	30

Other Benefits

Number of Esri User Conference registrations provided annually	4
Number of Tier 1 Help Desk individuals authorized to call Esri	4
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Telephone: _____

Address: _____

Fax: _____

City, State, Postal Code: _____

E-mail: _____

Country: _____

Quotation Number (if applicable): _____

1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

“Case” means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

“Deploy”, “Deployed” and “Deployment” mean to redistribute and install the Products and related Authorization Codes within Customer’s organization(s).

“Fee” means the fee set forth in the Quotation.

“Maintenance” means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

“Master Agreement” means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

“Product(s)” means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

“Quotation” means the offer letter and quotation provided separately to Customer.

“Technical Support” means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

“Tier 1 Help Desk” means Customer’s point of contact(s) to provide all Tier 1 Support within Customer’s organization(s).

“Tier 1 Support” means the Technical Support provided by the Tier 1 Help Desk.

“Tier 2 Support” means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—ADDITIONAL GRANT OF LICENSE

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer’s consultants or contractors to use the Products exclusively for Customer’s benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer’s benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—TERM, TERMINATION, AND EXPIRATION

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—PRODUCT UPDATES

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—ADMINISTRATIVE REQUIREMENTS

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

- c. Esri's federal ID number is 95-2775-732.

- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.
- b. The following information will be included in each Ordering Document:
 - (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
 - (2) Order number
 - (3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1** If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2** If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3** This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 20, 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 2247 An Ordinance vacating 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
Ordinance – 2nd 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 accept second consideration of ORDINANCE 2247.

ATTACHMENTS

1. Ordinance
2. Easement Vacation Exhibit
3. Aerial Map
4. 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

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**

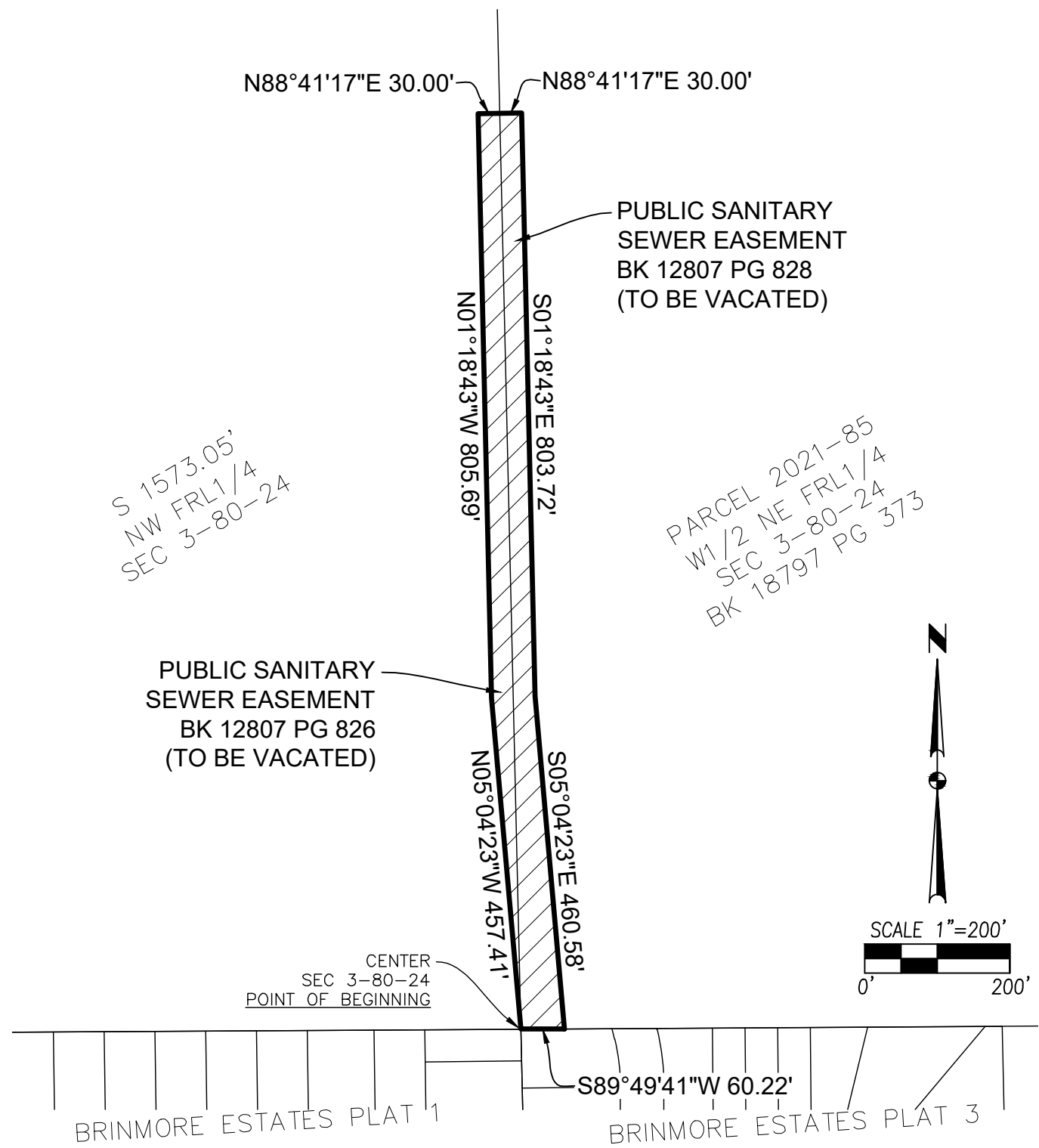
**1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____**

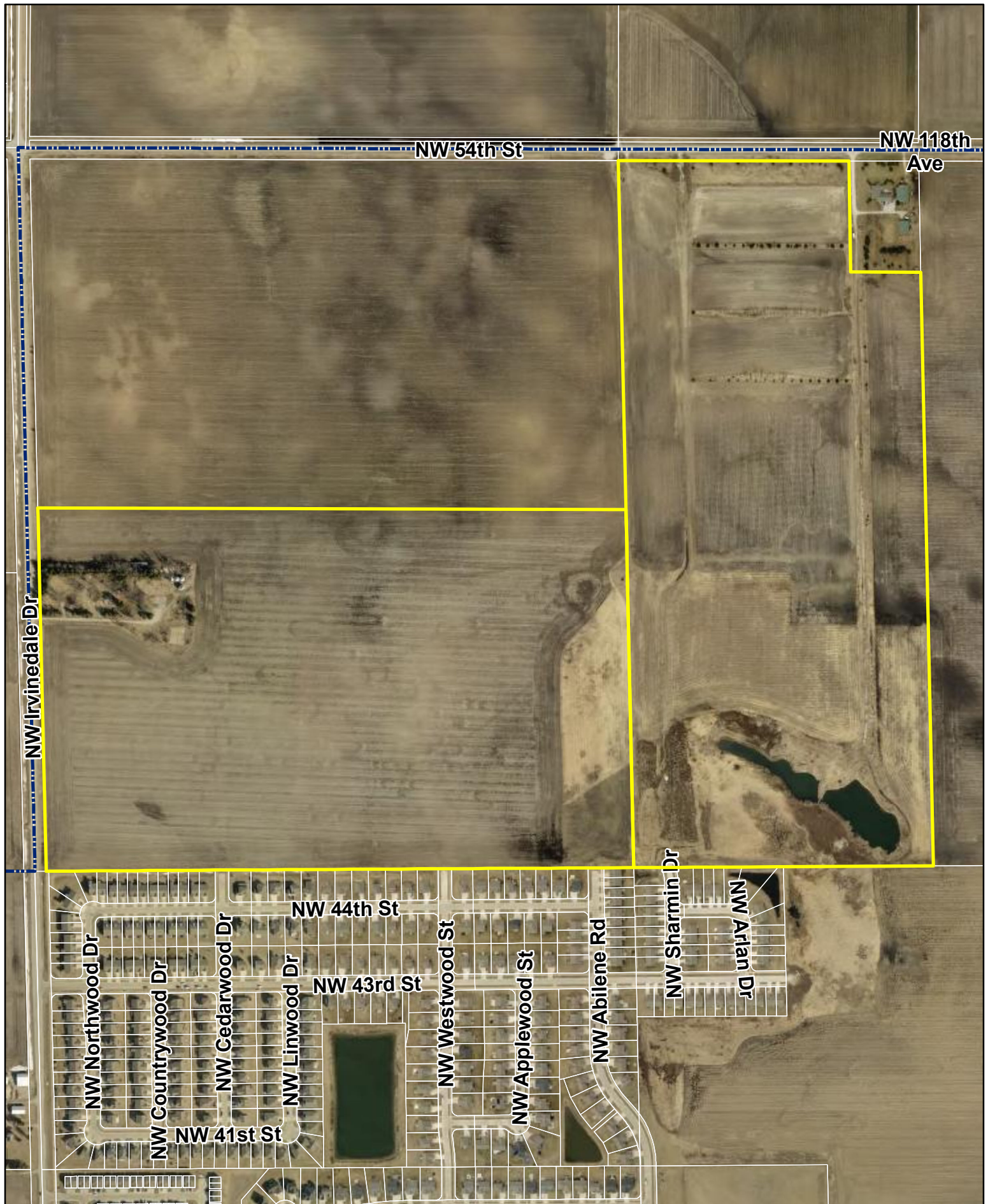
EXHIBIT 'A' - EASEMENT VACATION

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.