



ANKENY CITY COUNCIL

Regular Meeting
Monday, February 2, 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: Mid-Iowa Planning Alliance for Community Development presentation by Andrew Collings, Executive Director
2. Open Forum

B. APPROVAL OF AGENDA:

1. Approval of the February 2, 2026 Agenda

Consider motion to approve and accept the February 2, 2026 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2026-02 Proposed West First Street Widening and Improvements — Phase 2

Consider motion to close Public Hearing 2026-02.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost (\$7,527,715.15) and enhancement of payment; 2) receive and file report of bids received on January 21, 2026; 3) RESOLUTION making award of a construction contract with Con-Struct, Inc. in the amount of \$7,218,190.00; and 4) RESOLUTION approving contract and bonds with Con-Struct, Inc. in the amount of \$7,218,190.00.

2. PH 2026-03 Proposed 2026 PCC Reconstruction Program - NE Chambers Parkway

Consider motion to close Public Hearing 2026-03.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost \$845,974.00; 2) receive and file report of bids received January 27, 2026; 3) RESOLUTION making award of construction contract with JAS Construction LLC in the amount of \$660,024.00; and 4) RESOLUTION approving contract and bonds with JAS Construction LLC in the amount of \$660,024.00.

D. APPROVAL OF CONSENT AGENDA:

• MINUTES

CA - 1. Approval of official council actions of the regular meeting of January 20, 2026 as published, subject to correction, as recommended by the City Clerk.

CA - 2. Receive and file minutes of the Library Board of Trustee meeting of November 20, 2025.

CA - 3. Receive and file minutes of the Park Board meeting of December 29, 2025.

• LICENSES AND PERMITS

CA - 4. Consider motion to approve the issuance of Device Retailer Licenses.

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

• FINANCE/BUDGET

CA - 6. Consider motion to approve Payment #1 in the amount of \$63,248.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.

CA - 7. Consider motion to approve Payment #14 in the amount of \$1,364.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr — NW 9th St & NW Ash Dr Intersection Improvements project.

CA - 8. Consider motion to approve Payment #19 in the amount of \$13,077.79 to Foth

Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.

- CA - 9.** Consider motion to approve Payment #2 in the amount of \$8,602.24 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.
- CA - 10.** Consider motion to approve Payment #22 in the amount of \$5,450.75 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 11.** Consider motion to approve Payment #8 in the amount of \$2,402.50 to Nilles Associates, Inc., for engineering services on the Vintage Business Park North Lake and Saylor Creek Repairs project.
- CA - 12.** Consider motion to approve Payment #2 in the amount of \$5,601.75 to On Track Construction, LLC for construction services on the Vintage Business Park - North Lake Maintenance Phase 2 project.
- CA - 13.** Consider motion to approve Payment #24 in the amount of \$9,900.00 to RDG Planning & Design, Inc. for engineering services on the Fourmile Creek and Tributary to Fourmile Creek Restoration project.
- CA - 14.** Consider motion to approve Payment #1 in the amount of \$5,080.50 to Snyder & Associates, Inc., for engineering services on the North Ankeny Boulevard: 1st Street to N. 11th Street Landscaping Improvements project.
- CA - 15.** Consider motion to approve the February 2, 2026 Accounts Payable.

- **PERSONNEL ITEMS**

- CA - 16.** Consider motion to approve **RESOLUTION** authorizing the Fiscal Year 2026 and 2027 pay scales for seasonal employees.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 17.** Consider motion to adopt **RESOLUTION** waiving approval of the final plat for The Woodlands at Moulton Preserve Plat 1.
- CA - 18.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on Lot 21 Metropolitan Industrial Acres; and associated with the site improvements of the First Family Church Parking Lot Expansion Site Plan at 317 SE Magazine Road.

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 19.** Consider motion to adopt **RESOLUTION** making award and approving construction contract and bond for the Otter Creek Trunk Sewer Extension - Phase 4, with Absolute Group in the amount of \$794,862.00.
- CA - 20.** Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC Street Patching Program project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 2/24/26 @ 10:30 A.M. / date of hrg: 3/2/26 @ 5:30 P.M.)
- CA - 21.** Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC

Reconstruction Program - NE Trilein Drive project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 2/24/26 @ 10:30 A.M. / date of hearing: 3/2/26 @ 5:30 P.M.)

CA - 22. Consider motion to adopt **RESOLUTION** ordering construction of the SE Oralabor Road & SE Four Mile Drive Traffic Signal and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: 2/24/26 @ 10:30 A.M. / date of hrg: 3/2/26 @ 5:30 P.M.)

CA - 23. Consider motion to approve the Professional Services Agreement with Snyder & Associates, Inc. for the construction engineering services on the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project in an amount not to exceed \$544,500.00.

• **ADMINISTRATIVE ITEMS**

CA - 24. Consider motion to adopt **RESOLUTION** approving the 28E Agreement with the Polk County Board of Supervisors from July 1, 2026 through June 30, 2029 for the reimbursement of Ankeny Kirkendall Library services provided to rural Polk County residents.

• **ORDINANCES**

CA - 25. Consider motion to accept third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the sale of property vacated by the City of Ankeny, Iowa, to Hope K. Farms, LLC.

• **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-25

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-25.

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:**

- Council Action Planning Session: Budget Workshop, 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: Budget Workshop, 2/23/2026 at 5:30 p.m.
- Public Hearing - SE Oralabor Rd & SE Four Mile Drive Traffic Signal, 3/2/26 at 5:30 p.m.
- Public Hearing - 2026 PCC Reconstruction Program - NE Trilein Drive, 3/2/26 at 5:30 p.m.

F. ADJOURNMENT



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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: Mid-Iowa Planning Alliance for Community Development presentation
by Andrew Collings, Executive Director

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

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5:30 PM

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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:

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ACTION REQUESTED

ATTACHMENTS

None



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Ankeny City Council Agenda

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Mayor Pro Tem Todd Shafer

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

ITEM NAME

Approval of the February 2, 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

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ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

PH 2026-02 Proposed West First Street Widening and Improvements — Phase 2

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

Public Hearing

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The West First Street Widening and Improvements – Phase 2 project consists of the reconstruction of West First Street from approximately 250’ east of NW Greenwood Street to just west of State Street, from an existing four-lane urban street into a new five-lane urban street with dedicated left turn lanes. A new traffic signal will be installed at the intersection of West First Street and Linden Street.

Paving improvements include approximately 17,500 SY of pavement removal, 8,000 CY of Class 10 excavation, 4,100 CY of modified subbase, 1,850 SY of 7” PCC pavement, 1,275 SY of 8” PCC pavement, 19,000 SY of 9” PCC pavement, 1,675 SY of temporary pavement, 2,700 SY of sidewalk removal, 3,000 SY of PCC sidewalk, 3,100 SY of driveway removal, 2,600 SY of PCC driveway, and traffic signalization at one intersection.

Utility improvements include approximately 450 LF of sanitary sewer, 3,700 LF of water main, 3,800 LF of storm sewer, 3,225 LF of storm sewer removal, 5 sanitary sewer structures, 45 storm sewer structures, 10 structure adjustments, 10 fire hydrant assemblies, and 5,400 LF of subdrain.

Other improvements include mobilization, traffic control, erosion control, temporary and permanent surface restoration, pavement markings, signing, and miscellaneous associated work.

The bid opening for this project was held on Wednesday, January 21, 2026 by the Iowa Department of Transportation (DOT).

Four (4) bids were received as follows:

1. Con-Struct, Inc.	\$ 7,218,190.00
2. Concrete Technologies, Inc.	\$ 7,783,465.61
3. Reilly Construction Co., Inc.	\$ 8,105,079.06
4. C.J. Moyna & Sons, LLC & Progressive Structures, LLC JV	\$ 8,840,403.20

The Engineer's Estimate for the project is \$7,527,715.15. The bids ranged from approximately 4% below to approximately 17% above the estimate. Con-Struct, Inc. has completed projects for the City of Ankeny in the past, and they have the technical experience to complete this project. The Public Works Department recommends awarding the West First Street Widening and Improvements – Phase 2 project to Con-Struct, Inc. of Ames, IA.

Pending project approval and award by the City Council, the contractor will be required to start Stage 1 (2026) construction no later than April 13, 2026 and will have 130 working days to complete this work. The contractor will be required to start Stage 2 (2027) construction no later than April 12, 2027 and will have 130 working days to complete this work.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract), estimated cost (\$7,527,715.15) and enhancement of payment.
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the Proposed West First Street Widening and Improvements — Phase 2 project.
3. Receive and file the report of bids received on January 21, 2026 from the Iowa Department of Transportation (DOT).
4. Approve Resolution, making award of a construction contract to Con-Struct, Inc. of Ames, IA.
5. Approve Resolution approving contract and bonds with Con-Struct, Inc. in the amount of \$7,218,190.00.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

January 5, 2026: The City Council approved a Resolution ordering construction and setting the bid opening date as January 21, 2026, and setting the public hearing date as February 2, 2026.

FISCAL IMPACT

This project is included in the current Capital Improvement Program with construction scheduled for 2026 and 2027.

PUBLIC OUTREACH EFFORTS

Property owners and residents were invited to a Project Information Meeting that was held on May 27, 2025, and will receive periodic update letters throughout the duration of the project.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-02.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost (\$7,527,715.15) and enhancement of payment; 2) receive and file report of bids received on January 21, 2026; 3) RESOLUTION making award of a construction contract with Con-Struct, Inc. in the amount of \$7,218,190.00; and 4) RESOLUTION approving contract and bonds with Con-Struct, Inc. in the amount of \$7,218,190.00.

ATTACHMENTS

1. PH Coversheet
2. RES - plans, specs
3. W 1st Widen_Improve - Phase 2 exhibit
4. Bid Tab-West First Street Phase 2-Ankeny

5. RES - making award
6. RES - approving contract



PUBLIC HEARING 2026-02

February 2, 2026 at 5:30 P.M.

PROPOSED WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2

Mayor:

This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the West First Street Widening and Improvements – Phase 2 project.

Notice of this hearing was published in the Des Moines Register on the 16th day of January, 2026.

Has any written correspondence been received for this hearing?

City Clerk: None in the clerk's office.

Mayor:

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

After Mueller's comments, the Mayor states:

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

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

- ☐ Consider **MOTION** to close Public Hearing 2026-02.
- ☐ Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost \$7,527,715.15; 2) receive and file report of bids received January 21, 2026; 3) adopt **RESOLUTION** making award of construction contract with Con-Struct, Inc. in the amount of \$7,218,190.00 and 4) adopt **RESOLUTION** approving contract and bonds with Con-Struct, Inc. in the amount of \$7,218,190.00.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS - PHASE 2", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM
OF CONTRACT AND ESTIMATE OF COST FOR THE WEST
FIRST STREET WIDENING AND IMPROVEMENTS - PHASE
2

WHEREAS, on the 5th day of January, 2026, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the West First Street Widening and Improvements - Phase 2; and

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

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

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

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk



Tabulation of Bids
City of Ankeny, Iowa
West First Street Widening & Improvements - Phase 2
250 ft East of NW Greenwood Street to State Street
STP-U-0187(653)--70-77
Foth Project Number: 24A002.00



Bid Date: Wednesday, January 21, 2026

ITEM NO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITY	Engineer's Opinion of Cost		Con-Struct, Inc. Ames, IA		Concrete Technologies, Inc. Grimes, IA		Reilly Construction Co., Inc. Ossian, IA		C.J. Moyna & Sons, LLC & Progressive Structures, LLC, JV Elkader, IA	
					UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL
1	2101-0850002	CLEARING AND GRUBBING	UNIT	345.9	\$ 100.00	\$ 34,590.00	\$ 60.00	\$ 20,754.00	\$ 42.42	\$ 14,673.08	\$ 50.00	\$ 17,295.00	\$ 100.00	\$ 34,590.00
2	2102-2710070	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	1,313	\$ 10.00	\$ 13,130.00	\$ 12.00	\$ 15,756.00	\$ 15.15	\$ 19,891.95	\$ 15.00	\$ 19,695.00	\$ 21.00	\$ 27,573.00
3	2102-2710090	EXCAVATION, CLASS 10, WASTE	CY	6,630	\$ 20.00	\$ 132,600.00	\$ 20.00	\$ 132,600.00	\$ 25.25	\$ 167,407.50	\$ 25.00	\$ 165,750.00	\$ 35.00	\$ 232,050.00
4	2105-8425005	TOPSOIL, FURNISH AND SPREAD	CY	985	\$ 40.00	\$ 39,400.00	\$ 60.00	\$ 59,100.00	\$ 35.35	\$ 34,819.75	\$ 35.00	\$ 34,475.00	\$ 90.00	\$ 88,650.00
5	2115-0100000	MODIFIED SUBBASE	CY	4,080	\$ 65.00	\$ 265,200.00	\$ 70.00	\$ 285,600.00	\$ 85.85	\$ 350,268.00	\$ 85.00	\$ 346,800.00	\$ 78.00	\$ 318,240.00
6	2123-7450020	SHOULDER FINISHING, EARTH	STA	70.00	\$ 250.00	\$ 17,500.00	\$ 200.00	\$ 14,000.00	\$ 555.50	\$ 38,885.00	\$ 550.00	\$ 38,500.00	\$ 550.00	\$ 38,500.00
7	2301-1033070	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 7 IN.	SY	1,863	\$ 85.00	\$ 158,355.00	\$ 65.00	\$ 121,095.00	\$ 91.25	\$ 169,998.75	\$ 91.25	\$ 169,998.75	\$ 91.25	\$ 169,998.75
8	2301-1033080	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	SY	1,284	\$ 85.00	\$ 109,140.00	\$ 75.00	\$ 96,300.00	\$ 107.50	\$ 138,030.00	\$ 107.50	\$ 138,030.00	\$ 107.50	\$ 138,030.00
9	2301-1033090	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9 IN.	SY	19,000	\$ 95.00	\$ 1,805,000.00	\$ 80.00	\$ 1,520,000.00	\$ 77.75	\$ 1,477,250.00	\$ 76.00	\$ 1,444,000.00	\$ 77.75	\$ 1,477,250.00
10	2301-4874106	MEDIAN, DOWELED P.C. CONCRETE, 6 INCH	SY	32	\$ 200.00	\$ 6,400.00	\$ 150.00	\$ 4,800.00	\$ 137.00	\$ 4,384.00	\$ 136.00	\$ 4,352.00	\$ 137.00	\$ 4,384.00
11	2301-6911722	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	LS	1	\$ 6,800.00	\$ 6,800.00	\$ 8,000.00	\$ 8,000.00	\$ 12,750.00	\$ 12,750.00	\$ 12,750.00	\$ 12,750.00	\$ 12,750.00	\$ 12,750.00
12	2301-7000110	PAYMENT ADJUSTMENT INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT THICKNESS (BY SCHEDULE)	EACH	19,000	\$ 1.00	\$ 19,000.00	\$ 1.00	\$ 19,000.00	\$ 1.00	\$ 19,000.00	\$ 1.00	\$ 19,000.00	\$ 1.00	\$ 19,000.00
13	2304-0101000	TEMPORARY PAVEMENT	SY	1,674	\$ 80.00	\$ 133,920.00	\$ 70.00	\$ 117,180.00	\$ 75.50	\$ 126,387.00	\$ 79.74	\$ 133,484.76	\$ 75.50	\$ 126,387.00
14	2312-9260051	GRANULAR SURFACING ON ROAD, CLASS A CRUSHED STONE	TON	310.0	\$ 45.00	\$ 13,950.00	\$ 40.00	\$ 12,400.00	\$ 65.65	\$ 20,351.50	\$ 65.00	\$ 20,150.00	\$ 55.00	\$ 17,050.00
15	2435-0130148	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EACH	4	\$ 8,200.00	\$ 32,800.00	\$ 6,850.00	\$ 27,400.00	\$ 7,373.00	\$ 29,492.00	\$ 7,300.00	\$ 29,200.00	\$ 7,800.00	\$ 31,200.00
16	2435-0140148	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	2	\$ 5,500.00	\$ 11,000.00	\$ 3,750.00	\$ 7,500.00	\$ 6,868.00	\$ 13,736.00	\$ 6,800.00	\$ 13,600.00	\$ 7,700.00	\$ 15,400.00
17	2435-0140160	MANHOLE, STORM SEWER, SW-401, 60 IN.	EACH	5	\$ 9,500.00	\$ 47,500.00	\$ 9,000.00	\$ 45,000.00	\$ 11,110.00	\$ 55,550.00	\$ 11,000.00	\$ 55,000.00	\$ 9,600.00	\$ 48,000.00
18	2435-0140172	MANHOLE, STORM SEWER, SW-401, 72 IN.	EACH	5	\$ 10,000.00	\$ 50,000.00	\$ 10,450.00	\$ 52,250.00	\$ 13,635.00	\$ 68,175.00	\$ 13,500.00	\$ 67,500.00	\$ 11,500.00	\$ 57,500.00
19	2435-0140196	MANHOLE, STORM SEWER, SW-401, 96 IN.	EACH	1	\$ 15,000.00	\$ 15,000.00	\$ 18,800.00	\$ 18,800.00	\$ 17,675.00	\$ 17,675.00	\$ 17,500.00	\$ 17,500.00	\$ 14,200.00	\$ 14,200.00
20	2435-0140200	MANHOLE, STORM SEWER, SW-402 (6X4)	EACH	1	\$ 12,000.00	\$ 12,000.00	\$ 10,900.00	\$ 10,900.00	\$ 12,625.00	\$ 12,625.00	\$ 12,500.00	\$ 12,500.00	\$ 8,900.00	\$ 8,900.00
21	2435-0140200	MANHOLE, STORM SEWER, SW-402 (6X6)	EACH	1	\$ 15,000.00	\$ 15,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,887.50	\$ 13,887.50	\$ 13,750.00	\$ 13,750.00	\$ 9,300.00	\$ 9,300.00
22	2435-0140200	MANHOLE, STORM SEWER, SW-403 (9X6)	EACH	1	\$ 20,000.00	\$ 20,000.00	\$ 21,200.00	\$ 21,200.00	\$ 22,220.00	\$ 22,220.00	\$ 22,000.00	\$ 22,000.00	\$ 10,300.00	\$ 10,300.00
23	2435-0250100	INTAKE, SW-501	EACH	3	\$ 4,000.00	\$ 12,000.00	\$ 3,500.00	\$ 10,500.00	\$ 4,545.00	\$ 13,635.00	\$ 4,500.00	\$ 13,500.00	\$ 6,400.00	\$ 19,200.00
24	2435-0250500	INTAKE, SW-505	EACH	21	\$ 7,800.00	\$ 163,800.00	\$ 5,300.00	\$ 111,300.00	\$ 7,575.00	\$ 159,075.00	\$ 7,500.00	\$ 157,500.00	\$ 7,900.00	\$ 166,900.00
25	2435-0250600	INTAKE, SW-506	EACH	1	\$ 10,500.00	\$ 10,500.00	\$ 11,750.00	\$ 11,750.00	\$ 16,160.00	\$ 16,160.00	\$ 16,000.00	\$ 16,000.00	\$ 13,850.00	\$ 13,850.00
26	2435-0250610	INTAKE, SW-506 MODIFIED	EACH	2	\$ 12,000.00	\$ 24,000.00	\$ 23,000.00	\$ 46,000.00	\$ 18,685.00	\$ 37,370.00	\$ 18,500.00	\$ 37,000.00	\$ 14,000.00	\$ 28,000.00
27	2435-0600010	MANHOLE ADJUSTMENT, MINOR	EACH	11	\$ 2,000.00	\$ 22,000.00	\$ 2,500.00	\$ 27,500.00	\$ 3,030.00	\$ 33,330.00	\$ 3,000.00	\$ 33,000.00	\$ 2,550.00	\$ 28,050.00
28	2435-0600110	INTAKE ADJUSTMENT, MINOR	EACH	1	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00	\$ 6,060.00	\$ 6,060.00	\$ 6,000.00	\$ 6,000.00	\$ 3,900.00	\$ 3,900.00
29	2502-6745952	REMOVAL OF SUBDRAIN	LF	4,485	\$ 3.00	\$ 13,455.00	\$ 7.00	\$ 31,395.00	\$ 10.10	\$ 45,298.50	\$ 10.00	\$ 44,850.00	\$ 14.00	\$ 62,790.00
30	2503-0114230	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 30 IN.	LF	103	\$ 200.00	\$ 20,600.00	\$ 225.00	\$ 23,175.00	\$ 176.75	\$ 18,205.25	\$ 175.00	\$ 18,025.00	\$ 240.00	\$ 24,720.00
31	2503-0114236	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 36 IN.	LF	1,242	\$ 220.00	\$ 273,240.00	\$ 260.00	\$ 322,920.00	\$ 202.00	\$ 250,884.00	\$ 200.00	\$ 248,400.00	\$ 245.00	\$ 304,290.00
32	2503-0114242	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 42 IN.	LF	643	\$ 250.00	\$ 160,750.00	\$ 345.00	\$ 221,835.00	\$ 282.80	\$ 181,840.40	\$ 280.00	\$ 180,040.00	\$ 275.00	\$ 176,825.00
33	2503-0114254	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 54 IN.	LF	41	\$ 300.00	\$ 12,300.00	\$ 510.00	\$ 20,910.00	\$ 424.20	\$ 17,392.20	\$ 420.00	\$ 17,220.00	\$ 355.00	\$ 14,555.00
34	2503-0114612	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 12 IN.	LF	18	\$ 120.00	\$ 2,160.00	\$ 160.00	\$ 2,880.00	\$ 222.20	\$ 3,999.60	\$ 220.00	\$ 3,960.00	\$ 160.00	\$ 2,880.00
35	2503-0114615	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 15 IN.	LF	877	\$ 150.00	\$ 131,550.00	\$ 125.00	\$ 109,625.00	\$ 156.55	\$ 137,294.35	\$ 155.00	\$ 135,935.00	\$ 165.00	\$ 144,705.00
36	2503-0114618	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 18 IN.	LF	787	\$ 180.00	\$ 141,660.00	\$ 155.00	\$ 121,985.00	\$ 171.70	\$ 135,127.90	\$ 170.00	\$ 133,790.00	\$ 170.00	\$ 133,790.00
37	2503-0116354	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 2000D LOW CLEARANCE, EQUIVALENT DIAMETER 54 IN.	LF	91	\$ 300.00	\$ 27,300.00	\$ 750.00	\$ 68,250.00	\$ 454.50	\$ 41,359.50	\$ 450.00	\$ 40,950.00	\$ 610.00	\$ 55,510.00
38	2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	2,894	\$ 22.00	\$ 63,668.00	\$ 27.00	\$ 78,138.00	\$ 35.35	\$ 102,302.90	\$ 35.00	\$ 101,290.00	\$ 30.00	\$ 86,820.00
39	2503-0200136	REMOVE STORM SEWER PIPE GREATER THAN 36 IN.	LF	334	\$ 40.00	\$ 13,360.00	\$ 38.00	\$ 12,692.00	\$ 45.45	\$ 15,180.30	\$ 45.00	\$ 15,030.00	\$ 30.00	\$ 10,020.00
40	2503-0200341	STORM SEWER ABANDONMENT, FILL AND PLUG, LESS THAN OR EQUAL TO 36 IN. DIA.	LF	51	\$ 35.00	\$ 1,785.00	\$ 135.00	\$ 6,885.00	\$ 70.70	\$ 3,605.70	\$ 70.00	\$ 3,570.00	\$ 73.00	\$ 3,723.00
41	2504-0114008	SANITARY SEWER GRAVITY MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.	LF	434	\$ 150.00	\$ 65,100.00	\$ 150.00	\$ 65,100.00	\$ 116.15	\$ 50,409.10	\$ 115.00	\$ 49,910.00	\$ 170.00	\$ 73,780.00
42	2504-0114015	SANITARY SEWER GRAVITY MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 15 IN.	LF	20	\$ 160.00	\$ 3,200.00	\$ 680.00	\$ 13,600.00	\$ 196.95	\$ 3,939.00	\$ 195.00	\$ 3,900.00	\$ 240.00	\$ 4,800.00
43	2504-0200406	SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.	LF	516	\$ 100.00	\$ 51,600.00	\$ 120.00	\$ 61,920.00	\$ 101.00	\$ 52,116.00	\$ 100.00	\$ 51,600.00	\$ 120.00	\$ 61,920.00
44	2504-0240036	REMOVE SANITARY SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	686	\$ 15.00	\$ 10,290.00	\$ 28.00	\$ 19,208.00	\$ 35.35	\$ 24,250.10	\$ 35.00	\$ 24,010.00	\$ 14.00	\$ 9,604.00
45	2504-0320300	SANITARY SEWER CLEANOUT, SW-203	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 1,400.00	\$ 1,400.00	\$ 1,515.00	\$ 1,515.00	\$ 1,500.00	\$ 1,500.00	\$ 780.00	\$ 780.00
46	2510-6745850	REMOVAL OF PAVEMENT	SY	17,450	\$ 12.00	\$ 209,400.00	\$ 14.00	\$ 244,300.00	\$ 16.16	\$ 281,992.00	\$ 16.00	\$ 279,200.00	\$ 19.15	\$ 334,167.50
47	2510-6750600	REMOVAL OF INTAKES AND UTILITY ACCESSSES	EACH	27	\$ 2,500.00	\$ 67,500.00	\$ 1,050.00	\$ 28,350.00	\$ 1,010.00	\$ 27,270.00	\$ 1,000.00	\$ 27,000.00	\$ 950.00	\$ 25,650.00
48	2511-6745900	REMOVAL OF SIDEWALK	SY	2,689	\$ 15.00	\$ 40,335.00	\$ 10.00	\$ 26,890.00	\$ 16.16	\$ 43,454.24	\$ 16.00	\$ 43,024.00	\$ 20.00	\$ 53,780.00
49	2511-7526004	SIDEWALK, P.C. CONCRETE, 4 IN.	SY	1,851	\$ 70.00	\$ 129,570.00	\$ 46.00	\$ 85,146.00	\$ 58.50	\$ 108,283.50	\$ 58.00	\$ 107,358.00	\$ 58.50	\$ 108,283.50
50	2511-7526005	SIDEWALK, P.C. CONCRETE, 5 IN.	SY	970	\$ 70.00	\$ 67,900.00	\$ 52.00	\$ 50,440.00	\$ 60.50	\$ 58,685.00	\$ 60.00	\$ 58,200.00	\$ 60.50	\$ 58,685.00
51	2511-7526006	SIDEWALK, P.C. CONCRETE, 6 IN.	SY	180	\$ 70.00	\$ 12,600.00	\$ 60.00	\$ 10,800.00	\$ 89.75	\$ 16,155.00	\$ 89.00	\$ 16,020.00	\$ 89.75	\$ 16,155.00
52	2511-7528101	DETECTABLE WARNINGS	SF	365	\$ 100.00	\$ 36,500.00	\$ 60.00	\$ 21,900.00	\$ 50.25	\$ 18,341.25	\$ 50.00	\$ 18,250.00	\$ 50.25	\$ 18,341.25
53	2515-2475006	DRIVEWAY, P.C. CONCRETE, 6 IN.	SY	1,223	\$ 65.00	\$ 79,495.00	\$ 55.00	\$ 67,265.00	\$ 75.50	\$ 92,336.50	\$ 75.00	\$ 91,725.00	\$ 75.50	\$ 92,336.50
54	2515-2475007	DRIVEWAY, P.C. CONCRETE, 7 IN.	SY	1,364	\$ 75.00	\$ 102,300.00	\$ 60.00	\$ 81,840.00	\$ 82.75	\$ 112,871.00	\$ 82.00	\$ 111,848.00	\$ 82.75	\$ 112,871.00
55	2515-6745600	REMOVAL OF PAVED DRIVEWAY	SY	3,082	\$ 15.00	\$ 46,230.00	\$ 12.00	\$ 36,984.00	\$ 16.16	\$ 49,805.12	\$ 16.00	\$ 49,312.00	\$ 20.00	\$ 61,640.00
56	2516-8625000	COMBINED CONCRETE SIDEWALK AND RETAINING WALL	CY	32.0	\$ 1,000.00	\$ 32,000.00	\$ 1,000.00	\$ 32,000.00	\$ 695.00	\$ 22,240.00	\$ 803.95	\$ 25,726.40	\$ 695.00	\$ 22,240.00
57	2519-4200020	REMOVAL AND REINSTALLATION OF FENCE, CHAIN LINK	LF	15	\$ 75.00	\$ 1,125.00	\$ 300.00	\$ 4,500.00	\$ 134.67	\$ 2,020.05	\$ 300.00	\$ 4,500.00	\$ 270.00	\$ 4,050.00

Tabulation of Bids
City of Ankeny, Iowa
West First Street Widening & Improvements - Phase 2
250 ft East of NW Greenwood Street to State Street
STP-U-0187(653)--70-77
Foth Project Number: 24A002.00

Bid Date: Wednesday, January 21, 2026

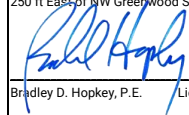
ITEM NO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITY	Engineer's Opinion of Cost		Con-Struct, Inc. Ames, IA		Concrete Technologies, Inc. Grimes, IA		Reilly Construction Co., Inc. Ossian, IA		C.J. Moyna & Sons, LLC & Progressive Structures, LLC, JV Elkader, IA	
					UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL
58	2519-4200090	REMOVAL AND REINSTALLATION OF FENCE, WOOD	LF	47	\$ 110.00	\$ 5,170.00	\$ 160.00	\$ 7,520.00	\$ 118.19	\$ 5,554.93	\$ 160.00	\$ 7,520.00	\$ 147.15	\$ 6,916.05
59	2519-4200120	REMOVAL OF FENCE, CHAIN LINK	LF	130	\$ 5.00	\$ 650.00	\$ 35.00	\$ 4,550.00	\$ 23.31	\$ 3,030.30	\$ 32.00	\$ 4,160.00	\$ 29.25	\$ 3,802.50
60	2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	EACH	26	\$ 500.00	\$ 13,000.00	\$ 420.00	\$ 10,920.00	\$ 404.00	\$ 10,504.00	\$ 250.00	\$ 6,500.00	\$ 400.00	\$ 10,400.00
61	2524-6765110	REMOVAL OF TYPE A SIGN	EACH	19	\$ 50.00	\$ 950.00	\$ 80.00	\$ 1,520.00	\$ 75.75	\$ 1,439.25	\$ 75.00	\$ 1,425.00	\$ 75.00	\$ 1,425.00
62	2524-9276010	PERFORATED SQUARE STEEL TUBE POSTS	LF	341	\$ 20.00	\$ 6,820.00	\$ 17.00	\$ 5,797.00	\$ 15.15	\$ 5,166.15	\$ 25.00	\$ 8,525.00	\$ 15.00	\$ 5,115.00
63	2524-9325001	TYPE A SIGNS, SHEET ALUMINUM	SF	151	\$ 30.00	\$ 4,530.00	\$ 25.00	\$ 3,775.00	\$ 22.22	\$ 3,355.22	\$ 25.00	\$ 3,775.00	\$ 22.00	\$ 3,322.00
64	2525-0000100	TRAFFIC SIGNALIZATION	LS	1	\$ 300,000.00	\$ 300,000.00	\$ 301,500.00	\$ 301,500.00	\$ 298,212.60	\$ 298,212.60	\$ 325,000.00	\$ 325,000.00	\$ 295,260.00	\$ 295,260.00
65	2527-9263137	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	EACH	2	\$ 135.00	\$ 270.00	\$ 105.00	\$ 210.00	\$ 101.00	\$ 202.00	\$ 100.00	\$ 200.00	\$ 100.00	\$ 200.00
66	2527-9263143	PAINTED SYMBOLS AND LEGENDS, DURABLE	EACH	37	\$ 400.00	\$ 14,800.00	\$ 190.00	\$ 7,030.00	\$ 186.85	\$ 6,913.45	\$ 400.00	\$ 14,800.00	\$ 185.00	\$ 6,845.00
67	2527-9263181	PAVEMENT MARKINGS REMOVED	STA	72.33	\$ 50.00	\$ 3,616.50	\$ 60.00	\$ 4,339.80	\$ 55.55	\$ 4,017.93	\$ 75.00	\$ 5,424.75	\$ 55.00	\$ 3,978.15
68	2527-9263190	SYMBOLS AND LEGENDS REMOVED	EACH	2	\$ 120.00	\$ 240.00	\$ 135.00	\$ 270.00	\$ 131.30	\$ 262.60	\$ 100.00	\$ 200.00	\$ 130.00	\$ 260.00
69	2527-9263209	PAINTED PAVEMENT MARKINGS, WATERBORNE OR SOLVENT-BASED	STA	50.94	\$ 150.00	\$ 7,641.00	\$ 100.00	\$ 5,094.00	\$ 95.95	\$ 4,887.69	\$ 100.00	\$ 5,094.00	\$ 95.00	\$ 4,839.30
70	2527-9263217	PAINTED PAVEMENT MARKINGS, DURABLE	STA	132.33	\$ 250.00	\$ 33,082.50	\$ 100.00	\$ 13,233.00	\$ 90.90	\$ 12,028.80	\$ 95.00	\$ 12,571.35	\$ 90.00	\$ 11,909.70
71	2527-9263231	REMOVABLE TAPE MARKINGS, WET RETROREFLECTIVE	STA	35.71	\$ 175.00	\$ 6,249.25	\$ 200.00	\$ 7,142.00	\$ 196.95	\$ 7,033.08	\$ 130.00	\$ 4,642.30	\$ 195.00	\$ 6,963.45
72	2527-9270112	GROOVES CUT FOR PAVEMENT MARKINGS	STA	132.33	\$ 30.00	\$ 3,969.90	\$ 40.00	\$ 5,293.20	\$ 35.35	\$ 4,677.87	\$ 75.00	\$ 9,924.75	\$ 35.00	\$ 4,631.55
73	2527-9270120	GROOVES CUT FOR SYMBOLS AND LEGENDS	EACH	37	\$ 250.00	\$ 9,250.00	\$ 210.00	\$ 7,770.00	\$ 202.00	\$ 7,474.00	\$ 150.00	\$ 5,550.00	\$ 200.00	\$ 7,400.00
74	2528-2518000	SAFETY CLOSURE	EACH	65	\$ 200.00	\$ 13,000.00	\$ 110.00	\$ 7,150.00	\$ 101.00	\$ 6,565.00	\$ 100.00	\$ 6,500.00	\$ 100.00	\$ 6,500.00
75	2528-5160000	NO EXCUSE ROAD OPENING BONUS, ALL ROADS FULLY OPEN ON OR BEFORE OCT 15, 2027	LS	1	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
76	2528-5160000	NO EXCUSE ROAD OPENING BONUS, ALL ROADS FULLY OPEN ON OR BEFORE OCT 16, 2026	LS	1	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
77	2528-8445110	TRAFFIC CONTROL	LS	1	\$ 75,000.00	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00	\$ 44,440.00	\$ 44,440.00	\$ 90,000.00	\$ 90,000.00	\$ 244,000.00	\$ 244,000.00
78	2528-8445113	FLAGGERS	EACH	4	\$ 750.00	\$ 3,000.00	\$ 575.00	\$ 2,300.00	\$ 575.00	\$ 2,300.00	\$ 575.00	\$ 2,300.00	\$ 575.00	\$ 2,300.00
79	2528-9109020	TEMPORARY LANE SEPARATOR SYSTEM	LF	6,715	\$ 9.00	\$ 60,435.00	\$ 8.00	\$ 53,720.00	\$ 7.07	\$ 47,475.05	\$ 8.00	\$ 53,720.00	\$ 7.00	\$ 47,005.00
80	2528-9290050	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	82	\$ 75.00	\$ 6,150.00	\$ 55.00	\$ 4,510.00	\$ 50.50	\$ 4,141.00	\$ 100.00	\$ 8,200.00	\$ 50.00	\$ 4,100.00
81	2533-4980005	MOBILIZATION	LS	1	\$ 350,000.00	\$ 350,000.00	\$ 360,000.00	\$ 360,000.00	\$ 465,000.00	\$ 465,000.00	\$ 750,000.00	\$ 750,000.00	\$ 842,000.00	\$ 842,000.00
82	2554-0114004	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 4 IN.	LF	8	\$ 180.00	\$ 1,440.00	\$ 300.00	\$ 2,400.00	\$ 202.00	\$ 1,616.00	\$ 200.00	\$ 1,600.00	\$ 196.00	\$ 1,568.00
83	2554-0114006	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.	LF	54	\$ 100.00	\$ 5,400.00	\$ 270.00	\$ 14,580.00	\$ 90.90	\$ 4,908.60	\$ 90.00	\$ 4,860.00	\$ 130.00	\$ 7,020.00
84	2554-0114008	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.	LF	663	\$ 110.00	\$ 72,930.00	\$ 82.00	\$ 54,366.00	\$ 106.05	\$ 70,311.15	\$ 105.00	\$ 69,615.00	\$ 132.00	\$ 87,516.00
85	2554-0114010	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 10 IN.	LF	9	\$ 150.00	\$ 1,350.00	\$ 260.00	\$ 2,340.00	\$ 166.65	\$ 1,499.85	\$ 165.00	\$ 1,485.00	\$ 140.00	\$ 1,260.00
86	2554-0114012	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	LF	2,911	\$ 130.00	\$ 378,430.00	\$ 87.00	\$ 253,257.00	\$ 126.25	\$ 367,513.75	\$ 125.00	\$ 363,875.00	\$ 152.00	\$ 442,472.00
87	2554-0124010	WATER MAIN, TRENCHLESS, POLYVINYL CHLORIDE PIPE (PVC), 10 IN.	LF	52	\$ 350.00	\$ 18,200.00	\$ 315.00	\$ 16,380.00	\$ 656.50	\$ 34,138.00	\$ 650.00	\$ 33,800.00	\$ 2,700.00	\$ 140,400.00
88	2554-0203000	FITTINGS BY WEIGHT, DUCTILE IRON	LB	4,539.0	\$ 22.00	\$ 99,858.00	\$ 36.00	\$ 163,404.00	\$ 25.25	\$ 114,609.75	\$ 25.00	\$ 113,475.00	\$ 17.00	\$ 77,163.00
89	2554-0205000	WATER SERVICE STUB, 2 IN.	LF	585	\$ 20.00	\$ 11,700.00	\$ 67.00	\$ 39,195.00	\$ 45.45	\$ 26,588.25	\$ 45.00	\$ 26,325.00	\$ 60.00	\$ 35,100.00
90	2554-0205000	WATER SERVICE STUB, 3/4 IN.	LF	108	\$ 20.00	\$ 2,160.00	\$ 45.00	\$ 4,860.00	\$ 25.25	\$ 2,727.00	\$ 25.00	\$ 2,700.00	\$ 52.00	\$ 5,616.00
91	2554-0205000	WATER SERVICE STUB, POLYETHYLENE, 2 IN.	LF	204	\$ 150.00	\$ 30,600.00	\$ 95.00	\$ 19,380.00	\$ 70.70	\$ 14,422.80	\$ 70.00	\$ 14,280.00	\$ 252.00	\$ 51,408.00
92	2554-0205300	WATER SERVICE CORPORATION, 2 IN.	EACH	22	\$ 550.00	\$ 12,100.00	\$ 1,150.00	\$ 25,300.00	\$ 1,313.00	\$ 28,886.00	\$ 1,300.00	\$ 28,600.00	\$ 1,900.00	\$ 41,800.00
93	2554-0205300	WATER SERVICE CORPORATION, 3/4 IN.	EACH	4	\$ 550.00	\$ 2,200.00	\$ 850.00	\$ 3,400.00	\$ 909.00	\$ 3,636.00	\$ 900.00	\$ 3,600.00	\$ 1,200.00	\$ 4,800.00
94	2554-0205600	WATER SERVICE CURB STOP AND BOX, 2 IN.	EACH	22	\$ 750.00	\$ 16,500.00	\$ 1,320.00	\$ 29,040.00	\$ 2,020.00	\$ 44,440.00	\$ 2,000.00	\$ 44,000.00	\$ 1,000.00	\$ 22,000.00
95	2554-0205600	WATER SERVICE CURB STOP AND BOX, 3/4 IN.	EACH	4	\$ 750.00	\$ 3,000.00	\$ 850.00	\$ 3,400.00	\$ 1,464.50	\$ 5,858.00	\$ 1,450.00	\$ 5,800.00	\$ 500.00	\$ 2,000.00
96	2554-0207004	VALVE, GATE, DIP, 4 IN.	EACH	1	\$ 3,300.00	\$ 3,300.00	\$ 3,150.00	\$ 3,150.00	\$ 2,020.00	\$ 2,020.00	\$ 2,000.00	\$ 2,000.00	\$ 1,900.00	\$ 1,900.00
97	2554-0207006	VALVE, GATE, DIP, 6 IN.	EACH	6	\$ 2,000.00	\$ 12,000.00	\$ 3,350.00	\$ 20,100.00	\$ 2,323.00	\$ 13,938.00	\$ 2,300.00	\$ 13,800.00	\$ 2,200.00	\$ 13,200.00
98	2554-0207008	VALVE, GATE, DIP, 8 IN.	EACH	7	\$ 2,500.00	\$ 17,500.00	\$ 4,200.00	\$ 29,400.00	\$ 3,030.00	\$ 21,210.00	\$ 3,000.00	\$ 21,000.00	\$ 3,300.00	\$ 23,100.00
99	2554-0207010	VALVE, GATE, DIP, 10 IN.	EACH	1	\$ 4,300.00	\$ 4,300.00	\$ 5,250.00	\$ 5,250.00	\$ 4,848.00	\$ 4,848.00	\$ 4,800.00	\$ 4,800.00	\$ 4,500.00	\$ 4,500.00
100	2554-0207012	VALVE, GATE, DIP, 12 IN.	EACH	13	\$ 8,800.00	\$ 114,400.00	\$ 6,100.00	\$ 79,300.00	\$ 5,858.00	\$ 76,154.00	\$ 5,800.00	\$ 75,400.00	\$ 5,500.00	\$ 71,500.00
101	2554-0208008	TAPPING VALVE ASSEMBLY, 8 IN.	EACH	2	\$ 12,000.00	\$ 24,000.00	\$ 8,200.00	\$ 16,400.00	\$ 8,080.00	\$ 16,160.00	\$ 8,000.00	\$ 16,000.00	\$ 9,300.00	\$ 18,600.00
102	2554-0209006	VALVE REMOVAL, 6 IN.	EACH	5	\$ 250.00	\$ 1,250.00	\$ 910.00	\$ 4,550.00	\$ 252.50	\$ 1,262.50	\$ 250.00	\$ 1,250.00	\$ 400.00	\$ 2,000.00
103	2554-0209008	VALVE REMOVAL, 8 IN.	EACH	1	\$ 250.00	\$ 250.00	\$ 910.00	\$ 910.00	\$ 252.50	\$ 252.50	\$ 250.00	\$ 250.00	\$ 400.00	\$ 400.00
104	2554-0209010	VALVE REMOVAL, 10 IN.	EACH	1	\$ 250.00	\$ 250.00	\$ 1,820.00	\$ 1,820.00	\$ 252.50	\$ 252.50	\$ 250.00	\$ 250.00	\$ 400.00	\$ 400.00
105	2554-0209012	VALVE REMOVAL, 12 IN.	EACH	8	\$ 250.00	\$ 2,000.00	\$ 1,820.00	\$ 14,560.00	\$ 252.50	\$ 2,020.00	\$ 250.00	\$ 2,000.00	\$ 400.00	\$ 3,200.00
106	2554-0210201	FIRE HYDRANT ASSEMBLY, WM-201	EACH	12	\$ 8,500.00	\$ 102,000.00	\$ 8,200.00	\$ 98,400.00	\$ 11,615.00	\$ 139,380.00	\$ 11,500.00	\$ 138,000.00	\$ 10,500.00	\$ 126,000.00
107	2554-0210205	FIRE HYDRANT ASSEMBLY REMOVAL	EACH	9	\$ 750.00	\$ 6,750.00	\$ 2,000.00	\$ 18,000.00	\$ 1,515.00	\$ 13,635.00	\$ 1,500.00	\$ 13,500.00	\$ 2,200.00	\$ 19,800.00
108	2554-0211002	FLUSHING DEVICE (BLOWOFF), 2 IN.	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 1,700.00	\$ 1,700.00	\$ 2,525.00	\$ 2,525.00	\$ 2,500.00	\$ 2,500.00	\$ 3,200.00	\$ 3,200.00
109	2554-0211004	FLUSHING DEVICE (BLOWOFF), 4 IN.	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 1,900.00	\$ 1,900.00	\$ 2,525.00	\$ 2,525.00	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00
110	2554-0212030	VALVE BOX REPLACEMENT	EACH	11	\$ 1,500.00	\$ 16,500.00	\$ 1,250.00	\$ 13,750.00	\$ 909.00	\$ 9,999.00	\$ 900.00	\$ 9,900.00	\$ 825.00	\$ 9,075.00
111	2599-9999005	ROCK INLET FILTER	EACH	30	\$ 150.00	\$ 4,500.00	\$ 250.00	\$ 7,500.00	\$ 1,262.50	\$ 37,875.00	\$ 1,250.00	\$ 37,500.00	\$ 1,500.00	\$ 45,000.00
112	2599-9999005	ROUND STEEL POSTS WITH ANCHORS	EACH	2	\$ 250.00	\$ 500.00	\$ 1,000.00	\$ 2,000.00	\$ 757.50	\$ 1,515.00	\$ 750.00	\$ 1,500.00	\$ 7,500.00	\$ 15,000.00
113	2599-9999005	SUBDRAIN CLEANOUT, TYPE B	EACH	8	\$ 1,500.00	\$ 12,000.00	\$ 1,200.00	\$ 9,600.00	\$ 2,020.00	\$ 16,160.00	\$ 2,000.00	\$ 16,000.00	\$ 1,700.00	\$ 13,600.00
114	2599-9999005	SUBDRAIN OUTLET INTO STRUCTURE OR PIPE	EACH	36	\$ 500.00	\$ 18,000.00	\$ 500.00	\$ 18,000.00	\$ 303.00	\$ 10,908.00	\$ 300.00	\$ 10,800.00	\$ 630.00	\$ 22,680.00

Tabulation of Bids
City of Ankeny, Iowa
West First Street Widening & Improvements - Phase 2
250 ft East of NW Greenwood Street to State Street
STP-U-0187(653)--70-77
Foth Project Number: 24A002.00

Bid Date: Wednesday, January 21, 2026

ITEM NO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITY	Engineer's Opinion of Cost		Con-Struct, Inc. Ames, IA		Concrete Technologies, Inc. Grimes, IA		Reilly Construction Co., Inc. Ossian, IA		C.J. Moyna & Sons, LLC & Progressive Structures, LLC, JV Elkader, IA	
					UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL	UNIT PRICE	SUBTOTAL
115	2599-9999005	WATER SERVICE STUB, TEMPORARY	EACH	25	\$ 750.00	\$ 18,750.00	\$ 3,050.00	\$ 76,250.00	\$ 3,030.00	\$ 75,750.00	\$ 3,000.00	\$ 75,000.00	\$ 2,300.00	\$ 57,500.00
116	2599-9999009	REMOVE WATER MAIN	LF	3,740	\$ 20.00	\$ 74,800.00	\$ 20.00	\$ 74,800.00	\$ 35.35	\$ 132,209.00	\$ 35.00	\$ 130,900.00	\$ 14.00	\$ 52,360.00
117	2599-9999009	STORM SEWER SERVICE STUB, PVC, 6 IN.	LF	183	\$ 20.00	\$ 3,660.00	\$ 72.00	\$ 13,176.00	\$ 40.40	\$ 7,393.20	\$ 40.00	\$ 7,320.00	\$ 60.00	\$ 10,980.00
118	2599-9999009	SUBDRAIN, CORRUGATED PVC, CASE C, 8 IN.	LF	5,403	\$ 30.00	\$ 162,090.00	\$ 25.00	\$ 135,075.00	\$ 35.35	\$ 190,996.05	\$ 35.00	\$ 189,105.00	\$ 25.00	\$ 135,075.00
119	2599-9999010	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,500.00	\$ 6,500.00	\$ 10,000.00	\$ 10,000.00	\$ 200,000.00	\$ 200,000.00
120	2599-9999018	SPECIAL COMPACTION OF SUBGRADE, 12 IN.	SY	5,935	\$ 2.00	\$ 11,870.00	\$ 3.00	\$ 17,805.00	\$ 4.04	\$ 23,977.40	\$ 4.00	\$ 23,740.00	\$ 3.00	\$ 17,805.00
121	2599-9999018	SPECIAL COMPACTION OF SUBGRADE, 6 IN.	SY	18,540	\$ 4.00	\$ 74,160.00	\$ 4.00	\$ 74,160.00	\$ 3.28	\$ 60,811.20	\$ 3.25	\$ 60,255.00	\$ 2.00	\$ 37,080.00
122	2599-9999018	TEMPORARY GRANULAR SIDEWALK	SY	100	\$ 35.00	\$ 3,500.00	\$ 60.00	\$ 6,000.00	\$ 40.40	\$ 4,040.00	\$ 40.00	\$ 4,000.00	\$ 175.00	\$ 17,500.00
123	2601-2633100	MOWING	ACRE	5.0	\$ 250.00	\$ 1,250.00	\$ 210.00	\$ 1,050.00	\$ 202.00	\$ 1,010.00	\$ 200.00	\$ 1,000.00	\$ 200.00	\$ 1,000.00
124	2601-2634105	MULCHING, BONDED FIBER MATRIX	ACRE	5.0	\$ 3,000.00	\$ 15,000.00	\$ 2,750.00	\$ 13,750.00	\$ 2,686.60	\$ 13,433.00	\$ 2,660.00	\$ 13,300.00	\$ 2,660.00	\$ 13,300.00
125	2601-2636044	SEEDING AND FERTILIZING (URBAN)	ACRE	1.0	\$ 3,500.00	\$ 3,500.00	\$ 1,800.00	\$ 1,800.00	\$ 1,742.25	\$ 1,742.25	\$ 1,725.00	\$ 1,725.00	\$ 1,725.00	\$ 1,725.00
126	2601-2642120	STABILIZING CROP - SEEDING AND FERTILIZING (URBAN)	ACRE	2.5	\$ 2,500.00	\$ 6,250.00	\$ 530.00	\$ 1,325.00	\$ 515.10	\$ 1,287.75	\$ 510.00	\$ 1,275.00	\$ 510.00	\$ 1,275.00
127	2602-0000150	STABILIZED CONSTRUCTION ENTRANCE, EC-303	LF	500	\$ 50.00	\$ 25,000.00	\$ 30.00	\$ 15,000.00	\$ 65.65	\$ 32,825.00	\$ 65.00	\$ 32,500.00	\$ 80.00	\$ 40,000.00
128	2602-0000309	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	LF	6,650	\$ 3.00	\$ 19,950.00	\$ 1.90	\$ 12,635.00	\$ 1.74	\$ 11,571.00	\$ 1.72	\$ 11,438.00	\$ 1.72	\$ 11,438.00
129	2602-0000351	REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL DEVICE	LF	6,650	\$ 0.50	\$ 3,325.00	\$ 0.20	\$ 1,330.00	\$ 0.21	\$ 1,396.50	\$ 0.20	\$ 1,330.00	\$ 0.20	\$ 1,330.00
130	2602-0000530	GRATE INTAKE SEDIMENT FILTER BAG, EC-604	EACH	56	\$ 150.00	\$ 8,400.00	\$ 110.00	\$ 6,160.00	\$ 101.00	\$ 5,656.00	\$ 100.00	\$ 5,600.00	\$ 100.00	\$ 5,600.00
131	2602-0000540	MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG	EACH	56	\$ 25.00	\$ 1,400.00	\$ 10.00	\$ 560.00	\$ 10.10	\$ 565.60	\$ 10.00	\$ 560.00	\$ 10.00	\$ 560.00
132	2602-0000550	REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG	EACH	56	\$ 10.00	\$ 560.00	\$ 10.00	\$ 560.00	\$ 10.10	\$ 565.60	\$ 10.00	\$ 560.00	\$ 10.00	\$ 560.00
133	2602-0010010	MOBILIZATIONS, EROSION CONTROL	EACH	20	\$ 600.00	\$ 12,000.00	\$ 600.00	\$ 12,000.00	\$ 600.00	\$ 12,000.00	\$ 600.00	\$ 12,000.00	\$ 600.00	\$ 12,000.00
TOTAL BASE BID (Items 1 to 133)						\$ 7,527,715.15		\$ 7,218,190.00		\$ 7,783,465.61		\$ 8,105,079.06		\$ 8,840,403.20

I hereby certify that this is a true and correct tabulation of bids received
on January 21, 2026 for the City of Ankeny, Iowa
West First Street Widening & Improvements - Phase 2
250 ft East of NW Greenwood Street to State Street.



Bradley D. Hopkey, P.E. License No. 16305 Date 1/22/2026

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS - PHASE 2", and moved:

☒ that the Resolution be adopted.

☐ ADJOURN to permit the Engineer to review and make recommendation on said bids, therefore defer action on the Resolution to the meeting to be held at _____ .M. on _____, 2026, at this place.

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

**RESOLUTION MAKING AWARD OF CONSTRUCTION
CONTRACT FOR THE WEST FIRST STREET WIDENING AND
IMPROVEMENTS - PHASE 2**

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

That the following bid for the construction of certain public improvements described in general as the West First Street Widening and Improvements - Phase 2, described in the plans and specifications heretofore adopted by this Council on February 2, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: Con-Struct, Inc. of Ames, Iowa

Amount of bid: \$7,218,190.00

Portion of project: All construction work

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

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS - PHASE 2", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

**RESOLUTION APPROVING CONSTRUCTION CONTRACT
AND BOND FOR THE WEST FIRST STREET WIDENING AND
IMPROVEMENTS - PHASE 2**

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the West First Street Widening and Improvements - Phase 2, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: Con-Struct, Inc. of Ames, Iowa

Amount of bid: \$7,218,190.00

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 2026

5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

PH 2026-03 Proposed 2026 PCC Reconstruction Program - NE Chambers Parkway

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

Public Hearing

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The 2026 PCC Reconstruction Program – NE Chambers Parkway project includes pavement reconstruction, pedestrian ramp improvements, and minor utility improvements along NE Chambers Parkway from 200 feet south of NE Williamsburg Drive to NE 16th Street in the City of Ankeny.

The construction improvements include the truss screed and/or laser screed paving of approximately 3,900 SY of 8” thick PCC Class C-SUD street pavement and approximately 450 SY of 8” thick PCC Class C-SUD patching handwork. Other associated improvements include Class 10 excavation, subgrade preparation, special backfill, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant sidewalk ramps, temporary surface restoration, compost amendment of existing topsoil, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, January 27, 2026. Twelve (12) bids were received as follows:

1. JAS Construction LLC	\$ 660,024.00
2. MPS Engineers, PC dba Kingston Services	\$ 671,209.50
3. Iowa Contracting, Inc.	\$ 726,903.00
4. Con-Struct, Inc.	\$ 743,000.00
5. Concrete Connection, LLC	\$ 788,668.00
6. Shekar Engineering, PLC	\$ 847,081.17
7. RAMMS Construction, LLC	\$ 849,602.10

8. TK Concrete, Inc.	\$ 860,295.00
9. All Star Concrete LLC	\$ 897,405.80
10. Absolute Concrete Construction, Inc.	\$ 913,669.00
11. Caliber Concrete LLC	\$ 944,312.74
12. The Concrete Contracting Co, Inc.	\$ 1,059,124.00

The Engineer's Estimate for the project was \$ 845,974.00. The bids ranged from approximately 22% below to 25% above the estimate. JAS Construction LLC has completed similar PCC reconstruction projects in the metro including Altoona, and they have the technical experience to complete this project. The Public Works Department recommends awarding the 2026 PCC Reconstruction Program - NE Chambers Parkway project to JAS Construction LLC of Bondurant, Iowa.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than March 30, 2026 and no later than April 27, 2026.

The Contractor shall substantially complete the overall project within ninety (90) working days. Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed; compost amendment completed; and the new streets, driveways, and sidewalks fully open to traffic. 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.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract) and estimated cost (\$845,974.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the 2026 PCC Reconstruction Program - NE Chambers Parkway project.
3. Receive and file the report of bids received on January 27, 2026.
4. Approve Resolution, making award of construction contract to JAS Construction LLC of Bondurant, Iowa.
5. Approve Resolution, approving contract and bonds with JAS Construction LLC in the amount of \$660,024.00.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

January 5, 2026: The City Council approved a Resolution ordering construction and setting the bid opening date as January 27, 2026, and setting the public hearing date as February 2, 2026.

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

A project information meeting for the Deer Creek Home Owner's Association was held on December 16, 2025. Property owners and residents will continue to receive letters updating them throughout the construction phase.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-03.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost \$845,974.00; 2) receive and file report of bids received January 27, 2026; 3) RESOLUTION making award of construction contract with JAS Construction LLC in the amount of \$660,024.00; and 4) RESOLUTION approving contract and bonds with JAS Construction LLC in the amount of \$660,024.00.

ATTACHMENTS

1. PH Coversheet
2. RES - plans, specs
3. Bid Sheet
4. Bid Tabulation
5. RES - making award
6. RES - approving contract
7. Location Map



PUBLIC HEARING 2026-03

February 2, 2026 at 5:30 P.M.

PROPOSED 2026 PCC RECONSTRUCTION PROGRAM – NE CHAMBERS PARKWAY

Mayor:

This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 2026 PCC Reconstruction Program – NE Chambers Parkway project.

Notice of this hearing was published in the Des Moines Register on the 16th day of January, 2026.

Has any written correspondence been received for this hearing?

City Clerk: None in the clerk's office.

Mayor:

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

After Mueller's comments, the Mayor states:

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

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

- ☐ Consider **MOTION** to close Public Hearing 2026-03.
- ☐ Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost \$845,974.00; 2) receive and file report of bids received January 27, 2026; 3) adopt **RESOLUTION** making award of construction contract with JAS Construction LLC in the amount of \$660,024.00 and 4) adopt **RESOLUTION** approving contract and bonds with JAS Construction LLC in the amount of \$660,024.00.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2026 PCC RECONSTRUCTION PROGRAM - NE CHAMBERS PARKWAY", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM
OF CONTRACT AND ESTIMATE OF COST FOR THE 2026
PCC RECONSTRUCTION PROGRAM - NE CHAMBERS
PARKWAY

WHEREAS, on the 5th day of January, 2026, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the 2026 PCC Reconstruction program - NE Chambers Parkway; and

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

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

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

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk

2026 PCC Reconstruction Program – NE Chambers Parkway

January 27, 2026

10:30 A.M.

The purpose of this meeting is to receive, open and tabulate bids for construction of the 2026 PCC Reconstruction Program – NE Chambers Parkway Project in accordance with the Plans and Specifications prepared by the City of Ankeny Public Works.

Emily Quartell, City Engineer

Project Estimate of Cost \$ 845,974⁰⁰

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
1) ✓	MPS Engineers, PC dba Kingston Services PC 1444 Illinois St Des Moines IA 50314	\$ 668,694 ⁰⁰	
2) ✓	Con-Struct Inc. 305 South Dayton Ave Ames, IA 50010	\$ 743,000 ⁰⁰	
3) ✓	Absolute Group PO Box 430 Granger IA 50109	\$ 913,669 ⁰⁰	
4) ✓	Caliber Concrete LLC 309 Audubon St PO Box 248 Adair IA 50002	\$ 944,312. ⁷⁴	
5) ✓	Concrete Connection 5170 NW Beaver Dr Johnston IA 50131	\$ 788,668 ⁰⁰	

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
6) ✓	RAMMS Construction 1120 2nd St NE Bondurant IA 50035	\$ 849,602 ¹⁰	
7) ✓	Shekar Engineering P.L.C. 2600 MLK Jr Pkwy #200 Des Moines IA 50310	\$ 847,081 ¹⁷	
8) ✓	TK Concrete Inc. PO Box 111 Pella IA 50219	\$ 860,295 ⁰⁰	
9) ✓	All Star Concrete LLC 4989 NW Johnston Dr Johnston, IA 50131	\$ 897,405 ⁸⁰	
10) ✓	JAS Construction LLC 701 23rd St SW Bondurant IA 50035	\$ 660,024 ⁰⁰	
11) ✓	Iowa Contracting Inc 13435 Summerset Rd Indianola IA 50125	\$ 126,903 ²⁰	
12) ✓	The Concrete Co PO BOX 556 Grimes, IA 50111	\$ No total	
13)			

*



Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
14)			
15)			
16)			
170)			
18)			
19)			

Bids will be reviewed and further action taken by the City Council at their next regular meeting on February 2, 2026 at 5:30 p.m.


Amy Quartell, City Engineer

ATTEST:

Michelle Yuska, City Clerk

Bid Tabulation 2026 PCC Reconstruction Program - NE Chambers Parkway January 27, 2026																		
				Engineer's Estimate			JAS Construction LLC			MPS Engineers, PC dba Kingston Services			Iowa Contracting, Inc.			Con-Struct, Inc.		
Item No.	SUDAS No.	Item	Unit	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
		EARTHWORK																
2.01	2010-D-2	Topsoil, Compost-amended	CY	300	\$ 37.50	\$ 11,250.00	300	\$ 52.75	\$ 15,825.00	300	\$ 64.00	\$ 19,200.00	300	\$ 55.00	\$ 16,500.00	300	\$ 80.00	\$ 24,000.00
2.02	2010-E	Excavation, Class 10	CY	700	\$ 15.00	\$ 10,500.00	700	\$ 18.45	\$ 12,915.00	700	\$ 18.00	\$ 12,600.00	700	\$ 28.00	\$ 19,600.00	700	\$ 20.00	\$ 14,000.00
2.03	2010-G	Subgrade Preparation, 6" Depth	SY	4,197	\$ 4.00	\$ 16,788.00	4,197	\$ 2.10	\$ 8,813.70	4,197	\$ 2.50	\$ 10,492.50	4,197	\$ 5.50	\$ 23,083.50	4,197	\$ 2.00	\$ 8,394.00
2.04	2010-I	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	2,099	\$ 4.00	\$ 8,396.00	2,099	\$ 3.50	\$ 7,346.50	2,099	\$ 4.00	\$ 8,396.00	2,099	\$ 4.00	\$ 8,396.00	2,099	\$ 3.00	\$ 6,297.00
2.05	2010-J	Subbase, Modified, Special Backfill, 6" Depth	SY	4,197	\$ 10.00	\$ 41,970.00	4,197	\$ 7.50	\$ 31,477.50	4,197	\$ 12.00	\$ 50,364.00	4,197	\$ 13.00	\$ 54,561.00	4,197	\$ 13.00	\$ 54,561.00
2.06	2010-M	Compaction Testing	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$ 11,762.00	\$ 11,762.00	1	\$ 2,500.00	\$ 2,500.00	1	\$ 5,500.00	\$ 5,500.00	1	\$ 4,000.00	\$ 4,000.00
		STRUCTURES FOR SANITARY AND STORM SEWERS																
6.01	6010-E-1	Manhole Adjustment, Sanitary, Minor, Self-Level Casting	EA	6	\$ 1,500.00	\$ 9,000.00	6	\$ 1,895.00	\$ 11,370.00	6	\$ 1,500.00	\$ 9,000.00	6	\$ 2,025.00	\$ 12,150.00	6	\$ 2,500.00	\$ 15,000.00
6.02	6010-E-1	Manhole Adjustment, Storm, Minor, Self-Level Casting	EA	3	\$ 1,500.00	\$ 4,500.00	3	\$ 1,895.00	\$ 5,685.00	3	\$ 1,500.00	\$ 4,500.00	3	\$ 2,025.00	\$ 6,075.00	3	\$ 2,500.00	\$ 7,500.00
6.03	6010-E-2	Intake Adjustment, Minor, Single Grate	EA	9	\$ 1,500.00	\$ 13,500.00	9	\$ 1,490.00	\$ 13,410.00	9	\$ 1,400.00	\$ 12,600.00	9	\$ 1,200.00	\$ 10,800.00	9	\$ 2,000.00	\$ 18,000.00
6.04	6010-E-2	Intake Adjustment, Minor, Double Grate	EA	3	\$ 2,500.00	\$ 7,500.00	3	\$ 2,055.00	\$ 6,165.00	3	\$ 2,500.00	\$ 7,500.00	3	\$ 1,200.00	\$ 3,600.00	3	\$ 2,300.00	\$ 6,900.00
		STREETS AND RELATED WORK																
7.01	7010-A	Pavement, PCC, Class C-SUD, 8" Thick	SY	3,900	\$ 90.00	\$ 351,000.00	3,900	\$ 78.50	\$ 306,150.00	3,900	\$ 72.00	\$ 280,800.00	3,900	\$ 80.00	\$ 312,000.00	3,900	\$ 85.00	\$ 331,500.00
7.02	7010-999-A	Plastic Concrete Testing	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$ 4,294.00	\$ 4,294.00	1	\$ 2,500.00	\$ 2,500.00	1	\$ 6,200.00	\$ 6,200.00	1	\$ 2,000.00	\$ 2,000.00
7.03	7030-A-1	Removal of Sidewalk	SY	1,016	\$ 15.00	\$ 15,240.00	1,016	\$ 8.75	\$ 8,890.00	1,016	\$ 12.00	\$ 12,192.00	1,016	\$ 8.00	\$ 8,128.00	1,016	\$ 10.00	\$ 10,160.00
7.04	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	279	\$ 70.00	\$ 19,530.00	279	\$ 64.70	\$ 18,051.30	279	\$ 54.00	\$ 15,066.00	279	\$ 52.00	\$ 14,508.00	279	\$ 50.00	\$ 13,950.00
7.05	7030-E	Sidewalk, PCC, Class C, 5" Thick	SY	175	\$ 80.00	\$ 14,000.00	175	\$ 74.75	\$ 13,081.25	175	\$ 60.00	\$ 10,500.00	175	\$ 57.00	\$ 9,975.00	175	\$ 55.00	\$ 9,625.00
7.06	7030-E	Sidewalk, PCC, Class C, 6" Thick	SY	320	\$ 100.00	\$ 32,000.00	320	\$ 94.00	\$ 30,080.00	320	\$ 68.00	\$ 21,760.00	320	\$ 63.00	\$ 20,160.00	320	\$ 60.00	\$ 19,200.00
7.07	7030-G	Detectable Warnings, Galvanized Steel	SF	493	\$ 60.00	\$ 29,580.00	493	\$ 24.00	\$ 11,832.00	493	\$ 58.00	\$ 28,594.00	493	\$ 55.00	\$ 27,115.00	493	\$ 50.00	\$ 24,650.00
7.08	7040-A	Full Depth Patches, PCC, Class C-SUD, 8" Thick	SY	441	\$ 125.00	\$ 55,125.00	441	\$ 84.00	\$ 37,044.00	441	\$ 86.00	\$ 37,926.00	441	\$ 95.00	\$ 41,895.00	441	\$ 120.00	\$ 52,920.00
7.09	7040-B	Subbase Over-excavation, 6" Depth	SY	1,050	\$ 12.50	\$ 13,125.00	1,050	\$ 10.40	\$ 10,920.00	1,050	\$ 4.00	\$ 4,200.00	1,050	\$ 16.00	\$ 16,800.00	1,050	\$ 5.00	\$ 5,250.00
7.10	7040-H	Pavement Removal, PCC	SY	3,926	\$ 20.00	\$ 78,520.00	3,926	\$ 10.90	\$ 42,793.40	3,926	\$ 9.00	\$ 35,334.00	3,926	\$ 8.00	\$ 31,408.00	3,926	\$ 12.00	\$ 47,112.00
		TRAFFIC CONTROL																
8.01	8030-A	Temporary Traffic Control	LS	1	\$ 20,000.00	\$ 20,000.00	1	\$ 7,824.00	\$ 7,824.00	1	\$ 6,400.00	\$ 6,400.00	1	\$ 8,354.50	\$ 8,354.50	1	\$ 8,000.00	\$ 8,000.00
8.02	8030-999-A	Portable Dynamic Message Sign (PDMS)	DAY	10	\$ 250.00	\$ 2,500.00	10	\$ 108.00	\$ 1,080.00	10	\$ 100.00	\$ 1,000.00	10	\$ 110.00	\$ 1,100.00	10	\$ 110.00	\$ 1,100.00
		SITE WORK AND LANDSCAPING																
9.01	9010-A	Conventional Seeding and Fertilizing, Type 1	AC	0.5	\$ 2,500.00	\$ 1,250.00	0.5	\$ 16,500.00	\$ 8,250.00	0.5	\$ 2,250.00	\$ 1,125.00	0.5	\$ 3,850.00	\$ 1,925.00	0.5	\$ 3,700.00	\$ 1,850.00
9.02	9010-A	Conventional Seeding and Fertilizing, Type 4	AC	0.5	\$ 1,500.00	\$ 750.00	0.5	\$ 1,030.00	\$ 515.00	0.5	\$ 2,000.00	\$ 1,000.00	0.5	\$ 2,750.00	\$ 1,375.00	0.5	\$ 2,600.00	\$ 1,300.00
9.03	9010-999-A	Spot Herbicide Application	AC	0.5	\$ 1,000.00	\$ 500.00	0.5	\$ 2,472.00	\$ 1,236.00	0.5	\$ 1,000.00	\$ 500.00	0.5	\$ 1,320.00	\$ 660.00	0.5	\$ 1,250.00	\$ 625.00
9.04	9040-F-1	Wattle, Straw, 9" Diameter	LF	100	\$ 5.00	\$ 500.00	100	\$ 2.10	\$ 210.00	100	\$ 3.00	\$ 300.00	100	\$ 5.50	\$ 550.00	100	\$ 9.00	\$ 900.00
9.05	9040-F-2	Wattle, Removal	LF	100	\$ 2.00	\$ 200.00	100	\$ 0.60	\$ 60.00	100	\$ 0.10	\$ 10.00	100	\$ 2.75	\$ 275.00	100	\$ 3.00	\$ 300.00
9.06	9040-Q-2	Erosion Control Mulching, Hydromulching, Bonded Fiber Matrix	AC	1.0	\$ 3,500.00	\$ 3,500.00	1.0	\$ 4,740.00	\$ 4,740.00	1.0	\$ 2,750.00	\$ 2,750.00	1.0	\$ 3,850.00	\$ 3,850.00	1.0	\$ 3,676.00	\$ 3,676.00
9.07	9040-T-1	Inlet Protection Device, Drop-in	EA	15	\$ 200.00	\$ 3,000.00	15	\$ 155.00	\$ 2,325.00	15	\$ 100.00	\$ 1,500.00	15	\$ 137.50	\$ 2,062.50	15	\$ 150.00	\$ 2,250.00
9.08	9040-T-1	Inlet Protection Device, Surface-applied	EA	13	\$ 250.00	\$ 3,250.00	13	\$ 55.00	\$ 715.00	13	\$ 100.00	\$ 1,300.00	13	\$ 60.50	\$ 786.50	13	\$ 60.00	\$ 780.00
9.09	9040-T-2	Inlet Protection Device, Maintenance	EA	30	\$ 50.00	\$ 1,500.00	30	\$ 31.00	\$ 930.00	30	\$ 10.00	\$ 300.00	30	\$ 60.50	\$ 1,815.00	30	\$ 40.00	\$ 1,200.00
		MISCELLANEOUS																
11.01	11,020-A	Mobilization	LS	1	\$ 60,000.00	\$ 60,000.00	1	\$ 17,454.35	\$ 17,454.35	1	\$ 64,000.00	\$ 64,000.00	1	\$ 50,000.00	\$ 50,000.00	1	\$ 36,000.00	\$ 36,000.00
11.02	11,030-A	Maintenance of Postal Service	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 2,524.00	\$ 2,524.00	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,695.00	\$ 2,695.00	1	\$ 3,000.00	\$ 3,000.00
11.03	11,050-A	Concrete Washout	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$ 3,250.00	\$ 3,250.00	1	\$ 2,000.00	\$ 2,000.00	1	\$ 1,500.00	\$ 1,500.00	1	\$ 2,000.00	\$ 2,000.00
11.04	11,999-A	Remove and Reinstall Cluster Box Unit	LS	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,005.00	\$ 1,005.00	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,500.00	\$ 1,500.00	1	\$ 5,000.00	\$ 5,000.00
TOTAL AMOUNT BID =				\$ 845,974.00			\$ 660,024.00			\$ 671,209.50			\$ 726,903.00			\$ 743,000.00		

Bid Tabulation																		
2026 PCC Reconstruction Program - NE Chambers Parkway																		
January 27, 2026																		
				Concrete Connection, LLC			Shekar Engineering, PLC			RAMMS Construction LLC			TK Concrete, Inc.			All Star Concrete LLC		
Item No.	SUDAS No.	Item	Unit	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
		EARTHWORK																
2.01	2010-D-2	Topsoil, Compost-amended	CY	300	\$ 27.50	\$ 8,250.00	300	\$ 74.75	\$ 22,425.00	300	\$ 42.00	\$ 12,600.00	300	\$ 60.00	\$ 18,000.00	300	\$ 65.00	\$ 19,500.00
2.02	2010-E	Excavation, Class 10	CY	700	\$ 30.00	\$ 21,000.00	700	\$ 17.25	\$ 12,075.00	700	\$ 15.75	\$ 11,025.00	700	\$ 22.50	\$ 15,750.00	700	\$ 15.00	\$ 10,500.00
2.03	2010-G	Subgrade Preparation, 6" Depth	SY	4,197	\$ 4.00	\$ 16,788.00	4,197	\$ 2.30	\$ 9,653.10	4,197	\$ 2.10	\$ 8,813.70	4,197	\$ 2.00	\$ 8,394.00	4,197	\$ 4.00	\$ 16,788.00
2.04	2010-I	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	2,099	\$ 3.00	\$ 6,297.00	2,099	\$ 2.30	\$ 4,827.70	2,099	\$ 2.10	\$ 4,407.90	2,099	\$ 3.50	\$ 7,346.50	2,099	\$ 4.00	\$ 8,396.00
2.05	2010-J	Subbase, Modified, Special Backfill, 6" Depth	SY	4,197	\$ 12.00	\$ 50,364.00	4,197	\$ 11.50	\$ 48,265.50	4,197	\$ 10.50	\$ 44,068.50	4,197	\$ 12.00	\$ 50,364.00	4,197	\$ 10.00	\$ 41,970.00
2.06	2010-M	Compaction Testing	LS	1	\$ 2,500.00	\$ 2,500.00	1	\$ 4,025.00	\$ 4,025.00	1	\$ 4,800.00	\$ 4,800.00	1	\$ 3,750.00	\$ 3,750.00	1	\$ 5,500.00	\$ 5,500.00
		STRUCTURES FOR SANITARY AND STORM SEWERS																
6.01	6010-E-1	Manhole Adjustment, Sanitary, Minor, Self-Level Casting	EA	6	\$ 1,250.00	\$ 7,500.00	6	\$ 2,875.00	\$ 17,250.00	6	\$ 2,650.00	\$ 15,900.00	6	\$ 2,750.00	\$ 16,500.00	6	\$ 2,800.00	\$ 16,800.00
6.02	6010-E-1	Manhole Adjustment, Storm, Minor, Self-Level Casting	EA	3	\$ 1,250.00	\$ 3,750.00	3	\$ 2,530.00	\$ 7,590.00	3	\$ 2,350.00	\$ 7,050.00	3	\$ 2,500.00	\$ 7,500.00	3	\$ 1,500.00	\$ 4,500.00
6.03	6010-E-2	Intake Adjustment, Minor, Single Grate	EA	9	\$ 1,250.00	\$ 11,250.00	9	\$ 1,840.00	\$ 16,560.00	9	\$ 1,700.00	\$ 15,300.00	9	\$ 2,045.00	\$ 18,405.00	9	\$ 1,500.00	\$ 13,500.00
6.04	6010-E-2	Intake Adjustment, Minor, Double Grate	EA	3	\$ 2,000.00	\$ 6,000.00	3	\$ 2,530.00	\$ 7,590.00	3	\$ 2,350.00	\$ 7,050.00	3	\$ 2,500.00	\$ 7,500.00	3	\$ 3,000.00	\$ 9,000.00
		STREETS AND RELATED WORK																
7.01	7010-A	Pavement, PCC, Class C-SUD, 8" Thick	SY	3,900	\$ 90.00	\$ 351,000.00	3,900	\$ 93.46	\$ 364,494.00	3,900	\$ 95.00	\$ 370,500.00	3,900	\$ 85.00	\$ 331,500.00	3,900	\$ 116.00	\$ 452,400.00
7.02	7010-999-A	Plastic Concrete Testing	LS	1	\$ 4,000.00	\$ 4,000.00	1	\$ 2,875.00	\$ 2,875.00	1	\$ 12,500.00	\$ 12,500.00	1	\$ 7,500.00	\$ 7,500.00	1	\$ 6,500.00	\$ 6,500.00
7.03	7030-A-1	Removal of Sidewalk	SY	1,016	\$ 15.00	\$ 15,240.00	1,016	\$ 11.50	\$ 11,684.00	1,016	\$ 10.50	\$ 10,668.00	1,016	\$ 10.00	\$ 10,160.00	1,016	\$ 12.25	\$ 12,446.00
7.04	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	279	\$ 54.00	\$ 15,066.00	279	\$ 56.26	\$ 15,696.54	279	\$ 80.00	\$ 22,320.00	279	\$ 70.00	\$ 19,530.00	279	\$ 53.00	\$ 14,787.00
7.05	7030-E	Sidewalk, PCC, Class C, 5" Thick	SY	175	\$ 63.00	\$ 11,025.00	175	\$ 61.96	\$ 10,843.00	175	\$ 120.00	\$ 21,000.00	175	\$ 75.00	\$ 13,125.00	175	\$ 64.00	\$ 11,200.00
7.06	7030-E	Sidewalk, PCC, Class C, 6" Thick	SY	320	\$ 72.00	\$ 23,040.00	320	\$ 67.65	\$ 21,648.00	320	\$ 150.00	\$ 48,000.00	320	\$ 100.00	\$ 32,000.00	320	\$ 78.00	\$ 24,960.00
7.07	7030-G	Detectable Warnings, Galvanized Steel	SF	493	\$ 65.00	\$ 32,045.00	493	\$ 63.25	\$ 31,182.25	493	\$ 50.00	\$ 24,650.00	493	\$ 45.00	\$ 22,185.00	493	\$ 53.00	\$ 26,129.00
7.08	7040-A	Full Depth Patches, PCC, Class C-SUD, 8" Thick	SY	441	\$ 140.00	\$ 61,740.00	441	\$ 152.78	\$ 67,375.98	441	\$ 129.00	\$ 56,889.00	441	\$ 125.00	\$ 55,125.00	441	\$ 132.00	\$ 58,212.00
7.09	7040-B	Subbase Over-excavation, 6" Depth	SY	1,050	\$ 9.00	\$ 9,450.00	1,050	\$ 5.75	\$ 6,037.50	1,050	\$ 5.25	\$ 5,512.50	1,050	\$ 35.00	\$ 36,750.00	1,050	\$ 10.00	\$ 10,500.00
7.10	7040-H	Pavement Removal, PCC	SY	3,926	\$ 14.50	\$ 56,927.00	3,926	\$ 10.35	\$ 40,634.10	3,926	\$ 10.00	\$ 39,260.00	3,926	\$ 10.50	\$ 41,223.00	3,926	\$ 10.30	\$ 40,437.80
		TRAFFIC CONTROL																
8.01	8030-A	Temporary Traffic Control	LS	1	\$ 12,500.00	\$ 12,500.00	1	\$ 18,285.00	\$ 18,285.00	1	\$ 25,750.00	\$ 25,750.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 8,000.00	\$ 8,000.00
8.02	8030-999-A	Portable Dynamic Message Sign (PDMS)	DAY	10	\$ 110.00	\$ 1,100.00	10	\$ 1,725.00	\$ 17,250.00	10	\$ 80.00	\$ 800.00	10	\$ 165.00	\$ 1,650.00	10	\$ 100.00	\$ 1,000.00
		SITE WORK AND LANDSCAPING																
9.01	9010-A	Conventional Seeding and Fertilizing, Type 1	AC	0.5	\$ 4,950.00	\$ 2,475.00	0.5	\$ 4,600.00	\$ 2,300.00	0.5	\$ 5,000.00	\$ 2,500.00	0.5	\$ 4,550.00	\$ 2,275.00	0.5	\$ 4,500.00	\$ 2,250.00
9.02	9010-A	Conventional Seeding and Fertilizing, Type 4	AC	0.5	\$ 220.00	\$ 110.00	0.5	\$ 2,300.00	\$ 1,150.00	0.5	\$ 225.00	\$ 112.50	0.5	\$ 3,250.00	\$ 1,625.00	0.5	\$ 200.00	\$ 100.00
9.03	9010-999-A	Spot Herbicide Application	AC	0.5	\$ 440.00	\$ 220.00	0.5	\$ 1,725.00	\$ 862.50	0.5	\$ 450.00	\$ 225.00	0.5	\$ 1,560.00	\$ 780.00	0.5	\$ 400.00	\$ 200.00
9.04	9040-F-1	Wattle, Straw, 9" Diameter	LF	100	\$ 4.50	\$ 450.00	100	\$ 9.20	\$ 920.00	100	\$ 4.20	\$ 420.00	100	\$ 5.50	\$ 550.00	100	\$ 4.00	\$ 400.00
9.05	9040-F-2	Wattle, Removal	LF	100	\$ 0.25	\$ 25.00	100	\$ 2.30	\$ 230.00	100	\$ 0.15	\$ 15.00	100	\$ 3.00	\$ 300.00	100	\$ 0.10	\$ 10.00
9.06	9040-Q-2	Erosion Control Mulching, Hydromulching, Bonded Fiber Matrix	AC	1.0	\$ 4,400.00	\$ 4,400.00	1.0	\$ 4,600.00	\$ 4,600.00	1.0	\$ 4,250.00	\$ 4,250.00	1.0	\$ 4,550.00	\$ 4,550.00	1.0	\$ 4,000.00	\$ 4,000.00
9.07	9040-T-1	Inlet Protection Device, Drop-in	EA	15	\$ 182.00	\$ 2,730.00	15	\$ 172.50	\$ 2,587.50	15	\$ 175.00	\$ 2,625.00	15	\$ 135.50	\$ 2,032.50	15	\$ 165.00	\$ 2,475.00
9.08	9040-T-1	Inlet Protection Device, Surface-applied	EA	13	\$ 182.00	\$ 2,366.00	13	\$ 172.50	\$ 2,242.50	13	\$ 175.00	\$ 2,275.00	13	\$ 75.00	\$ 975.00	13	\$ 165.00	\$ 2,145.00
9.09	9040-T-2	Inlet Protection Device, Maintenance	EA	30	\$ 12.00	\$ 360.00	30	\$ 17.25	\$ 517.50	30	\$ 10.50	\$ 315.00	30	\$ 40.00	\$ 1,200.00	30	\$ 10.00	\$ 300.00
		MISCELLANEOUS																
11.01	11,020-A	Mobilization	LS	1	\$ 40,000.00	\$ 40,000.00	1	\$ 62,675.00	\$ 62,675.00	1	\$ 55,000.00	\$ 55,000.00	1	\$ 95,000.00	\$ 95,000.00	1	\$ 63,000.00	\$ 63,000.00
11.02	11,030-A	Maintenance of Postal Service	LS	1	\$ 2,700.00	\$ 2,700.00	1	\$ 5,175.00	\$ 5,175.00	1	\$ 3,000.00	\$ 3,000.00	1	\$ 4,000.00	\$ 4,000.00	1	\$ 2,500.00	\$ 2,500.00
11.03	11,050-A	Concrete Washout	LS	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,967.00	\$ 2,967.00	1	\$ 3,500.00	\$ 3,500.00	1	\$ 2,750.00	\$ 2,750.00	1	\$ 3,000.00	\$ 3,000.00
11.04	11,999-A	Remove and Reinstall Cluster Box Unit	LS	1	\$ 3,500.00	\$ 3,500.00	1	\$ 2,587.50	\$ 2,587.50	1	\$ 6,500.00	\$ 6,500.00	1	\$ 5,000.00	\$ 5,000.00	1	\$ 4,000.00	\$ 4,000.00
		TOTAL AMOUNT BID =			\$ 788,668.00			\$ 847,081.17			\$ 849,602.10			\$ 860,295.00			\$ 897,405.80	

Bid Tabulation																		
2026 PCC Reconstruction Program - NE Chambers Parkway																		
January 27, 2026																		
				Absolute Concrete Construction, Inc.			Caliber Concrete LLC			The Concrete Contracting Co, Inc.								
Item No.	SUDAS No.	Item	Unit	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
		EARTHWORK																
2.01	2010-D-2	Topsoil, Compost-amended	CY	300	\$ 69.00	\$ 20,700.00	300	\$ 44.00	\$ 13,200.00	300	\$ 28.75	\$ 8,625.00	300		\$ -	300		\$ -
2.02	2010-E	Excavation, Class 10	CY	700	\$ 22.00	\$ 15,400.00	700	\$ 16.50	\$ 11,550.00	700	\$ 65.00	\$ 45,500.00	700		\$ -	700		\$ -
2.03	2010-G	Subgrade Preparation, 6" Depth	SY	4,197	\$ 3.00	\$ 12,591.00	4,197	\$ 2.20	\$ 9,233.40	4,197	\$ 15.00	\$ 62,955.00	4,197		\$ -	4,197		\$ -
2.04	2010-I	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	2,099	\$ 3.50	\$ 7,346.50	2,099	\$ 2.20	\$ 4,617.80	2,099	\$ 12.00	\$ 25,188.00	2,099		\$ -	2,099		\$ -
2.05	2010-J	Subbase, Modified, Special Backfill, 6" Depth	SY	4,197	\$ 14.00	\$ 58,758.00	4,197	\$ 11.00	\$ 46,167.00	4,197	\$ 13.00	\$ 54,561.00	4,197		\$ -	4,197		\$ -
2.06	2010-M	Compaction Testing	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$ 3,850.00	\$ 3,850.00	1	\$ 15,000.00	\$ 15,000.00	1		\$ -	1		\$ -
		STRUCTURES FOR SANITARY AND STORM SEWERS																
6.01	6010-E-1	Manhole Adjustment, Sanitary, Minor, Self-Level Casting	EA	6	\$ 2,475.00	\$ 14,850.00	6	\$ 2,750.00	\$ 16,500.00	6	\$ 4,250.00	\$ 25,500.00	6		\$ -	6		\$ -
6.02	6010-E-1	Manhole Adjustment, Storm, Minor, Self-Level Casting	EA	3	\$ 2,475.00	\$ 7,425.00	3	\$ 2,420.00	\$ 7,260.00	3	\$ 4,250.00	\$ 12,750.00	3		\$ -	3		\$ -
6.03	6010-E-2	Intake Adjustment, Minor, Single Grate	EA	9	\$ 1,660.00	\$ 14,940.00	9	\$ 1,760.00	\$ 15,840.00	9	\$ 6,000.00	\$ 54,000.00	9		\$ -	9		\$ -
6.04	6010-E-2	Intake Adjustment, Minor, Double Grate	EA	3	\$ 3,485.00	\$ 10,455.00	3	\$ 2,420.00	\$ 7,260.00	3	\$ 7,500.00	\$ 22,500.00	3		\$ -	3		\$ -
		STREETS AND RELATED WORK																
7.01	7010-A	Pavement, PCC, Class C-SUD, 8" Thick	SY	3,900	\$ 112.00	\$ 436,800.00	3,900	\$ 139.21	\$ 542,919.00	3,900	\$ 92.50	\$ 360,750.00	3,900		\$ -	3,900		\$ -
7.02	7010-999-A	Plastic Concrete Testing	LS	1	\$ 12,000.00	\$ 12,000.00	1	\$ 4,000.00	\$ 4,000.00	1	\$ 6,500.00	\$ 6,500.00	1		\$ -	1		\$ -
7.03	7030-A-1	Removal of Sidewalk	SY	1,016	\$ 8.50	\$ 8,636.00	1,016	\$ 11.00	\$ 11,176.00	1,016	\$ 25.00	\$ 25,400.00	1,016		\$ -	1,016		\$ -
7.04	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	279	\$ 97.00	\$ 27,063.00	279	\$ 72.56	\$ 20,244.24	279	\$ 60.00	\$ 16,740.00	279		\$ -	279		\$ -
7.05	7030-E	Sidewalk, PCC, Class C, 5" Thick	SY	175	\$ 107.00	\$ 18,725.00	175	\$ 78.82	\$ 13,793.50	175	\$ 75.00	\$ 13,125.00	175		\$ -	175		\$ -
7.06	7030-E	Sidewalk, PCC, Class C, 6" Thick	SY	320	\$ 114.00	\$ 36,480.00	320	\$ 84.58	\$ 27,065.60	320	\$ 90.00	\$ 28,800.00	320		\$ -	320		\$ -
7.07	7030-G	Detectable Warnings, Galvanized Steel	SF	493	\$ 45.00	\$ 22,185.00	493	\$ 55.00	\$ 27,115.00	493	\$ 85.00	\$ 41,905.00	493		\$ -	493		\$ -
7.08	7040-A	Full Depth Patches, PCC, Class C-SUD, 8" Thick	SY	441	\$ 135.00	\$ 59,535.00	441	\$ 102.20	\$ 45,070.20	441	\$ 105.00	\$ 46,305.00	441		\$ -	441		\$ -
7.09	7040-B	Subbase Over-excavation, 6" Depth	SY	1,050	\$ 17.50	\$ 18,375.00	1,050	\$ 5.50	\$ 5,775.00	1,050	\$ 30.00	\$ 31,500.00	1,050		\$ -	1,050		\$ -
7.10	7040-H	Pavement Removal, PCC	SY	3,926	\$ 9.00	\$ 35,334.00	3,926	\$ 11.00	\$ 43,186.00	3,926	\$ 20.00	\$ 78,520.00	3,926		\$ -	3,926		\$ -
		TRAFFIC CONTROL																
8.01	8030-A	Temporary Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00	1	\$ 6,500.00	\$ 6,500.00	1	\$ 45,000.00	\$ 45,000.00	1		\$ -	1		\$ -
8.02	8030-999-A	Portable Dynamic Message Sign (PDMS)	DAY	10	\$ 100.00	\$ 1,000.00	10	\$ 150.00	\$ 1,500.00	10	\$ 200.00	\$ 2,000.00	10		\$ -	10		\$ -
		SITE WORK AND LANDSCAPING																
9.01	9010-A	Conventional Seeding and Fertilizing, Type 1	AC	0.5	\$ 4,000.00	\$ 2,000.00	0.5	\$ 3,500.00	\$ 1,750.00	0.5	\$ 5,000.00	\$ 2,500.00	0.5		\$ -	0.5		\$ -
9.02	9010-A	Conventional Seeding and Fertilizing, Type 4	AC	0.5	\$ 2,000.00	\$ 1,000.00	0.5	\$ 2,500.00	\$ 1,250.00	0.5	\$ 500.00	\$ 250.00	0.5		\$ -	0.5		\$ -
9.03	9010-999-A	Spot Herbicide Application	AC	0.5	\$ 1,500.00	\$ 750.00	0.5	\$ 1,200.00	\$ 600.00	0.5	\$ 1,000.00	\$ 500.00	0.5		\$ -	0.5		\$ -
9.04	9040-F-1	Wattle, Straw, 9" Diameter	LF	100	\$ 8.00	\$ 800.00	100	\$ 5.00	\$ 500.00	100	\$ 7.00	\$ 700.00	100		\$ -	100		\$ -
9.05	9040-F-2	Wattle, Removal	LF	100	\$ 2.00	\$ 200.00	100	\$ 2.50	\$ 250.00	100	\$ 2.00	\$ 200.00	100		\$ -	100		\$ -
9.06	9040-Q-2	Erosion Control Mulching, Hydromulching, Bonded Fiber Matrix	AC	1.0	\$ 4,000.00	\$ 4,000.00	1.0	\$ 3,500.00	\$ 3,500.00	1.0	\$ 5,500.00	\$ 5,500.00	1.0		\$ -	1.0		\$ -
9.07	9040-T-1	Inlet Protection Device, Drop-in	EA	15	\$ 150.00	\$ 2,250.00	15	\$ 125.00	\$ 1,875.00	15	\$ 200.00	\$ 3,000.00	15		\$ -	15		\$ -
9.08	9040-T-1	Inlet Protection Device, Surface-applied	EA	13	\$ 150.00	\$ 1,950.00	13	\$ 55.00	\$ 715.00	13	\$ 200.00	\$ 2,600.00	13		\$ -	13		\$ -
9.09	9040-T-2	Inlet Protection Device, Maintenance	EA	30	\$ 15.00	\$ 450.00	30	\$ 35.00	\$ 1,050.00	30	\$ 50.00	\$ 1,500.00	30		\$ -	30		\$ -
		MISCELLANEOUS																
11.01	11,020-A	Mobilization	LS	1	\$ 40,000.00	\$ 40,000.00	1	\$ 44,500.00	\$ 44,500.00	1	\$ 5,000.00	\$ 5,000.00	1		\$ -	1		\$ -
11.02	11,030-A	Maintenance of Postal Service	LS	1	\$ 2,500.00	\$ 2,500.00	1	\$ 1,000.00	\$ 1,000.00	1	\$ 5,000.00	\$ 5,000.00	1		\$ -	1		\$ -
11.03	11,050-A	Concrete Washout	LS	1	\$ 2,600.00	\$ 2,600.00	1	\$ 1,500.00	\$ 1,500.00	1	\$ 3,500.00	\$ 3,500.00	1		\$ -	1		\$ -
11.04	11,999-A	Remove and Reinstall Cluster Box Unit	LS	1	\$ 1,570.50	\$ 1,570.50	1	\$ 2,000.00	\$ 2,000.00	1	\$ 5,750.00	\$ 5,750.00	1		\$ -	1		\$ -
TOTAL AMOUNT BID =				\$ 913,669.00			\$ 944,312.74			\$ 1,059,124.00			\$ -			\$ -		

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2026 PCC RECONSTRUCTION PROGRAM - NE CHAMBERS PARKWAY", and moved:

☒ that the Resolution be adopted.

☐ ADJOURN to permit the Engineer to review and make recommendation on said bids, therefore defer action on the Resolution to the meeting to be held at _____ .M. on _____, 2026, at this place.

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2026 PCC RECONSTRUCTION PROGRAM - NE CHAMBERS PARKWAY

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

That the following bid for the construction of certain public improvements described in general as the 2026 PCC Reconstruction program - NE Chambers Parkway, described in the plans and specifications heretofore adopted by this Council on February 2, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **JAS Construction LLC** of **Bondurant, Iowa**

Amount of bid: **\$660,024.00**

Portion of project: **All construction work**

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

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2026 PCC RECONSTRUCTION PROGRAM - NE CHAMBERS PARKWAY", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION APPROVING CONSTRUCTION CONTRACT
AND BOND FOR THE 2026 PCC RECONSTRUCTION
PROGRAM - NE CHAMBERS PARKWAY

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the 2026 PCC Reconstruction program - NE Chambers Parkway, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: JAS Construction LLC of Bondurant, Iowa

Amount of bid: \$660,024.00

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk





ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 20, 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

Tuesday, January 20, 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, Jeff Perry, and Todd Shafer were in attendance. Council Member Justin Hollinrake joined the meeting electronically. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

PUBLIC FORUM

Dylan Mullenix, Des Moines Area Metropolitan Planning Organization, provided an update.

APPROVAL OF AGENDA

1. Council Member Graber moved, Shafer seconded, to approve and accept the January 20, 2026 agenda without amendment. Ayes: 5.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of January 5, 2025, as published.

Licenses and Permits

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

Finance/Budget

3. Receive and file the Finance Reports for December 2025.
4. Receive and file Building Permit Report for December 2025.
5. Receive and file the Utility Billing Report for December 2025.
6. Change Order #2 increasing the contract amount by \$184.50 to Jasper Construction Services for construction services on the Trestle Ridge Park project.
7. 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.
8. 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.
9. Payment #9 in the amount of \$10,908.50 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

10. Payment #9 in the amount of \$730.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
11. 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.
12. 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.
13. Payment #2 in the amount of \$199,411.24 to Jasper Construction Services for construction services on the Trestle Ridge Park project.
14. Payment #2 in the amount of \$127,799.44 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
15. 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.
16. Payment #4 in the amount of \$14,320.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
17. 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.
18. Payment #9 in the amount of \$13,711.04 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
19. January 20, 2026 Accounts Payable by fund: General \$186,466; Hotel Motel Tax \$98,171; Hawkeye Park Player Fees \$2,354; Road Use Tax \$105,320; Police/Fire Pension \$1,526; Friends of Ankeny Library Foundation \$1,029; Solid Waste \$158,101; Water \$335,162; Sewer \$780,792; Storm Water \$7,536; Golf Course \$4,750; Enterprise Project \$175,782; Revolving \$7,149; Risk Management \$57,658; Capital Projects \$617,105; Payroll Totals \$1,618,109; Transfers/ACH (\$241,263); Agenda Payments Approved Separately (\$740,484); Grand Total \$3,175,263.
20. **RESOLUTION 2026-012** 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

21. **RESOLUTION 2026-013** waiving approval of the final plat for Saydel Commercial Plat 2.

Engineering

22. **RESOLUTION 2026-014** accepting public improvements in Pine Lake Estates Plat 1.
23. **RESOLUTION 2026-015** accepting public improvements in Lakeview Woods Plat 1.
24. **RESOLUTION 2026-016** accepting public improvements in Greystones at Prairie Trail Plat 2.
25. **RESOLUTION 2026-017** 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

26. **SW Walnut Street and SW Ordinance Road Water Main Project:** Approve: a) Certificate of Completion; b) **RESOLUTION 2026-018** 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.
27. **SE 3rd Street Utility Improvements - Phase 2:** Approve: a) Certificate of Completion; b) **RESOLUTION 2026-019** 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. **RESOLUTION 2026-020** 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.
33. **RESOLUTION 2026-021** 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.)
34. **RESOLUTION 2026-022** 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.)
35. **RESOLUTION 2026-023** 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

36. License agreement between MidAmerican Energy Company and the City of Ankeny to install and operate cameras on MidAmerican utility poles.
37. 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.
38. **RESOLUTION 2026-024** 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.)
39. **RESOLUTION 2026-025** 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.)

40. **RESOLUTION 2026-026** 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.)
41. **RESOLUTION 2026-027** 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.)
42. **RESOLUTION 2026-028** 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.
43. **RESOLUTION 2026-029** 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.
44. Award of the maintenance agreement for multi-function copy machines to Access Systems, Inc., and authorize the Mayor to sign the agreement.
45. 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

1. Council Member Perry moved, seconded by Shafer, to approve the recommendations for Consent Agenda Items CA-1 through CA-45. Ayes: Perry, Shafer, Davis, Graber, Hollinrake.

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. Council Member Graber moved, Shafer seconded, to accept second consideration of ORDINANCE 2247. Ayes: Graber, Shafer, Davis, Hollinrake, Perry.

ADJOURNMENT

Meeting was adjourned at 5:53 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 1/30/26.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

Receive and file minutes of the Library Board of Trustee meeting of November 20, 2025.

ORIGINATING DEPARTMENT
Library

COUNCIL GOAL

ACTION REQUESTED
Approve
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Library Board Minutes NOV 2025

**KIRKENDALL PUBLIC LIBRARY BOARD OF TRUSTEES
MEETING MINUTES**

Thursday, November 20, 2025

Regular meeting: 6 p.m.

Location: Library

Present: John Meyer, Nancy Medema, Fred Schuster, Heather Stephenson, Miranda Piepho, Amber Sommerfeld

Staff: Sam Mitchel

Topic	Discussion
Call to Order	Schuster called the meeting to order.
Approval of Minutes	Medema moved to approve October minutes. Meyer seconded. Approved by all.
Public Comments	
Consent Agenda	Mitchel presented financials. • Run rate = 33.3% • Elevator – equipment we’re waiting on to fix the elevator should come in the next week or two.
Policy/Procedure Review	Paid Leave Benefits and Holiday Pay for Part-Time Library Staff Policy • New policy HR asked us to approve. • Rationale for this policy is to align what we provide to our library part-time staff with what the city typically provides. • Meyer motioned to approve. Medema seconded. Approved by all. Conduct in the Library Policy • Edits to item #12 – Service Animals. Editing to only include ADA guidelines on animals. • Additional recommended edits from the board include to strike everything after the first sentence in this item as it is redundant what is in the ADA code. • Meyer motioned to amend the policy with the above-mentioned edits. Stephenson seconded. Approved by all.
Director’s Report	Mitchel presented Director’s report. • Conducted staff evaluations. • Completed monthly AED and fire extinguisher inspections. • Teen/Maker Space swap completed. • Mitchel and Schuster met with Todd Schafer and Joe Ruddy from the City Council. Gave a tour and discussed budget. • Schuster asked if we’ve ever thought about having a food bank/pantry in part of the library to help with SNAP benefits. It was mentioned that there are quite a few food banks in Ankeny, and there’s not really space in the library to host anything like that.
Department Reports	
Committee Reports (Evaluation, Finance, Marketing, Policy, Staffing, etc.)	
Friends of the Library (update)	
Old Business	Budget Outlook FY27 – Jennifer Sease, Director of Administrative Services

Topic	Discussion
	• Provided overview of strategic plan goals – guide department heads as they draft budget. • Outlined legislation (tax rates) that impact how we draft the budgets. • Provided projection of new revenue v. payroll growth for FY27. • Previewed projected taxable valuation growth for next four years. FY27 Budget Proposal • Mitchel provided an overview of the proposal. • Mitchel will present this proposed budget to city in January. • Some items that may not be approved by city may be able to be funded by Friends of the Library. • Meyer motioned to approve. Stephenson seconded. Approved by all. Strategic Plan- Initiative 3: Mission Statement • Survey results: 58% liked “Welcoming all to Learn, Imagine, and Do.” • Sommerfeld motioned to approve option A. Stephenson seconded. Approved by all. • Meyer motioned to edit strategic plan for 2026-2030 with the new mission statement. Medmea seconded. Approved by all.
New Business	
Continuing Education	
Executive Session	
Adjournment	Medema motioned to adjourn. Next meeting: January 15, 2026 No regular meeting in December.

Respectfully submitted, Miranda Piepho, Secretary

Approved: 1/15/26



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

Receive and file minutes of the Park Board meeting of December 29, 2025.

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. December 29, 2025 Park Board Meeting Minutes

Ankeny Park Board Meeting December 29, 2025

Meeting Minutes:

Call to Order: Chairperson Josh Craighead called the Ankeny Park Board meeting to order at 5:31 p.m. Amber Smith was not in attendance; all other board members were present. Nick Lenox, Katie McGrane and Ryan Harkema represented City of Ankeny staff.

Approval of Minutes: The October meeting minutes were reviewed and approved with a motion from Craig Robinson and a second from Josh Craighead.

Special Presentation on Ankeny Aquatics: Aquatics Supervisor Katie McGrane presented an aquatics update outlining trends in operations, staffing, attendance, programming, financial trends, and capital improvements for Prairie Ridge Aquatic Center and Cascade Falls Aquatic Center. The report highlighted strong and diverse programming, continued investment in facility maintenance, and inclusive offerings, while noting ongoing challenges related to staffing recruitment and retention, rising operational costs, aging infrastructure, and growing community demand. Planned 2026 pre-season projects were reviewed to address safety, functionality, and guest experience. General discussion ensued with staff fielding and answering a few operational and policy questions from board members.

Director's Report: Lenox reported on the recent snow events and their significant impacts on maintenance staff; the weather not cooperating for the installation of the community ice rink; the upcoming department's annual City Council presentation on January 16; the implementation of the new mobile key locking system for the Dog Park and community centers; as well as to anticipate a 2026 Capital Improvement Program update for the January board meeting.

Chairperson's Comments: Craighead thanked McGrane for the presentation and all department staff for their efforts and continued success of the City's aquatic operations. He also inquired about a similar presentation from Golf Pro Curt Ingham on the Otter Creek Golf Course at a future meeting.

Board Member Comments:

- Bradshaw: No report.
- Church: No report.
- Baldwin: No report.
- Maki: No report.

Adjournment: Nichoel Church moved meeting adjournment and Aaron Bradshaw provided the second. The meeting was adjourned at 6:30 p.m.

Minutes Reported By: Nick Lenox, Parks & Recreation Director.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 Device Retailer Licenses.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

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

1. TFL Inc., dba Mega Saver, 1025 E 1st St, Device Retailer (New), Tentatively 1/20/26 through 6/30/26.
2. TFL Inc., dba Mega Saver, 1825 N Ankeny Blvd, Device Retailer (New), Tentatively 1/20/26 through 6/30/26.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the issuance of permits as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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. Orvis Horatio Group LLC d/b/a Dough Co. Pizza, 2405 SW White Birch Dr., Ste. 100 - Special Class C Retail Alcohol License (BW) (Renewal) includes Outdoor Service - Effective February 21, 2026.
2. DOLGENCORP LLC d/b/a Dollar General #7310, 901 S Ankeny Blvd. - Class B Retail Alcohol License (LG) (Renewal) - Effective March 1, 2026.
3. Mizu Ankeny Inc. d/b/a Mizu Ankeny Inc., 1620 N Ankeny Blvd, Ste. 114 - Class C Retail Alcohol License (LC) (14 Days) Effective February 9, 2026.
4. Mizu Ankeny Inc. d/b/a Mizu Ankeny Inc., 1620 N Ankeny Blvd, Ste. 114 - Class C Retail Alcohol License (LC) (14 Days) Effective February 23, 2026.
5. Mizu Ankeny Inc. d/b/a Mizu Ankeny Inc., 1620 N Ankeny Blvd, Ste. 114 - Class C Retail Alcohol License (LC) (14 Days) Effective March 9, 2026.
6. Great Caterers of Iowa Inc. d/b/a Great Caterers of Iowa, 1055 SW Prairie Trail Pkwy (FFA Bldg) - Class C Retail Alcohol License (LC) (14 Days) Effective February 14, 2026.
7. Wig & Pen Ankeny, LLC d/b/a wig & Pen Pizza Pub, 2005 S Ankeny Blvd, Ste. 300 - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective February 1, 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

February 2, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

Consider motion to approve Payment #1 in the amount of \$63,248.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Bolton & Menk - Pymt #1

city of
Ankeny
bringing it all together

Project Title:		NW 18th St Reconstruction - NW State St to NW Ash Dr	
Contractor:		Bolton & Menk, Inc.	
Address:		1960 Premier Drive, Mankato, MN 56001	
Finance Budget Code:	883.3883.4210	Finance Project #:	883.4210
Vendor Project #:		Purchase Order #:	NA
Original Contract Date:	December 1, 2025	Vendor Account #:	9283

Date of Council Meeting: February 2, 2026 **Payment Application #:** 1

Payment Period: From: December 1, 2025 Through: December 26, 2025

Contract Summary:

Original Contract Amount:	\$	658,632.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	658,632.00	
Total Completed and Stored to Date:	\$	63,248.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	63,248.00	
Less Previous Applications for Payment:	\$	-	
SUBTOTAL:	\$	63,248.00	

OTHER CHARGES:	\$	-
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CURRENT PAYMENT DUE:	\$ 63,248.00
-----------------------------	---------------------

Balance to Finish, Including Retainage:	\$	595,384.00
---	----	------------

Contract Time Remaining: - Working Days

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

Construction Contractor Approval: NA

Signature _____ Date _____

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

Signature

Date

City of Ankeny Staff Approval: _____

Signature Matthew Zyl Date 11/20/2026

Submit to: Matthew Grgurich, Civil Engineer II

E-mail: MGrgurich@ankenyiowa.gov Phone Number: 515-963-3549

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

Contract Working Days:
Added by Change Order:
Total Working Days:
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 = \$ -



**BOLTON
& MENK**

Real People. Real Solutions.

NW 18th St Reconstruction Monthly Progress Report

Date: January 15, 2026
To: Matt Grgurich
From: Zach Parsons

Billing Range: through 12/26/25
Invoice No.: 0384094
BMI Project No. 25X.141733

Work Completed Last Period

Kick-Off Meeting, 3 Lane to 5 Lane Tipping Point Analysis, Wetland Delineation, Preliminary Design

Upcoming Major Work Items

Preliminary Design

Value Added / Potential Scope-Schedule Changes

Budget Status/Percent Complete

Task Number and Description	Budget Amount	Billed This Period	Billed Prior	Total Billed to Date	Budget Remaining	% of Budget Complete (Billed)	Estimated % of Work Complete
1 Project Management	\$ 21,360.00	\$ 626.00	\$ -	\$ 626.00	\$ 20,734.00	2.9%	3%
2 Project Coordination, Meetings, Utility Coordination, & Public Involvement	\$ 44,168.00	\$ -	\$ -	\$ -	\$ 44,168.00	0.0%	0%
3 Traffic Analysis	\$ 5,507.00	\$ 6,186.00	\$ -	\$ 6,186.00	\$ (679.00)	112.3%	100%
4 Property Acquisition	\$ 73,434.00	\$ -	\$ -	\$ -	\$ 73,434.00	0.0%	0%
5 Geotechnical Services	\$ 9,500.00	\$ -	\$ -	\$ -	\$ 9,500.00	0.0%	0%
6 Utility Potholing	\$ 29,078.00	\$ -	\$ -	\$ -	\$ 29,078.00	0.0%	0%
7 Aquatic Resource Delineation	\$ 9,699.00	\$ 937.50	\$ -	\$ 937.50	\$ 8,761.50	9.7%	40%
8 Preliminary Design	\$ 235,439.00	\$ 55,498.50	\$ -	\$ 55,498.50	\$ 179,940.50	23.6%	20%
9 Final Design	\$ 226,087.00	\$ -	\$ -	\$ -	\$ 226,087.00	0.0%	0%
10 Bidding Phase Services	\$ 4,360.00	\$ -	\$ -	\$ -	\$ 4,360.00	0.0%	0%
TOTAL	\$ 658,632.00	\$ 63,248.00	\$ -	\$ 63,248.00	\$ 595,384.00	9.6%	9%

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

Sincerely,
Bolton & Menk, Inc.

Zach Parsons, PE
Principal Transportation Project Manager



Real People. Real Solutions.

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

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

City of Ankeny
 MGrurich@Ankenylowa.gov
 Matt Grgurich, Civil Engineer II
 Ankeny, IA 50023

December 31, 2025
 Project No: 25X.141733.000
 Invoice No: 0384094
 Client Account: ANKENY_CI_IA

Ankeny/NW 18th Street Recon Final Design

Project Management (0000001)

Professional Services

	Hours	Amount	
Principal	2.00	392.00	
Administrative	1.50	234.00	
Totals	3.50	626.00	
Total Labor			626.00
Total this Task			\$626.00

Traffic Analysis (0000003)

Professional Services

	Hours	Amount	
Principal	2.50	490.00	
Senior Project Engineer	16.00	3,368.50	
Design Engineer	11.50	1,897.50	
Graduate Engineer	2.50	362.50	
Technician	.50	67.50	
Totals	33.00	6,186.00	
Total Labor			6,186.00
Total this Task			\$6,186.00

Aquatic Resource Delineation (0000007)

Professional Services

	Hours	Amount	
Specialist	7.50	937.50	
Totals	7.50	937.50	
Total Labor			937.50
Total this Task			\$937.50

Preliminary Design (0000008)

Professional Services

	Hours	Amount	
Principal	1.50	294.00	
Project Manager	7.50	1,462.50	

Project	25X.141733.000	Ankeny/NW 18th Street Recon Final Design	Invoice	0384094
Senior Project Engineer		237.50	46,098.00	
Graduate Engineer		38.00	5,244.00	
Survey Technician		8.50	1,275.00	
Specialist		9.00	1,125.00	
Totals		302.00	55,498.50	
Total Labor				55,498.50
		Total this Task		\$55,498.50
		Total this Invoice		\$63,248.00

Billings to Date

	Current	Prior	Total
Labor	63,248.00	0.00	63,248.00
Totals	63,248.00	0.00	63,248.00

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

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

Consider motion to approve Payment #14 in the amount of \$1,364.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr — NW 9th St & NW Ash Dr Intersection Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Bolton & Menk - Pymt #14

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	October 7, 2024	\$ 12,001.00
2	November 18, 2024	\$ 13,232.00
3	January 21, 2025	\$ 27,646.00
4	February 17, 2025	\$ 21,547.50
5	April 7, 2025	\$ 62,023.00
6	May 5, 2025	\$ 86,043.00
7	June 2, 2025	\$ 5,047.50
8	July 7, 2025	\$ 9,608.00
9	August 4, 2025	\$ 31,105.00
10	September 2, 2025	\$ 44,320.00
11	October 6, 2025	\$ 11,394.80
12	November 3, 2025	\$ 16,829.05
13	December 1, 2025	\$ 2,604.90
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = \$ 343,401.75

Record of Change Orders:

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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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



**BOLTON
& MENK**

Real People. Real Solutions.

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

Monthly Progress Report

Date: January 15, 2026
To: Matt Grugurich
From: Zach Parsons

Billing Through: 10/10/2025-12/26/2025
Invoice No.: 0384096
BMI Project No. 24X.135758.000

Work Completed Last Period

Staking of fiber conduit

Upcoming Major Work Items

Project currently paused due to shifting of CIP projects.

Value Added / Potential Scope-Schedule Changes

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

Budget Status/Percent Complete

Task Number and Description	Budget Amount	Billed This Period	Billed Prior	Total Billed to Date	Budget Remaining	Percent of Budget Complete	Estimated Percent of Work Complete
Task 1: Project/Contract Management	\$ 19,826.00	\$ 972.00	\$ 15,757.50	\$ 16,729.50	\$ 3,096.50	84%	85%
Task 2: Project Coordination & Public Participation and Involvement	\$ 35,398.00	\$ -	\$ 24,841.00	\$ 24,841.00	\$ 10,557.00	70%	75%
Task 3: Survey and Data Collection	\$ 31,348.00	\$ -	\$ 28,018.50	\$ 28,018.50	\$ 3,329.50	89%	90%
Task 4: Design Phase Services	\$ 247,268.00	\$ 392.00	\$ 253,841.50	\$ 254,233.50	\$ (6,965.50)	103%	95%
Task 5: Bidding Phase Services	\$ 3,466.00	\$ -	\$ -	\$ -	\$ 3,466.00	0%	0%
Task 6: JCG Land Services	\$ 60,800.00	\$ -	\$ 16,518.75	\$ 16,518.75	\$ 44,281.25	27%	27%
Task 7: Construction Materials Testing (CMT)	\$ 4,425.00	\$ -	\$ 4,425.00	\$ 4,425.00	\$ -	100%	100%
TOTAL	\$ 402,531.00	\$ 1,364.00	\$ 343,402.25	\$ 344,766.25	\$ 57,764.75	86%	91%

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

Sincerely,
Bolton & Menk, Inc.

Zach Parsons, PE
Principal Transportation Engineer



Real People. Real Solutions.

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

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

City of Ankeny
MGrurich@Ankenylowa.gov
Matt Grgurich, Civil Engineer II
Ankeny, IA 50023

December 31, 2025
Project No: 24X.135758.000
Invoice No: 0384096
Client Account: ANKENY_CI_IA

Ankeny/PRA9 Intersection Improvements

Survey and Data Collection (0000003)

Professional Services

	Hours	Amount	
Principal	.50	94.50	
Project Manager	4.50	877.50	
Totals	5.00	972.00	
Total Labor			972.00
Total this Task			\$972.00

Design Phase Services (0000004)

Professional Services

	Hours	Amount	
Principal	2.00	392.00	
Totals	2.00	392.00	
Total Labor			392.00
Total this Task			\$392.00
Total this Invoice			\$1,364.00

Billings to Date

	Current	Prior	Total
Labor	1,364.00	322,458.50	323,822.50
Consultant	0.00	16,518.75	16,518.75
Expense	0.00	4,425.00	4,425.00
Totals	1,364.00	343,402.25	344,766.25

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

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 #19 in the amount of \$13,077.79 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Foth - Pymt #19

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: February 2, 2026 Payment Application #: 19

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

Contract Summary:

Original Contract Amount:	\$	746,690.00	
Net Change by Change Orders:	\$	507,980.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,254,670.00	
Total Completed and Stored to Date:	\$	1,170,743.48	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	1,170,743.48	
Less Previous Applications for Payment:	\$	1,157,665.69	
SUBTOTAL:	\$		13,077.79

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: 1 \$ 13,077.79

Balance to Finish, Including Retainage: \$ 83,926.52

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: 2026.01.21 11:49:07-0500

January 21, 2026

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Jim Haberichter, P.E. - Civil Engineer II

E-mail:

JHaberichter@Ankenylowa.gov

Phone Number:

515-963-3536

Date Printed: 1/21/2026

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
18	January 20, 2026	\$ 33,443.30
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 1,157,665.69

Record of Change Orders:

No.	Date	Amount
1	May 19, 2025	\$ 507,980.00
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CHANGE ORDER TOTAL = \$ 507,980.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

Invoice

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

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

January 13, 2026

Project No: 0024A002.00

Invoice No: 101720

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

Invoice Total USD 13,077.79

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

Professional Services through December 31, 2025

Professional Personnel

	Hours	Rate	Amount
Engineer/Planner/Scientist VIII	25.50	228.00	5,814.00
Engineer/Planner/Scientist VII	1.00	213.00	213.00
Engineer/Planner/Scientist III	15.50	153.00	2,371.50
Technician/Designer IV	10.00	131.00	1,310.00
Technician/Designer III	3.50	118.00	413.00
Surveyor/Construction Manager III	3.50	193.00	675.50
Project Administrator V	1.00	110.00	110.00
Project Administrator I	5.50	65.00	357.50
Totals	65.50		11,264.50
Total Labor			11,264.50

Subconsultants 1,728.29

Expenses 85.00

Billing Limits	Current	Prior	To-Date
Total Billings	13,077.79	1,157,665.69	1,170,743.48
Limit			1,254,670.00
Remaining			83,926.52

Total This Invoice USD 13,077.79

Outstanding Invoices

Number	Date	Balance
101310	12/17/2025	33,443.30
Total		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: 12/16/25
Total Amount: \$1,728.29
Number: 7906.255496
Invoice Period: 11/01/25 - 11/30/25
PO Number: IE-P00003534
Terms: Net 30
Project: 7906 - Ankeny W 1st St. Phase 2

INVOICE SUMMARY

Task	Billed Hrs	Rate	Amount
Abstracting	0.75	\$115.00	\$86.25
Project Management	11.50	\$140.00	\$1,610.00
TOTAL FEES	12.25		\$1,696.25

Code	Quant	Rate	Amount
Postage	--	\$0.00	\$6.04
Copies	--	\$0.00	\$26.00
TOTAL EXPENSE CHARGES	--		\$32.04
TOTAL AMOUNT DUE			\$1,728.29

PO IE-P00003534
Project #24A002.00

WE'VE MOVED!!!!!! NEW ADDRESS: 224 S Bell Ave, Ste A, Ames, IA 50010

Summary of Services Report - Project Code: 971.4210

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

Period: December 1, 2025 to December 31, 2025

Work Completed:

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

- Project coordination and project management.
- Utility coordination continues.
- Attended condemnation hearings for NH1 & NH2.
- Prepared Addendum 1 for change in storm sewer.
- Develop scope and fee for construction services agreement.

Work Scheduled:

The following tasks will be completed in January of 2026:

- Continue coordination with utility companies.
- Prepare Addendum 2 for city requested changes to traffic signal.
- 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

February 2, 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 \$8,602.24 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HDR - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW State Street Corridor Improvements Study: W 1st St to NW 18th St
Contractor: HDR Engineering, Inc.
Address: PO Box 74008202 Chicago, IL 60674-8202
Finance Budget Code: 260.3265.4210 Finance Project #: 265.4210
Vendor Project #: 10448730 Purchase Order #:
Original Contract Date: November 3, 2025 Vendor Account #: 3452

Date of Council Meeting: February 2, 2026 Payment Application #: 2

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

Contract Summary:

Original Contract Amount:	\$	142,023.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	142,023.00	
Total Completed and Stored to Date:	\$	14,904.92	
Retainage: _____ % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	14,904.92	
Less Previous Applications for Payment:	\$	6,302.68	
SUBTOTAL:	\$	8,602.24	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	8,602.24	
Balance to Finish, Including Retainage:	\$	127,118.08	

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

HDR Engineering, Inc.

Firm Name

Dan Cook

Signature (01/05/2026 13:29:38 CST)

01/05/2026

Date

City of Ankeny Staff Approval:

Signature

Adam Lust

Date

01/06/26

Submit to:

Adam Lust, Public Works Engineering Manager

E-mail:

ALust@AnkenyIowa.gov

Phone Number:

(515) 963-3537

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	January 5, 2026	\$ 6,302.68
2		
3		
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

PREVIOUS PAY APPS TOTAL = \$ 6,302.68



Progress Report: #2

Date: January 6, 2025

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

Consultant Name: HDR

Period: November 29, 2025 through December 27, 2025

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

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

Task 2 – Environmental Review

- Constraints map was developed

Task 3 – Pavement Analysis

- Braun Intertec collected core and subgrade samples

Task 4 – Traffic Analysis

- Coordinated with DMAMPO to conduct travel demand model runs
 - The output of these runs were received
- Developed design year 2050 volumes
- Reviewed crash data in the study area
- Conducted multimodal review

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

- Staff management, invoicing and project reporting

Task 3 – Pavement Analysis

- Visual pavement condition survey will be conducted, pending weather
- Braun Intertec will analyze collected samples and provide results to HDR

Task 4 – Traffic Analysis

- Perform 2050 no-build operational analysis
- Perform no-build predictive safety analysis
- Begin developing initial alternatives and schedule a meeting with the City to discuss and select up to two refined corridor alternatives for further evaluation

Problems and Recommended Solutions:

NOTE: No problems during the previous period.

Progress Report

Project Manager: Dan Cook

Invoice

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



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

<u>Invoice No.</u>	1200787823	
<u>Invoice Date</u>	1/5/2026	
<u>Month Ending</u>	12/27/2025	
<u>Project No.</u>	10448730	\$8,602.24

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

November 30, 2025 through December 27, 2025

Labor Costs:

Description	Title	Hours
J. Spradling	Sr. Roadway Engineer	1.00
T. Theulen	Sr. Roadway Engineer	2.50
D. Cook	Project Manager	9.00
M. Moore	Sr Trans Planner	4.00
B. Hallmark	Traffic Engineer	7.50
C. Ross	Traffic Engineer	2.00
M. Hasan	Traffic Engineer	19.50
E. Wilke	Trans Planner	6.00
K. Farrell	Sr Env Scientist	1.50
T. Dethlefs	Env Scientist	6.50
T. McKinley	Accounting	0.50
Total Labor Hours:		60.00

Total Labor Dollars:

\$8,602.24

Direct Expenses

\$0.00

\$0.00

Contract Fee: \$142,023.00
Billed to Date \$14,904.92

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

Amount Due This Invoice

\$8,602.24



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 \$5,450.75 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. MSA - Pymt #22

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW Walnut Street and SW Ordinance Road Water Main
Contractor: MSA Professional Services, Inc.
Address: 601 E. Locust St., Ste 105, Des Moines, IA 50309
Finance Budget Code: 635.3635.4210 Finance Project #: 635.421
Vendor Project #: Purchase Order #:
Original Contract Date: February 5, 2024 Vendor Account #: 6447

Date of Council Meeting: February 2, 2026 Payment Application #: 22

Payment Period: From: 12/14/2025 Through: 01/17/2026

Contract Summary:

Original Contract Amount: \$ 210,000.00
Net Change by Change Orders: \$ 115,125.00
Contract Amount to Date: (line 1 ± 2) \$ 325,125.00

Total Completed and Stored to Date: \$ 302,109.08
Retainage: 0 % of Completed Work: \$ -
Total Earned Less Retainage: \$ 302,109.08
Less Previous Applications for Payment: \$ 296,658.33
SUBTOTAL: \$ 5,450.75

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 5,450.75

Balance to Finish, Including Retainage: \$ 23,015.92

Contract Time Remaining (Substantial): - Working Days

Contract Time Remaining (Full): - Working Days

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

Construction Contractor Approval: Not Applicable

Firm Name

Signature

Date

Engineer / Consultant Approval:

MSA Professional Services, Inc.

Firm Name

01/22/2026

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Don Clark, Director of Municipal Utilities

E-mail: dclark@ankenyiowa.gov

Phone Number: (515) 963-3529

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 1, 2024	\$ 37,871.38
2	May 6, 2024	\$ 25,164.73
3	June 3, 2024	\$ 27,553.75
4	July 1, 2024	\$ 38,517.93
5	August 5, 2024	\$ 10,381.15
6	September 3, 2024	\$ 21,458.42
7	October 7, 2024	\$ 8,277.84
8	November 4, 2024	\$ 6,367.50
9	December 2, 2024	\$ 15,427.50
10	January 6, 2025	\$ 9,983.93
11	March 3, 2024	\$ 8,994.53
12	April 7, 2025	\$ 5,686.83
13	May 5, 2025	\$ 5,688.75
14	June 2, 2025	\$ 9,138.85
15	July 7, 2025	\$ 12,836.11
16	August 4, 2025	\$ 9,277.89
17	September 2, 2025	\$ 6,725.61
18	October 6, 2025	\$ 20,331.46
19	November 3, 2025	\$ 9,404.87
20	December 1, 2025	\$ 2,676.00
21	January 5, 2026	\$ 4,893.30
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

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

Contract Time Remaining:

Contract Period: Working Days
 Construction Start Date:

Substantial Completion:

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

Full Completion:

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

PREVIOUS PAY APPS TOTAL = \$ 296,658.33



INVOICE

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

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

Invoice No: 025294
Invoice Date: 1/22/2026
Invoice Terms: Due upon receipt
Project No: R09085062.00
Project Manager: Nichole Sungren
Client Liaison: Nichole Sungren
Customer Ref:

email invoice
include supporting documentation
From 12/14/2025 To 01/17/2026

R09085062.00 Walnut St. Watermain CRS

R09085062.00.100 - Construction Administration

Subtotal Construction Administration 4,921.25

R09085062.00.400 - SRF Administration and Coordination

Subtotal SRF Administration and Coordination 529.50

Total 5,450.75

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

ACH Payments:

ach@msa-ps.com

Account Number: 101065930

Routing Number: 075901590

Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA

1230 South Boulevard
Baraboo, WI 53913

PROJECT UPDATE

CONTACT INFORMATION:

Nichole Sungren

Phone: (515) 964-1920

nsungren@msa-ps.com

DATE:

January 22, 2026

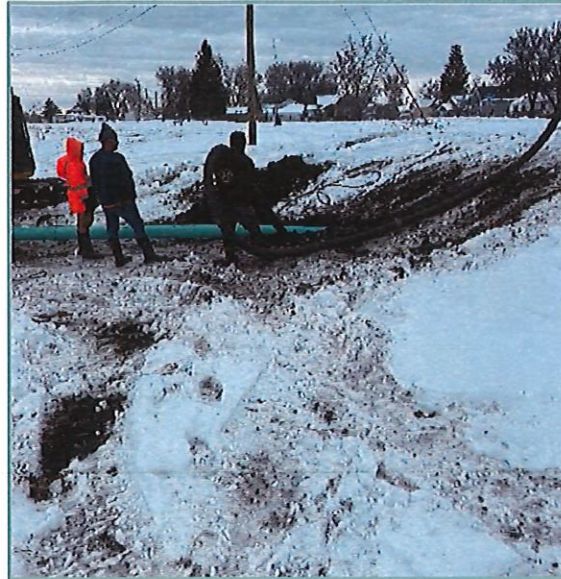
PROJECT NUMBER:

City of Ankeny:

WTM-20-002

MSA:

09085062



TASK 1: CONSTRUCTION ADMINISTRATION

Task 1: 99% Complete

MSA prepared the final pay application and closeout change order for the project. MSA staff assisted with coordination with the contractor and City staff for project closeout.

TASK 2: CONSTRUCTION STAKING

Task 2: 100% Complete

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

TASK 3: CONSTRUCTION OBSERVATION

Task 3: 15% Complete

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

TASK 4: SRF ADMINISTRATION AND COORDINATION

Task 4: 98% Complete

MSA staff has coordinated with the Contractor to complete submittals for their Davis-bacon wage rate records for review and submittal to SRF, along with final documentation required for project closeout. MSA will assist with final closeout paperwork for SRF closeout once City staff processes final SRF draw request.

TASK 5: POST CONSTRUCTION

Task 5: 0% Complete

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



601 E. Locust Street
Suite 105
Des Moines, IA 50309

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

www.msa-ps.com

January 22, 2026

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

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

Dear Mr. Clark:

Please find attached the Engineering Invoice #22 for work completed between December 14, 2025 and January 17, 2026. Please refer to the attached Project Update for a summary of the work completed to date. The project is now completed and closed out on the City side. All that remains is the final SRF draw request by the City and final closeout and any additional documentation that is required from MSA for this process.

Please contact me if you have any questions regarding the information in this submittal. We would like to thank the City of Ankeny for the opportunity to work on this project and look forward to working with you again in the future.

Sincerely,

MSA Professional Services, Inc.

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

Nichole Sungren, P.E.
Project Manager

nes
Enc.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 \$2,402.50 to Nilles Associates, Inc., for engineering services on the Vintage Business Park North Lake and Saylor Creek Repairs 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. Nilles - Pymt #8

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Vintage Business Park North Lake and Saylor Creek Repairs
Contractor: Nilles Associates, Inc.
Address: 1933 SW Magazine Road, Ankeny IA 50023
Finance Budget Code: 680.3680.4210 Finance Project #: 680.4210
Vendor Project #: 23035 Purchase Order #:
Original Contract Date: August 7, 2023 Vendor Account #: 3164

Date of Council Meeting: February 2
January 20, 2026 Payment Application #: 8

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

Contract Summary:

Original Contract Amount:	\$	94,900.00	
Net Change by Change Orders:	\$	24,740.00	
Contract Amount to Date: (line 1 ± 2)	\$	119,640.00	
Total Completed and Stored to Date:	\$	119,599.00	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	119,599.00	
Less Previous Applications for Payment:	\$	117,196.50	
SUBTOTAL:	\$	2,402.50	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 2,402.50

Balance to Finish, Including Retainage: \$ 41.00

Contract Time Remaining: - #

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

John A. Nilles
Signature

January 9, 2026
Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Becky Ford
Signature

1/14/2026
Date

Submit to: Becky Ford
E-mail: BFord@AnkenyIowa.gov Phone Number: 515-963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	September 18, 2023	\$ 37,777.25
2	December 4, 2023	\$ 15,053.50
3	February 19, 2024	\$ 31,422.75
4	May 6, 2024	\$ 3,586.50
5	October 7, 2024	\$ 17,923.75
6	November 18, 2024	\$ 8,336.50
7	March 3, 2025	\$ 3,096.25
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 117,196.50

Record of Change Orders:

No.	Date	Amount
1	April 1, 2024	\$ 24,740.00
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CHANGE ORDER TOTAL = \$ 24,740.00

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: _____



Nilles Associates, Inc.

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

INVOICE

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

INVOICE DATE: 1/10/2026
INVOICE NO: 23035.08
BILLING FROM: 1/1/2025
BILLING TO: 12/31/2025

23035 - Vintage Business Park- North Lake

Managed By: Jake Nilles

PROFESSIONAL SERVICES

TITLE	HOURS	RATE	AMOUNT
Engineer III	2.00	\$120.00	\$240.00
Engineer VII	11.00	\$182.00	\$2,002.00
Survey Technician IV	1.50	\$107.00	\$160.50
TOTAL SERVICES	14.50		\$2,402.50
		SUBTOTAL	\$2,402.50
		AMOUNT DUE THIS INVOICE	\$2,402.50

This invoice is due upon receipt

Thank you for your business.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 \$5,601.75 to On Track Construction, LLC for construction services on the Vintage Business Park - North Lake Maintenance 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. On Track - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Vintage Business Park - North Lake Maintenance Phase 2
Contractor: On Track Construction, LLC
Address: 1316 6th Street, Suite 109, Nevada, IA 50201
Finance Budget Code: 680.3680.4453 Finance Project #: 680.4453
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: August 4, 2025 Vendor Account #: 9363

Date of Council Meeting: February 2, 2026 Payment Application #: 2

Payment Period: From: October 23, 2025 Through: December 25, 2025

Contract Summary:

Original Contract Amount:	\$133,903.00	
Net Change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$	133,903.00
Total Completed and Stored to Date:	\$	18,325.00
Retainage: <u>3</u> % of Completed Work:	\$	549.75
Total Earned Less Retainage:	\$	17,775.25
Less Previous Applications for Payment:	\$	12,173.50
SUBTOTAL:	\$	5,601.75

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 5,601.75

Balance to Finish, Including Retainage: \$ 116,127.75

Contract Time Remaining (Substantial): 25.0 Working Days

Contract Time Remaining (Full): 5.0 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

Firm Name

MR
Signature

1/14/2026
Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Becky Ford
Signature

1/14/2026
Date

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

E-mail: bford@ankenyiowa.gov

Phone Number: 515-963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNIT	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK														
2.01	CLEARING AND GRUBBING, BY UNIT	UNIT	138.2		138.2	\$ 30.00	\$ 4,146.00		\$ -	138.2	138.20	\$ 4,146.00	0.00	100.00%
2.02	CLEARING, BY UNIT	UNIT	490.4		490.4	\$ 10.00	\$ 4,904.00		\$ -	490.4	490.40	\$ 4,904.00	0.00	100.00%
2.03	TOPSOIL, ON-SITE (4-INCH DEPTH)	CY	144		144	\$ 16.50	\$ 2,376.00		\$ -		0.00	\$ -	144.00	0.00%
2.04	EXCAVATION, CLASS 10	CY	102		102	\$ 35.00	\$ 3,570.00	65.00	\$ 2,275.00		65.00	\$ 2,275.00	37.00	63.73%
SEWERS AND DRAINS														
4.01	REMOVAL, STORM SEWER, CMP, 12-INCH DIA.	LF	46		46	\$ 30.00	\$ 1,380.00		\$ -		0.00	\$ -	46.00	0.00%
4.02	REMOVAL, STORM SEWER, PVC, 24-INCH DIA.	LF	3		3	\$ 200.00	\$ 600.00		\$ -		0.00	\$ -	3.00	0.00%
4.03	SUBDRAIN, TRENCHED, PERFORATED PVC, 8-INCH DIA.	LF	256		256	\$ 40.00	\$ 10,240.00		\$ -		0.00	\$ -	256.00	0.00%
4.04	SUBDRAIN CLEANOUT, TYPE A-2	EA	6		6	\$ 850.00	\$ 5,100.00		\$ -		0.00	\$ -	6.00	0.00%
4.05	MAINLINE CLEANING, RCP, 15 TO 24 INCH DIA.	LF	265		265	\$ 6.00	\$ 1,590.00		\$ -		0.00	\$ -	265.00	0.00%
4.06	MAINLINE CLEANING, RCP, 30 INCH DIA.	LF	72		72	\$ 12.00	\$ 864.00		\$ -		0.00	\$ -	72.00	0.00%
4.07	MAINLINE CLEANING, RCP, 36 INCH DIA.	LF	105		105	\$ 14.00	\$ 1,470.00		\$ -		0.00	\$ -	105.00	0.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	CONNECTION TO EXISTING INTAKE	EA	2		2	\$ 2,400.00	\$ 4,800.00		\$ -		0.00	\$ -	2.00	0.00%
STREETS AND RELATED WORK														
7.01	REMOVAL OF SIDEWALK	SY	41		41	\$ 25.00	\$ 1,025.00		\$ -		0.00	\$ -	41.00	0.00%
7.02	SIDEWALK, PCC, 5-INCH	SY	41		41	\$ 135.00	\$ 5,535.00		\$ -		0.00	\$ -	41.00	0.00%
TRAFFIC CONTROL														
8.01	TEMPORARY TRAFFIC CONTROL	LS	1		1	\$ 6,500.00	\$ 6,500.00		\$ -		0.00	\$ -	1.00	0.00%
SITE WORK AND LANDSCAPING														
9.01	CONVENTIONAL SEEDING, NATIVE GRASS AND FORBS MIX	AC	3.0		3	\$ 2,500.00	\$ 7,500.00		\$ -		0.00	\$ -	3.00	0.00%
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1 PERMANENT LAWN MIXTURE	AC	0.5		0.5	\$ 2,100.00	\$ 1,050.00		\$ -		0.00	\$ -	0.50	0.00%
9.03	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 5 RURAL TEMPORARY EROSION CONTROL MIXTURE	AC	0.7		0.7	\$ 1,000.00	\$ 700.00		\$ -		0.00	\$ -	0.70	0.00%
9.04	SEEDING WARRANTY, 12 MONTHS	LS	1.0		1.0	\$ 4,100.00	\$ 4,100.00		\$ -		0.00	\$ -	1.00	0.00%
9.05	TREE PLANTING, BY QUANTITY WITH WARRANTY	EA	15.0		15.0	\$ 500.00	\$ 7,500.00		\$ -		0.00	\$ -	15.00	0.00%
9.06	TEMPORARY ROLLED EROSION CONTROL, RCP TYPE 2.C	SY	123		123	\$ 5.00	\$ 615.00		\$ -		0.00	\$ -	123.00	0.00%
9.07	EROSION CONTROL, MULCHING, HYDROMULCH, BFM	AC	4.1		4.1	\$ 3,000.00	\$ 12,300.00		\$ -		0.00	\$ -	4.10	0.00%
9.08	WATTLES, STRAW, 9-INCH DIA.	LF	640		640	\$ 1.80	\$ 1,152.00		\$ -		0.00	\$ -	640.00	0.00%
9.09	WATTLES, REMOVAL	LF	640		640	\$ 0.20	\$ 128.00		\$ -		0.00	\$ -	640.00	0.00%
9.10	RIP RAP, CLASS D	TON	77		77	\$ 145.00	\$ 11,165.00		\$ -		0.00	\$ -	77.00	0.00%
9.11	STABILIZED CONSTRUCTION ENTRANCE	SY	180		180	\$ 28.00	\$ 5,040.00		\$ -		0.00	\$ -	180.00	0.00%
9.12	INLET PROTECTION DEVICE, DROP-IN	EA	9		9	\$ 155.00	\$ 1,395.00		\$ -		0.00	\$ -	9.00	0.00%
9.13	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	EA	27		27	\$ 10.00	\$ 270.00		\$ -		0.00	\$ -	27.00	0.00%
9.14	REMOVAL OF SURFACE SEDIMENT FROM BIO-RETENTION CELL	CY	327		327	\$ 35.00	\$ 11,445.00		\$ -		0.00	\$ -	327.00	0.00%
9.15	BROADCAST HERBICIDE TREATMENT, 2 TREATMENTS	AC	4.1		4.1	\$ 230.00	\$ 943.00		\$ -		0.00	\$ -	4.10	0.00%
MISCELLANEOUS														
11.01	MOBILIZATION	LS	1		1	\$ 14,000.00	\$ 14,000.00	0.25	\$ 3,500.00	0.25	0.50	\$ 7,000.00	0.50	50.00%
11.02	CONCRETE WASHOUT	EA	1		1	\$ 500.00	\$ 500.00		\$ -		0.00	\$ -	1.00	0.00%
CHANGE ORDER ITEMS														
12.01					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.02					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.03					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.04					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.05					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 133,903.00

PAY PERIOD = \$ 5,775.00

COMPLETED = \$ 18,325.00

13.69%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	November 3, 2025	\$ 12,173.50
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 12,173.50

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

Contract Working Days: 25.0
Added by Change Order:
Total Working Days: 25.0
Working Days Used to Date:
Working Days Remaining: 25.0

Full Completion:

Contract Working Days: 5.0
Added by Change Order:
Total Working Days: 5.0
Working Days Used to Date:
Working Days Remaining: 5.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 #24 in the amount of \$9,900.00 to RDG Planning & Design, Inc. for engineering services on the Fourmile Creek and Tributary to Fourmile Creek Restoration 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. RDG - Pymt #24

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Fourmile Creek and Tributary to Fourmile Creek Restoration
Contractor: RDG Planning & Design, Inc.
Address: 301 Grand Avenue Des Moines IA 50309
Finance Budget Code: 17.35% 694.3694.4210
82.65% 696.3696.4210
Finance Project # 17.35% 694.4210
82.65% 696.4210
Vendor Project or Invoice #: 62012
PO # N/A
Original Contract Date: March 7, 2022
Vendor # 3960

Date of Council Meeting: February 2, 2026
PAYMENT REQUEST # 24
PAYMENT PERIOD: From: May 31, 2025 Through: December 31, 2025

Contract Summary

Original Contract Amount:	\$	223,370.00	
Net change by Change Orders:	\$	179,846.00	
Contract Amount to Date: (line 1 ± 2)	\$	403,216.00	
Total completed and stored to date:	\$	366,632.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	366,632.00	
Less previous applications for payment:	\$	356,732.00	
SUBTOTAL	\$	9,900.00	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 9,900.00

Balance to finish, including retainage: \$ 36,584.00

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: RDG Planning & Design, Inc.
Firm Name

Signature Date December 31, 2025

City of Ankeny Staff Approval:

Signature *Becky Ford* Date *1/14/2026*

Submit to: Becky Ford, P.E., CFM - Stormwater & Environmental Manager
E-mail: bford@AnkenyIowa.gov **Phone:** (515) 963-3526 **Fax:** (515) 963-3526



Remit To:
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Questions: invoicing@rdgusa.com

Mark Mueller
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

December 31, 2025
Project No: R3005.308.01
Invoice No: 62012

Project R3005.308.01 City of Ankeny - Fourmile Creek Restoration - Amendments

Professional Services through December 31, 2025

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee
Construction Documents	74,555.00	100.00	74,555.00	74,555.00	0.00
Bidding/Negotiation	10,000.00	99.00	9,900.00	0.00	9,900.00
Phase 1 Cultural Resources Survey	29,025.00	100.00	29,025.00	29,025.00	0.00
Floodplain Modeling	29,782.00	100.00	29,782.00	29,782.00	0.00
CLOMR and LOMR Documentation Submittal	36,484.00	0.00	0.00	0.00	0.00
Total Fee	179,846.00		143,262.00	133,362.00	9,900.00
	Total Fee				9,900.00
			Total this Invoice		\$9,900.00



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	March 31, 2022	\$ 7,483.03
2	April 30, 2022	\$ 2,790.77
3	May 31, 2022	\$ 19,691.45
4	June 30, 2022	\$ 38,526.75
5	July 31, 2022	\$ 57,348.00
6	August 31, 2022	\$ 7,989.25
7	September 30, 2022	\$ 20,663.25
8	October 31, 2022	\$ 6,887.75
9	November 30, 2022	\$ 20,663.25
10	December 31, 2022	\$ 6,887.75
11	February 28, 2023	\$ 27,551.00
12	March 31, 2023	\$ 10,615.50
13	April 30, 2023	\$ 18,638.75
14	May 31, 2023	\$ 3,727.75
15	February 29, 2024	\$ 3,727.75
16	March 31, 2024	\$ 33,549.75
17	May 31, 2024	\$ 7,455.50
18	July 31, 2024	\$ 29,025.00
19	August 31, 2024	\$ 2,978.20
20	September 30, 2024	\$ 11,912.80
21	October 31, 2024	\$ 5,956.40
22	November 30, 2024	\$ 8,934.60
23	May 31, 2025	\$ 3,727.75
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Previous Applications for Payment

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PREVIOUS PAY APP TOTAL = \$ 356,732.00

Record of Change Orders

No.	Date	Amount
1	March 20, 2023	\$ 84,555.00
2	August 5, 2024	\$ 95,291.00
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CHANGE ORDER TOTAL = \$ 179,846.00

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

January 13, 2026

Becky Ford, PE, CFM
Stormwater & Environmental Manager
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023-1564

RE: Fourmile Creek and Tributary to Fourmile Creek Restoration

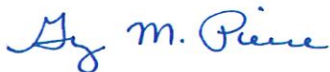
Ms. Ford:

This letter accompanies RDG Invoice #62012 related to the project referenced above. During the period of work related to this invoice the following tasks or work items were performed:

1. Management of project schedule and internal delegation of tasks
2. Coordination with Iowa Department of Natural Resources and U.S. Army Corps of Engineers
3. Coordination with Polk County Public Works regarding construction funding requirements.
4. Refinement of construction document design plans for stream restoration project
5. Design coordination with Houston Engineering and their modeling review
6. Participation at public information meeting (November 2025)
7. Bid period services including answering contractor questions and issuing addenda.

We would be glad to provide more specific information regarding any of these tasks, if required. Let me know if you have any questions. Thank you.

Sincerely,



Gregory M. Pierce, PE, CPESC
Water Resource Engineer
Project Manager



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

Consider motion to approve Payment #1 in the amount of \$5,080.50 to Snyder & Associates, Inc., for engineering services on the North Ankeny Boulevard: 1st Street to N. 11th Street Landscaping Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder & Assc - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 1st Street to N 11th Street Landscaping Improvements
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 949.3949.4210 **Finance Project Code:** 949.4210
Vendor Project or Invoice #: 123.0584.01A **PO #**
Original Contract Date: November 17, 2025 **Vendor #** 990

Date of Council Meeting 2/2/2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: 01/01/26 through: 01/18/26

Contract Summary

Original Contract Amount: \$ 46,500.00
Net change by Change Orders: Amd #1&2
Contract Amount to Date: (line 1 ± 2) \$ 46,500.00

Total completed and stored to date: \$ 5,080.50
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 5,080.50
Less previous applications for payment:
SUBTOTAL \$ 5,080.50

CURRENT PAYMENT DUE

Balance to finish, including retainage: \$ 41,419.50
Contract Time Remaining (If applicable) -

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer/Consultant Approval: Snyder & Associates, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval

Signature

Date

Submit to: Adam Lust
Email: jhaberichter@ankenyiowa.gov **Phone:** 515-965-6400 **Fax:**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

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Record of Change Orders

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TOTAL		\$ -

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	November 17, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0



January 22, 2026.

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

RE: N. ANKENY BOULEVARD – 1ST STREET TO N 11TH STREET LANDSCAPING
IMPROVEMENTS
PROGRESS REPORT NO. 1
S&A PROJECT NO. 123.0584.01A

Dear Mr. Haberichter:

This is the first progress report for the above referenced project and covers work through January 18, 2026. Our work through this period includes the following:

- Internal kickoff meeting
- Beginning design and plans of the landscaping and irrigation details.

We look forward to continue working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the February 2, 2026, council meeting to answer any questions regarding this invoice.

Sincerely,

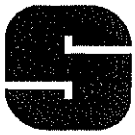
SNYDER & ASSOCIATES, INC.

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

MAL/jms

Enclosures

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



SNYDER
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

January 22, 2026

Jim Haberichter P.E.
City of Ankeny
410 W. 1st Street
Ankeny 50023

Invoice No: 123.0584.01A - 1

Email

Project 123.0584.01A 1st Street to N 11 Street Landscaping Improvements

Professional Services through January 18, 2026

Basic Services

Project Admin and Coordination

Hourly Services

	Hours	Rate	Amount	
Principal Landscape Architect II	2.00	269.00	538.00	
Engineer VIII	.50	206.00	103.00	
Total Services	2.50		641.00	
				641.00
			Task Subtotal	\$641.00

Billings to Date	Total	Prior	Current
	641.00	0.00	641.00

Landscaping Improvements

Hourly Services

	Hours	Rate	Amount	
Landscape Architect III	4.00	147.00	588.00	
Landscape Architect I	10.00	120.00	1,200.00	
Technician VI	21.50	116.00	2,494.00	
Technician V	1.50	105.00	157.50	
Total Services	37.00		4,439.50	
				4,439.50
			Task Subtotal	\$4,439.50

Billings to Date	Total	Prior	Current
	4,439.50	0.00	4,439.50

Bidding Assistance

Task Subtotal	0.00
Phase Subtotal	\$5,080.50

Construction Services

Construction Admin

Task Subtotal	0.00
Phase Subtotal	0.00

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

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

Project	123.0584.01A	Ank-1stSttoN11StreetLandscapingImproveme	Invoice	1
Billing Limits		Current	Prior	To-Date
Total Billings		5,080.50	0.00	5,080.50
Limit				46,500.00
Remaining				41,419.50

Amount Due this Invoice \$5,080.50

	Total	Prior	Current
Billings to Date	5,080.50	0.00	5,080.50

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 February 2, 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
FEBRUARY 2, 2026**

Fund		PAYMENTS
100	General Fund	\$ 255,743.06
220	Fire Gift Fund	605.61
233	Hotel/Motel Tax Fund	2,500.00
240	Hawkeye Park Player Fees Fund	-
250	Police Gift Fund	249.50
260	Road Use Tax Fund	158,415.00
270	Police Seizure Fund	-
280	Tax Increment Financing Fund	-
290	Police and Fire Retirement Fund	-
292	Employee Benefits Fund	-
295	Landfill Postclosure Fund	-
300	Debt Service Fund	-
430	Friends of the Ankeny Library Fund	1,382.47
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	250.00
510	Water Fund	830,927.27
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	56,366.23
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Storm Water Fund	1,762.68
590	Golf Course Fund	10,015.47
600-699	Enterprise Capital Projects Funds	24,460.50
710	Revolving Fund	35,063.26
720	Risk Management Fund	197.50
730	Health Insurance Fund	1,210.95
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	233,055.91
Sub Total		\$ 1,612,205.41
Payroll Totals		2,500,312.79
Service Transfers/ACH Drafts		(239,684.10)
Agenda Payments Approved Separately		(114,727.53)
Grand Total		<u>\$ 3,758,106.57</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: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 1/23/2026 THRU 2/04/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001844	A TECH INC-TCI							
I-679032	SECUR CALL 12/10/25-WTR	E	2/04/2026	100.00		013565		100.00
	*** VENDOR TOTALS ***					1 CHECKS		100.00
003881	ACADEMY ROOFING & SHEET							
I-30446	ROOF REPAIRS FS 2	R	2/02/2026	423.67		254730		423.67
	*** VENDOR TOTALS ***					1 CHECKS		423.67
000164	G & S HARDWARE INC							
I-211476/2	NUTS/BOLTS/FASTENERS-PKS	R	2/02/2026	32.33		254731		
I-211479/2	FASTENERS/NUTS/BOLTS-PKS	R	2/02/2026	18.75		254731		
I-211481/2	RPE DERBY RD SUPPLIE-SWR	R	2/02/2026	99.50		254731		150.58
	*** VENDOR TOTALS ***					1 CHECKS		150.58
000026	AHLERS & COONEY PC							
I-905904	2026 LOSST ELECTION SERVICES	E	2/04/2026	683.50		013549		683.50
	*** VENDOR TOTALS ***					1 CHECKS		683.50
000226	AIRGAS NORTH CENTRAL INC							
I-5521300607	CYLINDER RENTALS- CG	R	2/02/2026	80.91		254732		
I-5521300920	RENT NITROGEN-WW	R	2/02/2026	5.58		254732		
I-5521301061	CYLINDER RENTAL - FD	R	2/02/2026	192.51		254732		279.00
	*** VENDOR TOTALS ***					1 CHECKS		279.00
011840	ALL AMERICAN FIRE EQUIPMENT IN							
I-404902B	RAPTOR CARBIDE CHAIN-FD	R	2/02/2026	235.00		254733		
I-404902C	BLADES - FD	R	2/02/2026	571.50		254733		806.50
	*** VENDOR TOTALS ***					1 CHECKS		806.50
009262	AMAZON CAPITAL SERVICES INC							
C-1TPF-XMQK-1FLN	MISC MULTI MEDIA-KL	E	2/04/2026	12.98CR		013597		
I-11LT-KXHN-6Q3N	STEEL TOE BOOTS (2)-WTR	E	2/04/2026	423.49		013597		
I-11LT-KXHN-J7XQ	MISC BOOKS-KL	E	2/04/2026	16.58		013597		
I-11PK-VC1G-VDMM	DISCUSS GROUP BOOKS-KL	E	2/04/2026	256.80		013597		
I-144G-CXL1-PHK1	SOLID STATE DRIVE-PD	E	2/04/2026	398.98		013597		
I-14GM-1VXG-NWHK	DISINF WIIPES-PD	E	2/04/2026	10.11		013597		
I-14NW-PNCN-GDWT	MISC MULTI MEDIA-KL	E	2/04/2026	114.75		013597		
I-14RW-DJ4G-46KM	MISC SUPPLIES-PD	E	2/04/2026	36.09		013597		
I-14TC-XYPL-CXLR	THERMOSTAT -PW	E	2/04/2026	75.54		013597		
I-14TV-PHF3-JRJG	PROGS BALLOONS-KL	E	2/04/2026	8.49		013597		
I-14YF-YRCH-YKDY	POWER CORD -FD	E	2/04/2026	71.94		013597		
I-1634-46P6-6L6W	HEADSET FOR RADIOS-PKS	E	2/04/2026	59.85		013597		
I-16PX-YXD3-PWQG	MISC BOOKS-KL	E	2/04/2026	36.97		013597		
I-176L-PWQQ-64QV	PROGRAMS BUBBLE SOLUTION-KL	E	2/04/2026	51.27		013597		
I-179T-913X-WN7J	MICROPHONE -FS4	E	2/04/2026	18.99		013597		
I-17ND-GTMQ-9WYL	MISC BOOKS-KL	E	2/04/2026	110.01		013597		
I-17QT-73WP-6N7L	COTTON BALLS/BLK PAPER/PNT-P&R	E	2/04/2026	58.84		013597		
I-17QT-73WP-DMKL	PICKLEBALL BALLS-ACC	E	2/04/2026	167.98		013597		

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
I-17RC-1CV1-4KXL	PROGRAM REPLC BLADES-KL	E	2/04/2026	9.98		013597		
I-17VC-N7JX-3MH4	DESK ORGAN, CORD-COMM	E	2/04/2026	35.91		013597		
I-19VF-TN9T-1HQH	FOLDING TABLES - P&R	E	2/04/2026	157.98		013597		
I-1CNX-FMMR-4DH3	MISC BOOKS-KL	E	2/04/2026	69.74		013597		
I-1CQV-KTTG-3CN1	PROG STICKERS-KL	E	2/04/2026	9.49		013597		
I-1DYG-RHQW-CWT4	CIRCULATION LABEL TAPE-KL	E	2/04/2026	86.70		013597		
I-1DYG-RHQW-QRYX	EARTIP PACK-PD	E	2/04/2026	14.84		013597		
I-1F64-J79D-PKHV	TOWELETTES-KL	E	2/04/2026	33.99		013597		
I-1F7D-JN11-PCYX	TRAINING BALLS/SANITIZER-ACC	E	2/04/2026	267.41		013597		
I-1FKC-7L4P-9H1V	CALENDAR-PW	E	2/04/2026	8.96		013597		
I-1FKC-7L4P-CTVP	DROP CEILING WHITE -PD	E	2/04/2026	846.80		013597		
I-1GF4-TMPV-CHP7	PROGS SCISSORS-KL	E	2/04/2026	9.99		013597		
I-1GWY-PN6D-QHDW	FRNDS TWEEN BOOK CL-KL	E	2/04/2026	75.70		013597		
I-1GY4-NMWC-M6VN	MISC BOOKS-KL	E	2/04/2026	26.14		013597		
I-1H3Y-G9L3-YNNF	WIRED HEADSETS (6)-IT	E	2/04/2026	959.94		013597		
I-1J3L-1QG6-JVD1	DISC GROUP BOOKS-KL	E	2/04/2026	162.30		013597		
I-1J97-KVWV-7G1R	CAR CLEANER/TOWELS-PD	E	2/04/2026	101.07		013597		
I-1J97-KVWV-CHLH	LIGHT BULBS -PRSC	E	2/04/2026	39.90		013597		
I-1KJ6-HRNN-NQNP	MISC BOOKS-KL	E	2/04/2026	42.20		013597		
I-1L77-HTXG-37MV	MISC MULTI MEDIA-KL	E	2/04/2026	137.45		013597		
I-1MMQ-47FY-Q4Y3	MISC MULTI MEDIA-KL	E	2/04/2026	14.98		013597		
I-1N9M-KTY6-KVC4	MISC BOOKS-KL	E	2/04/2026	276.04		013597		
I-1P4D-VRR7-D6PN	PROG STICKERS-KL	E	2/04/2026	199.80		013597		
I-1PPI-7DPC-LFPW	MISC MULTI MEDIA-KL	E	2/04/2026	206.69		013597		
I-1PW9-QVFL-DHXY	MISC MULTI MEDIA-KL	E	2/04/2026	89.80		013597		
I-1PW9-QVFL-V9H4	MISC MULTI MEDIA-KL	E	2/04/2026	110.26		013597		
I-1Q4Y-JTXN-7CKF	PORTABLE GROUND ANCHORS-PRSC	E	2/04/2026	238.81		013597		
I-1R7G-NHT4-KDF6	BULLETIN BOARD-FS4	E	2/04/2026	268.98		013597		
I-1RLR-HXLD-D3P9	MISC MULTI MEDIA-KL	E	2/04/2026	90.11		013597		
I-1VRT-1THK-K3GW	FRUIT SNACKS/PUNCH-P&R	E	2/04/2026	35.86		013597		
I-1WF3-DQDK-PNWC	BATTERIES-CLK	E	2/04/2026	23.95		013597		
I-1WGX-HVQ3-3GJX	ROTARY DRUM PUMP - FD	E	2/04/2026	198.97		013597		
I-1XCL=W1WT-NLDC	MISC MULTI MEDIA-KL	E	2/04/2026	62.90		013597		
I-1Y9Q-PVY7-JPDH	JUMP STARTER BATTERY-PRSC	E	2/04/2026	147.50		013597		
I-1YJ1-KIRC-CCVV	SOLENOID STARTER - PW	E	2/04/2026	12.99		013597		6,977.83
*** VENDOR TOTALS ***						1 CHECKS		6,977.83
003643	HOLM'S RADIATOR LLC							
I-S557075	UNIT #226 GASKET	R	2/02/2026	16.00		254734		16.00
*** VENDOR TOTALS ***						1 CHECKS		16.00
008687	ANKENY AMERICAN LEGION POST 42							
I-202-WMR-26	FLAGS - PKS	R	2/02/2026	775.50		254735		775.50
*** VENDOR TOTALS ***						1 CHECKS		775.50

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000045	ANKENY BUSINESS & INDUSTRY COL							
I-5315	FY26 ABIC MEMBR DUES1/1-12/31	E	2/04/2026	2,500.00		013550		2,500.00
	*** VENDOR TOTALS ***					1 CHECKS		2,500.00
011996	ANKENY HARDWARE STORE LLC							
I-105997	KILZ - PKS	E	2/04/2026	17.99		013613		
I-1209442	BATTERY - PKS	E	2/04/2026	19.99		013613		
I-1209469	CLEANER/BLADE- PD	E	2/04/2026	33.98		013613		
I-1209603	HILLMAN - PRSC	E	2/04/2026	11.36		013613		
I-1209887	HILLMAN - OCM	E	2/04/2026	11.96		013613		
I-1209989	STAKE FLAGS/PNT/HSE/ADSV-PRSC	E	2/04/2026	38.05		013613		
I-1210156	TERMINAL BLOCK - PW	E	2/04/2026	8.49		013613		
I-1210227	KIDS SHOVEL - PD	E	2/04/2026	11.99		013613		
I-1210232	HILLMAN/BIT - PLAY BOARDS	E	2/04/2026	25.48		013613		
I-1210274	DRIL BIT SET/HILLMAN-PKS	E	2/04/2026	17.18		013613		
I-1210630	CABLE TIES - PKS	E	2/04/2026	64.47		013613		
I-1210635	BIKE RACK HILLMAN - PKS	E	2/04/2026	25.90		013613		
I-1210641	TACK CLOTH/SANDPAPER-PKS	E	2/04/2026	7.26		013613		294.10
	*** VENDOR TOTALS ***					1 CHECKS		294.10
003319	MIDWEST SOLID WASTE							
I-2173130	12/12/25 30 YD - PW	E	2/04/2026	250.00		013579		
I-2175550	01/02/2026 STATEMENT	E	2/04/2026	1,261.91		013579		1,511.91
	*** VENDOR TOTALS ***					1 CHECKS		1,511.91
004201	TSJM TOWING SERVICE LLC							
I-26-72065	TOW FEE 26-000201-PD	R	2/02/2026	75.00		254736		75.00
	*** VENDOR TOTALS ***					1 CHECKS		75.00
009326	RYAN ARENDSE							
I-1/2026 MEAL REIM	SERT MEAL REIM 1/6/26-PD	E	2/04/2026	28.22		013634		28.22
	*** VENDOR TOTALS ***					1 CHECKS		28.22
011955	MH LOGISTICS CORP							
I-0064742-IN	HOSE REEL SWIVEL-SWR	E	2/04/2026	253.29		013612		
I-0065289-IN	HOSE SUPPLIES-SWR	E	2/04/2026	129.88		013612		
I-0065396-IN	HOSE REEL-SWR	E	2/04/2026	575.75		013612		958.92
	*** VENDOR TOTALS ***					1 CHECKS		958.92
000057	ARNOLD MOTOR SUPPLY							
C-15CR019502	CR: AIR FILTER CG	R	2/02/2026	19.15CR		254737		
I-15NV229466	STOCK FILTERS - CG	R	2/02/2026	30.62		254737		
I-15NV229803	UNIT #906 AIR /OIL FILTERS	R	2/02/2026	36.50		254737		
I-15NV230078	PISTOL GUN - PKS	R	2/02/2026	69.99		254737		
I-15NV230200	REAR BLADE - UNIT #73	R	2/02/2026	11.94		254737		
I-15NV230353	STOCK PARTS - CG	R	2/02/2026	150.36		254737		
I-15NV230354	OIL/AIR/COOLANT FLTR-CG	R	2/02/2026	123.32		254737		
I-15NV230365	PERFECT VIEW/BLADE - CG	R	2/02/2026	56.98		254737		

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			DATE				NO	STATUS	AMOUNT
I-15NV230381	STOCK PARTS - CG	R	2/02/2026		94.92		254737		
I-15NV230382	WINTER BLADE - CG	R	2/02/2026		30.68		254737		586.16
			*** VENDOR TOTALS ***				1 CHECKS		586.16
012092	ASCENDANCE TRUCKS LLC								
C-XA100032394:01	CR: FILTER CARTRIDGE UNIT #203	E	2/04/2026		54.60CR		013616		
I-XA301048474:03	#226 TURBO	E	2/04/2026		1,159.45		013616		
I-XA301049455:01	#226 AFTERTREATMENT PARTS	E	2/04/2026		6,650.03		013616		
I-XA301049455:02	#226 PARTICULATE FILTERS	E	2/04/2026		5,714.04		013616		
I-XA301049483:01	UNIT #120 KIT SPEED SENSOR	E	2/04/2026		318.73		013616		
I-XA301049631:01	UNIT #226 GASKET -PW	E	2/04/2026		104.06		013616		
I-XA301049632:01	UNIT #226 GASKET	E	2/04/2026		52.03		013616		
I-XA301049639:01	UNIT #226 MUFFLER SUPPORT	E	2/04/2026		110.92		013616		
I-XA301049789:01	#226 PARTS	E	2/04/2026		1,414.50		013616		
I-XA301049841:02	UNIT #226 CLAMP BOLT	E	2/04/2026		56.52		013616		15,525.68
			*** VENDOR TOTALS ***				1 CHECKS		15,525.68
008024	AUREON COMMUNICATIONS LLC								
I-20796067	01/01/26-01/31/26 STATEMENT	E	2/04/2026		2,326.34		013594		2,326.34
			*** VENDOR TOTALS ***				1 CHECKS		2,326.34
001580	EDWIN C BERRY JR								
I-1/2026 FITNESS	SAMSUNG RING FIT REIM-CG	R	2/02/2026		135.68		254738		135.68
			*** VENDOR TOTALS ***				1 CHECKS		135.68
005950	BLACKSTONE AUDIO INC								
I-2222953	MISC MULTI MEDIA-KL	R	2/02/2026		41.95		254739		41.95
			*** VENDOR TOTALS ***				1 CHECKS		41.95
009283	BOLTON & MENK, INC								
I-0384094 #1	PAY 1-NW 18TH RECN-STATE/ASH	R	2/02/2026		63,248.00		254740		
I-0384096 #14	PAY 14-NW PR RDG DR/9TH/ASH	R	2/02/2026		1,364.00		254740		64,612.00
			*** VENDOR TOTALS ***				1 CHECKS		64,612.00
009487	BOOT BARN INC								
I-INV00557125	KEEN UTILITY BLK -MV	E	2/04/2026		134.99		013602		134.99
			*** VENDOR TOTALS ***				1 CHECKS		134.99
005174	BOUND TREE MEDICAL LLC								
I-86043498	EMS SUPPLIES - FD	R	2/02/2026		957.49		254741		
I-86050822	EMS SUPPLIES - FD	R	2/02/2026		1,143.02		254741		
I-86052574	EMS SUPPLIES - FD	R	2/02/2026		137.50		254741		
I-86052575	EMS SUPPLIES - FD	R	2/02/2026		965.05		254741		
I-86056018	EMS SUPPLIES - FD	R	2/02/2026		6.90		254741		
I-86058028	EMS SUPPLIES - FD	R	2/02/2026		741.67		254741		
I-86058029	EMS SUPPLIES - FD	R	2/02/2026		271.98		254741		4,223.61
			*** VENDOR TOTALS ***				1 CHECKS		4,223.61

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011717	CAMI BRAZELTON							
I-1/12/26 TSHIRTS	FRIENDS LIBRARY TSHIRTS-KL	R	2/02/2026	77.66		254742		77.66
	*** VENDOR TOTALS ***					1 CHECKS		77.66
000127	BRICK GENTRY PC							
I-471022	12/25/2025 STATEMENT 224.003	E	2/04/2026	1,330.00		013551		
I-471023	12/25/2025 STATEMENT 224.004	E	2/04/2026	1,200.00		013551		
I-471024	12/25/2025 STATEMENT 224.011	E	2/04/2026	5,680.00		013551		8,210.00
	*** VENDOR TOTALS ***					1 CHECKS		8,210.00
011669	CAMPBELL SUPPLY CO INC							
I-INV-00686395	BATTERY STARTER KIT - FD	R	2/02/2026	299.00		254743		299.00
	*** VENDOR TOTALS ***					1 CHECKS		299.00
000211	GALE							
I-999101859346	MISC BOOKS-KL	E	2/04/2026	260.16		013553		
I-999101859347	MISC BOOKS-KL	E	2/04/2026	197.93		013553		
I-999101868682	MISC BOOKS-KL	E	2/04/2026	141.70		013553		
I-999101889214	MISC BOOKS-KL	E	2/04/2026	27.74		013553		
I-999101889216	MISC BOOKS-KL	E	2/04/2026	128.95		013553		
I-999101915580	MISC BOOKS-KL	E	2/04/2026	101.96		013553		
I-999101933112	MISC BOOKS-KL	E	2/04/2026	78.72		013553		
I-999102018942	MISC BOOKS-KL	E	2/04/2026	28.49		013553		
I-999102075694	MISC BOOKS-KL	E	2/04/2026	74.22		013553		
I-999102075697	MISC BOOKS-KL	E	2/04/2026	74.22		013553		
I-999102075699	MISC BOOKS-KL	E	2/04/2026	83.22		013553		
I-999102075700	MISC BOOKS-KL	E	2/04/2026	52.48		013553		1,249.79
	*** VENDOR TOTALS ***					1 CHECKS		1,249.79
003072	QWEST CORPORATION							
I-01/04/2026	01/2026 STATEMENT TRAFFIC	E	2/04/2026	101.99		013575		101.99
	*** VENDOR TOTALS ***					1 CHECKS		101.99
000426	CERTIFIED POWER INC							
I-40541829	CONTROLLER PARTS - PW	R	2/02/2026	3,223.93		254744		3,223.93
	*** VENDOR TOTALS ***					1 CHECKS		3,223.93
010049	CINTAS CORPORATION							
I-5311827102	FIRST AID SUPPLIES-SWR	R	2/02/2026	60.48		254745		60.48
	*** VENDOR TOTALS ***					1 CHECKS		60.48
011576	CINTAS CORPORATION							
I-4255381908	BANQUET SUPPLY RENTALS-OC	R	2/02/2026	127.94		254746		
I-4255987337	MATS, UNIFORMS-SWR	R	2/02/2026	173.24		254746		
I-4256146719	MATS/UNIFORMS OCM	R	2/02/2026	65.76		254746		
I-4256150811	MAT RENTALS - LAKESIDE	R	2/02/2026	28.19		254746		
I-4256150842	MATS, MOPS, UNIFORMS-WTR	R	2/02/2026	201.25		254746		
I-4256151022	MATS/UNIFORMS -PKS	R	2/02/2026	129.57		254746		

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
I-4256907089	UNIFORMS - OCM	R	2/02/2026	36.96		254746		
I-4256912178	MATS, MOPS, UNIFORMS-WTR	R	2/02/2026	201.25		254746		
I-4256912546	MATS/UNIFORMS - PKS	R	2/02/2026	129.57		254746		1,093.73
			*** VENDOR TOTALS ***			1 CHECKS		1,093.73
008258	CIT CHARTERS INC							
I-P/12443-DEPOSIT	4/1/26 TRANSPORT DEPOSIT	E	2/04/2026	213.76		013595		213.76
			*** VENDOR TOTALS ***			1 CHECKS		213.76
011409	CM2 SUPPLY							
I-0000441859	BEVERAGES FOR RESALE-OC	E	2/04/2026	41.80		013605		41.80
			*** VENDOR TOTALS ***			1 CHECKS		41.80
002559	CONSUMERS ENERGY							
I-12/01/25-01/02/26	12/2025 STATEMENT	E	2/04/2026	2,748.07		013573		2,748.07
			*** VENDOR TOTALS ***			1 CHECKS		2,748.07
009277	CONVERGE ONE INC							
I-0964866-IN	MERAKI C9300L SWITCH	E	2/04/2026	2,605.27		013598		
I-INV1105058	MERAKI C9300L SWITCH	E	2/04/2026	11,033.58		013598		
I-INV1105848	MERAKI C9300L SWITCH	E	2/04/2026	3,254.12		013598		16,892.97
			*** VENDOR TOTALS ***			1 CHECKS		16,892.97
000595	CORE & MAIN LP							
I-Y224404/A	FY26 BLANKET PO	R	2/02/2026	2,430.42		254747		
I-Y224404/B	FY26 BLANKET PO (2)	R	2/02/2026	69.58		254747		2,500.00
			*** VENDOR TOTALS ***			1 CHECKS		2,500.00
000605	DEMCO INC							
I-7751622	CIRCULATION SUPPLIES-KL	E	2/04/2026	333.38		013561		333.38
			*** VENDOR TOTALS ***			1 CHECKS		333.38
000758	DES MOINES IRON & SUPPLY CO							
I-1904700206	GLASSES/12FT LGTH - OCM	R	2/02/2026	16.49		254748		
I-1904700383	ALUM ANGLE -PKS	R	2/02/2026	205.46		254748		221.95
			*** VENDOR TOTALS ***			1 CHECKS		221.95
012080	DES MOINES WATER WORKS - CIWW							
I-000131 12/31/2025	LEAK DETECT SVC (3)-WTR	R	2/02/2026	825.00		254749		
I-005039 01/05/26	01/05/2026 STATEMENT CIWW	R	2/02/2026	159,982.80		254749		
I-005040 01/05/2026	01/05/2026 STATEMENT CIWW	R	2/02/2026	100,193.61		254749		
I-084793 01/05/2026	01/05/2026 STATEMENT CIWW	R	2/02/2026	87,488.07		254749		
I-099890 01/05/2026	01/05/2026 STATEMENT CIWW	R	2/02/2026	101,838.70		254749		
I-101656 01/05/2026	01/05/2026 STATEMENT CIWW	R	2/02/2026	86,054.65		254749		
I-105134 01/13/2026	01/13/2026 STATEMENT CIWW	R	2/02/2026	226,232.00		254749		762,614.83
			*** VENDOR TOTALS ***			1 CHECKS		762,614.83

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002143	DOORS INC							
I-36259	2 EXTERIOR DOORS-PRSC	E	2/04/2026	2,298.00		013569		2,298.00
	*** VENDOR TOTALS ***					1 CHECKS		2,298.00
003288	TOM DOZLER							
I-1/2026 TRAVEL REIM	1/5/2026 MEAL REIM-TRFC	R	2/02/2026	35.00		254750		35.00
	*** VENDOR TOTALS ***					1 CHECKS		35.00
004995	ECHO GROUP INC							
I-S011551395.001	GE BREAKER BOLT - CH	E	2/04/2026	557.47		013585		557.47
	*** VENDOR TOTALS ***					1 CHECKS		557.47
009084	ILLINOIS TOOL WORKS							
I-INV240784	REPAIR KIT	R	2/02/2026	1,048.75		254751		1,048.75
	*** VENDOR TOTALS ***					1 CHECKS		1,048.75
000186	ELECTRONIC ENGINEERING							
I-120019569-1	RADIO REPIAR - PW	E	2/04/2026	81.38		013552		
I-80080598	01/2026 RADIO RENTAL STS	E	2/04/2026	34.00		013552		
I-80080599	1/1-1/31/26 MTH RADIO RENT-SWR	E	2/04/2026	8.50		013552		
I-80080727	01/2026 RADIO RENTALS PW	E	2/04/2026	912.00		013552		
I-80080728	1/1-1/31/2026 TOWER C-MU	E	2/04/2026	464.00		013552		1,499.88
	*** VENDOR TOTALS ***					1 CHECKS		1,499.88
008988	ELITE GLASS & METAL LLC							
I-SM-27599	GLASS FOR OFFICE WINDOW	R	2/02/2026	1,575.00		254752		1,575.00
	*** VENDOR TOTALS ***					1 CHECKS		1,575.00
012275	EMS MANAGEMENT & CONSULTANTS,							
I-EMS-022203	12/2025 TOTAL COLLECTIONS-FD	R	2/02/2026	8,318.33		254753		8,318.33
	*** VENDOR TOTALS ***					1 CHECKS		8,318.33
008855	JAMES EVANS							
I-1/13/2026 DNR CERT	1/13/26 CERT NUISA WLDLFE-PR	E	2/04/2026	64.59		013632		64.59
	*** VENDOR TOTALS ***					1 CHECKS		64.59
005478	EXCEL MECHANICAL COMPANY INC							
I-189053	HIGH HUMIDITY REPAIR-FS2	E	2/04/2026	1,418.67		013588		
I-189056	SERVICE CHECK REPAIRS-OC	E	2/04/2026	1,031.44		013588		
I-189057	SERVICE CHECK REPAIRS	E	2/04/2026	1,244.92		013588		
I-189065	NEW PUMP SEALS-PD	E	2/04/2026	1,224.00		013588		
I-189067	NEW PUMP SEALS-PD	E	2/04/2026	1,545.89		013588		6,464.92
	*** VENDOR TOTALS ***					1 CHECKS		6,464.92

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000049	FACTORY MOTOR PARTS COMPANY							
I-40-2310091	UNIT #68 BRAKE ROTOR/PADS	R	2/02/2026	340.60		254754		
I-40-240730	BATTERY CORES STOCK -CG	R	2/02/2026	723.74		254754		1,064.34
	*** VENDOR TOTALS ***					1 CHECKS		1,064.34
004235	FAITH BAPTIST BIBLE COLLEGE							
I-01/2026 HOOPS	HOOP STARS BBALL CAMP	E	2/04/2026	1,857.60		013580		1,857.60
	*** VENDOR TOTALS ***					1 CHECKS		1,857.60
002285	FASTENAL COMPANY							
I-IADES464964	WEDGE ANCHORS-SWR	E	2/04/2026	115.00		013571		
I-IADES465017	3/4" S/S FHN-WTR	E	2/04/2026	30.00		013571		145.00
	*** VENDOR TOTALS ***					1 CHECKS		145.00
011600	FINE PROPERTIES LLC							
I-1033A	Q4 CAR WASHES PD	E	2/04/2026	81.00		013610		
I-1033B	Q4 PD CAR WASHES	E	2/04/2026	1,647.00		013610		
I-1033C	Q4 CITY HALL CAR WASH	E	2/04/2026	9.00		013610		1,737.00
	*** VENDOR TOTALS ***					1 CHECKS		1,737.00
011234	FIRE SERVICE TRAINING BUREAU							
I-261392	INSTR1 - KA/WM	R	2/02/2026	100.00		254755		100.00
	*** VENDOR TOTALS ***					1 CHECKS		100.00
006511	THE PAPER CORPORATION							
I-288321-00	SHOP TOWELS - OCM	E	2/04/2026	88.25		013591		88.25
	*** VENDOR TOTALS ***					1 CHECKS		88.25
007648	DAIOHS USA INC							
I-MN-1015669	COFFEE-CH	E	2/04/2026	119.11		013592		
I-MN-958869	COFFEE SERVICE STS	E	2/04/2026	117.62		013592		236.73
	*** VENDOR TOTALS ***					1 CHECKS		236.73
012274	FITTECH SOLUTIONS LLC							
I-I3873588	TREADMILL REPAIR - FD	E	2/04/2026	110.00		013621		110.00
	*** VENDOR TOTALS ***					1 CHECKS		110.00
002411	JOE FOGG							
I-1/2026 TRAVEL REIM 1/5/26 MEAL REIM-TRFC		R	2/02/2026	35.00		254756		35.00
	*** VENDOR TOTALS ***					1 CHECKS		35.00
002078	FOTH & VAN DYKE LLC							
I-7906.255496 #19	PAY 19-W 1ST ST IMP-PHASE 2	R	2/02/2026	13,077.79		254757		13,077.79
	*** VENDOR TOTALS ***					1 CHECKS		13,077.79

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011998	GALLS PARENT HOLDINGS, LLC							
C-033387023	CR: UNIFORMS -FD	E	2/04/2026	196.38CR		013614		
C-033686920	SPERRY BEANIE REFUND-PD	E	2/04/2026	15.40CR		013614		
C-033744111	SPERRY SHIPPING REFUND-PD	E	2/04/2026	6.99CR		013614		
I-033488682	UNIFORMS - FD	E	2/04/2026	190.54		013614		
I-033553258	SPERRY BEANIE PD BY EMP-PD	E	2/04/2026	22.39		013614		
I-033603962	TWEDT UNIFORM	E	2/04/2026	138.99		013614		
I-033615425	RUCKER UNIFORM AND EQUIP	E	2/04/2026	594.84		013614		
I-033615434	TWEDT UNIFORM	E	2/04/2026	302.72		013614		
I-033617803	TWEDT UNIFORM	E	2/04/2026	29.20		013614		
I-033627693	RUCKER UNIFORM AND EQUIP	E	2/04/2026	250.72		013614		
I-033649205	TWEDT UNIFORM	E	2/04/2026	10.94		013614		
I-033671647	UNIFORMS - FD	E	2/04/2026	557.79		013614		
I-033675317	TRAVERSE-MOLLE W/ CELL	E	2/04/2026	293.12		013614		
I-033700157	TWEDT UNIFORM	E	2/04/2026	111.46		013614		
I-033719153	TWEDT UNIFORM	E	2/04/2026	68.83		013614		
I-033732773	TWEDT UNIFORM	E	2/04/2026	233.28		013614		
I-033746183	RUCKER GEAR ORDER-PD	E	2/04/2026	101.66		013614		
I-033759239	TWEDT UNIFORM	E	2/04/2026	260.31		013614		
I-033772066	POLICE SUPPLIES-PD	E	2/04/2026	550.42		013614		3,498.44
	*** VENDOR TOTALS ***					1 CHECKS		3,498.44
012038	GANNETT MEDIA CORP							
I-0007494819	12/2025 LEGAL PUBLICATION-CLK	R	2/02/2026	1,125.52		254758		1,125.52
	*** VENDOR TOTALS ***					1 CHECKS		1,125.52
012267	CODY BINGHAM							
I-02/2026 DANCE	02/06-02/07/26 FATHER/DTR DNCE	E	2/04/2026	560.00		013640		560.00
	*** VENDOR TOTALS ***					1 CHECKS		560.00
004643	DEBRA L GERVAIS							
I-01/2026 FITNESS	JAN FITNESS REIM-CD	E	2/04/2026	18.00		013582		18.00
	*** VENDOR TOTALS ***					1 CHECKS		18.00
012644	GOLDEN SHOVEL AGENCY, LLC							
I-INV-2026019/A	ED MARKETING PIECES	E	2/04/2026	3,000.00		013628		
I-INV-2026019/B	ED MARKETING PIECES	E	2/04/2026	2,000.00		013628		5,000.00
	*** VENDOR TOTALS ***					1 CHECKS		5,000.00
000222	GOLF COURSE SUPERINTENDENTS							
I-149749 FY26	12/1/25-11/30/26 MEMBERSHIP-LB	R	2/02/2026	530.00		254759		530.00
	*** VENDOR TOTALS ***					1 CHECKS		530.00

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000227	GRAINGER							
C-9771544658	CR: BRACKETS -PKS	E	2/04/2026	61.10CR		013554		
I-9756592300	CAM LOCK -PD	E	2/04/2026	53.98		013554		
I-9760383209	FULL BRIM HELMET-WTR	E	2/04/2026	136.84		013554		
I-9762096536	RATCHET HELMET-WTR	E	2/04/2026	250.40		013554		
I-9768531163	FIRE EXTINGUISHER -CG	E	2/04/2026	70.27		013554		
I-9768913221	SIGN MOUNTING BRACKETS-PKS	E	2/04/2026	61.10		013554		
I-9770512284	EAR PLUGS, GLOVES-SWR	E	2/04/2026	60.08		013554		
I-9770800416	BRIM HATS (5)-WTR	E	2/04/2026	686.80		013554		
I-9773175121	UNIT #632 RUBBER SEAL	E	2/04/2026	33.60		013554		
I-9774353701	CLAMPING NUT - PKS	E	2/04/2026	29.21		013554		
I-9777466906	SIGN MOUNT BRKTS-SB BT CG PRSC	E	2/04/2026	61.10		013554		
I-9779347195	EAR MUFFS HARD HAT (4)-WTR	E	2/04/2026	163.04		013554		1,545.32
	*** VENDOR TOTALS ***					1 CHECKS		1,545.32
012308	GREAT CATERERS OF IOWA							
I-1/08/2026	EMP APP LUNCH 1/8/26	E	2/04/2026	5,796.00		013623		5,796.00
	*** VENDOR TOTALS ***					1 CHECKS		5,796.00
009448	HANDS TO HEARTS CUSTOM SEWING							
I-44	BLANKETS - FD	E	2/04/2026	605.61		013600		605.61
	*** VENDOR TOTALS ***					1 CHECKS		605.61
001815	HAWKEYE TRUCK EQUIPMENT							
I-168716	UNIT #321 SPRAY ON LINER	R	2/02/2026	515.00		254760		
I-169329	GRIP STEPS/LINERS/LO SIDE-STRM	R	2/02/2026	1,596.70		254760		
I-169356	BOSS HYD OIL OCM	R	2/02/2026	25.76		254760		
I-169400	REAR FLOOR LINERS-STRM	R	2/02/2026	123.19		254760		2,260.65
	*** VENDOR TOTALS ***					1 CHECKS		2,260.65
003452	HDR ENGINEERING INC							
I-10448730 #2	PAY 2-NW STATE IMP/1ST-18TH	R	2/02/2026	8,602.24		254761		8,602.24
	*** VENDOR TOTALS ***					1 CHECKS		8,602.24
012261	KB COMMERCIAL CLEANING LLC							
I-7287	HOOD CLEANING FS2	E	2/04/2026	590.00		013620		
I-7288	HOOD CLEANING - FS1	E	2/04/2026	590.00		013620		
I-7289	EXHAUST CLEANING -FS3	E	2/04/2026	590.00		013620		1,770.00
	*** VENDOR TOTALS ***					1 CHECKS		1,770.00
003098	HOTSY CLEANING SYSTEMS IN							
I-PSI-321496	TEE/ELBW/NIP/ADPTR-PRSC	E	2/04/2026	400.44		013576		400.44
	*** VENDOR TOTALS ***					1 CHECKS		400.44

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012490	HUBEXO US INC							
I-QUE-16177	EBID DOC DOWNLOAD	E	2/04/2026	1,254.00		013626		1,254.00
	*** VENDOR TOTALS ***					1 CHECKS		1,254.00
000283	HY-VEE INC							
I-12240244	RUCKER ILEA MEALS	R	2/02/2026	2,865.00		254762		2,865.00
	*** VENDOR TOTALS ***					1 CHECKS		2,865.00
012246	INGRAM LIBRARY SERVICES LLC							
I-93527901	BLANKET PO BOOKS	E	2/04/2026	356.31		013618		
I-93527902	BLANKET PO BOOKS	E	2/04/2026	115.32		013618		
I-93541886	BLANKET PO BOOKS	E	2/04/2026	60.74		013618		
I-93560562	BLANKET PO BOOKS	E	2/04/2026	558.02		013618		
I-93603776	BLANKET PO BOOKS	E	2/04/2026	439.86		013618		
I-93653764	BLANKET PO BOOKS	E	2/04/2026	908.86		013618		
I-93653765	BLANKET PO BOOKS	E	2/04/2026	25.10		013618		
I-93668668	BLANKET PO BOOKS	E	2/04/2026	47.41		013618		
I-93668669	BLANKET PO BOOKS	E	2/04/2026	240.40		013618		
I-93668669A	BLANKET PO BOOKS	E	2/04/2026	85.80		013618		
I-93668669B	BLANKET PO BOOKS	E	2/04/2026	115.91		013618		
I-93693672	BLANKET PO BOOKS	E	2/04/2026	24.53		013618		
I-93730131	BLANKET PO BOOKS	E	2/04/2026	59.60		013618		
I-93766597	BLANKET PO BOOKS	E	2/04/2026	1,481.41		013618		
I-93860337	MISC BOOKS	E	2/04/2026	196.35		013618		
I-93898732	BLANKET PO BOOKS	E	2/04/2026	454.00		013618		
I-93913667	BLANKET PO BOOKS	E	2/04/2026	313.79		013618		5,483.41
	*** VENDOR TOTALS ***					1 CHECKS		5,483.41
000263	INLAND TRUCK PARTS							
I-IN-1932303	#743 PUMP SHAFT	E	2/04/2026	2,667.42		013555		2,667.42
	*** VENDOR TOTALS ***					1 CHECKS		2,667.42
002459	INTERNATIONAL MUNICIPAL SIGNAL							
I-2/2/26 WORK ZONE	M.VOLK WORK ZONE CERT-TRFC	R	2/02/2026	550.00		254763		550.00
002459	INTERNATIONAL MUNICIPAL SIGNAL							
I-2/3/26 TRAF SIGN	M.VOLK TRAF SIGN TECH I-TRFC	R	2/02/2026	550.00		254764		550.00
002459	INTERNATIONAL MUNICIPAL SIGNAL							
I-2/5/26 TRAF SIGN	C.HYLER-TRAF SIGN TECH II-TRFC	R	2/02/2026	550.00		254765		550.00
	*** VENDOR TOTALS ***					3 CHECKS		1,650.00
000407	WEBER BATTERY INC							
I-1925901010346	BATTERIES -FD	E	2/04/2026	29.10		013558		
I-1925901010357	UNIT #632 BATTERY	E	2/04/2026	161.21		013558		
I-1925901010363	BATTERY BACKUP PRSC	E	2/04/2026	20.89		013558		
I-19259010368	BATTERIES - FD	E	2/04/2026	137.40		013558		348.60
	*** VENDOR TOTALS ***					1 CHECKS		348.60

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005442	IOWA ASSOC OF PROF FIRE CHIEFS							
I-2026 MEMBERSHIPS	2026 ANNUAL MEMBERSHIPS	R	2/02/2026	240.00		254766		240.00
	*** VENDOR TOTALS ***					1 CHECKS		240.00
010902	IOWA DEPARTMENT OF TRANSPORTAT							
I-PCC L3 CERT-TETER	02/2026 PCC LEVEL 3 CERT-TETER	R	2/02/2026	480.00		254767		480.00
	*** VENDOR TOTALS ***					1 CHECKS		480.00
000272	IOWA PRISON INDUSTRIES							
I-304401	SIGN SUPPLIES - TRAFFIC	R	2/02/2026	1,103.20		254768		
I-387786	RUCKER UNIFORMS-PD	R	2/02/2026	152.02		254768		
I-390655	PANTS M. RUCKER-PD	R	2/02/2026	87.98		254768		1,343.20
	*** VENDOR TOTALS ***					1 CHECKS		1,343.20
009276	J & M GOLF INC							
I-0743853-IN	SPECIAL ORDER MERCH - OC	R	2/02/2026	79.53		254769		79.53
	*** VENDOR TOTALS ***					1 CHECKS		79.53
011579	BRANDT JOHNSON							
I-01/2026 FITNESS	TREADMILL FITNESS REIM-MGR	E	2/04/2026	142.59		013637		142.59
	*** VENDOR TOTALS ***					1 CHECKS		142.59
011539	JP PARTY RENTALS LLC							
I-46216805	LASER TAG RENTAL -ACC	E	2/04/2026	465.00		013607		465.00
	*** VENDOR TOTALS ***					1 CHECKS		465.00
000292	KARL CHEVROLET INC							
I-413307	SENSOR FLUID/OIL 0 PW	E	2/04/2026	46.87		013557		
I-426189	UNIT #322 PANEL SCUFF	E	2/04/2026	33.79		013557		
I-428808	UNIT #68 TUBE	E	2/04/2026	251.72		013557		
I-428808-1	UNIT #68 TUBE	E	2/04/2026	192.09		013557		524.47
	*** VENDOR TOTALS ***					1 CHECKS		524.47
012000	KEY COOPERATIVE							
I-90000188	1/07/26 UNLEADED/DIESEL	E	2/04/2026	15,924.49		013615		
I-90000191	1/20/26 UNLEADED/DIESEL	E	2/04/2026	17,295.89		013615		
I-95003082	DIESEL DYED -PRSC	E	2/04/2026	290.17		013615		33,510.55
	*** VENDOR TOTALS ***					1 CHECKS		33,510.55
012632	JOEL KORSHOLM							
I-01/2026 FITNESS	ROWING MACHINE FITNESS REIMB	E	2/04/2026	159.00		013642		159.00
	*** VENDOR TOTALS ***					1 CHECKS		159.00

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008472	KRIS ENGINEERING INC							
I-42253/B	JOMA BLADES - FREIGHT	R	2/02/2026	175.00		254770		
I-42253\A	Plow Blades	R	2/02/2026	22,079.84		254770		22,254.84
	*** VENDOR TOTALS ***					1 CHECKS		22,254.84
005189	KULLY SUPPLY INC							
I-694419	TOILET PARTS - PW	E	2/04/2026	140.86		013587		140.86
	*** VENDOR TOTALS ***					1 CHECKS		140.86
008273	LEMAR INDUSTRIES							
I-1102970	UNIT #828 PARTS OCM	R	2/02/2026	45.40		254771		45.40
	*** VENDOR TOTALS ***					1 CHECKS		45.40
009465	LIBERTY HOLDINGS INC							
I-260686	CONCRETE -PW	R	2/02/2026	1,764.00		254772		1,764.00
	*** VENDOR TOTALS ***					1 CHECKS		1,764.00
004810	LOGAN CONTRACTORS SUPPLY							
I-G67944	PLUGS/FILTER SUPPLY-WTR	E	2/04/2026	85.38		013584		
I-G67947	ALUM CONC PLACER (2)-WTR	E	2/04/2026	98.98		013584		184.36
	*** VENDOR TOTALS ***					1 CHECKS		184.36
011610	QUINN LOPREATO							
I-01/2026 FITNESS	DEC FITNESS ATTEND REIM	E	2/04/2026	16.05		013638		16.05
	*** VENDOR TOTALS ***					1 CHECKS		16.05
000470	LUMEN							
I-768526764	1/26 STM LOCKBOX-IT	E	2/04/2026	622.95		013559		622.95
	*** VENDOR TOTALS ***					1 CHECKS		622.95
009473	MACQUEEN EQUIPMENT, LLC							
I-P60985	13 FIRE HELMETS	E	2/04/2026	6,111.81		013601		6,111.81
	*** VENDOR TOTALS ***					1 CHECKS		6,111.81
011572	MAINTAINX INC							
I-ABF34638-0005	01/26-01/27 ESSNTL PLN RNWL-FD	E	2/04/2026	1,344.00		013609		1,344.00
	*** VENDOR TOTALS ***					1 CHECKS		1,344.00
012173	MALWAREBYTES CORPORATE HOLDCO							
I-IN100331097	THREATDOWN SUB 1/21-4/7/26-IT	E	2/04/2026	262.80		013617		262.80
	*** VENDOR TOTALS ***					1 CHECKS		262.80
009346	MARY'S CLEANING CARE INC							
I-36108	01/2026 CLEANINGS-CH	R	2/02/2026	887.00		254773		
I-36109	01/2026 CLEANING - FS1	R	2/02/2026	410.00		254773		
I-36110	OFFICE CLEAN 1/1-1/30/2026-KL	R	2/02/2026	8,394.00		254773		
I-36111	01/2026 CLEANING PSB	R	2/02/2026	1,273.00		254773		
I-36112	1/2026 CLEANING-PD	R	2/02/2026	3,091.00		254773		

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I-36113	01/2026 CLEANING ACC	R	2/02/2026	1,760.15		254773		
I-36114	01/2026 CLEANING PW	R	2/02/2026	187.25		254773		16,002.40
	*** VENDOR TOTALS ***					1 CHECKS		16,002.40
012414	WYATT MCCLURE							
I-01/2026 FITNESS	FITNESS REIM 1/2 MARATHON	E	2/04/2026	23.38		013641		23.38
	*** VENDOR TOTALS ***					1 CHECKS		23.38
002492	MELLEN & ASSOCIATES INC							
I-0039211	CHECK VALVE PARTS	R	2/02/2026	1,139.08		254774		1,139.08
	*** VENDOR TOTALS ***					1 CHECKS		1,139.08
004747	MENARDS							
C-28227	CR: VULKEM-OCM	E	2/04/2026	15.56CR		013583		
C-28510	CR: BULBS -PRSC	E	2/04/2026	21.24CR		013583		
I-26001	DRAIN/MOP REFIL/BRM-FD	E	2/04/2026	39.78		013583		
I-26098 11/19/2025	JACK OIL/PIPE - PRSC	E	2/04/2026	43.06		013583		
I-26098 11/19/25	OIL/PIPE/BATTERY - PRSC	E	2/04/2026	43.06		013583		
I-26140	SPRING NUTS - FD	E	2/04/2026	31.44		013583		
I-27556	DRILL PUMP KIT/ADHESIVE- FD	E	2/04/2026	19.67		013583		
I-27745	SHOPLIGHT - PRSC	E	2/04/2026	99.96		013583		
I-27778	ELECTAP/FLD HEX/CLMP-PW	E	2/04/2026	91.07		013583		
I-27931	PVC COND STRAP - PD	E	2/04/2026	4.12		013583		
I-27969	KIT/WRENCH/ROTARY TOOL-FD	E	2/04/2026	71.77		013583		
I-27971	SHELF/RUST REMOVER -FD	E	2/04/2026	59.96		013583		
I-27983	DRILL BIT/NUT - FD	E	2/04/2026	69.47		013583		
I-28034	MH REPAIR WASHERS-SWR	E	2/04/2026	7.00		013583		
I-28037	MISC SUPPLIES-WTR	E	2/04/2026	25.14		013583		
I-28038	T DRAIN - PW	E	2/04/2026	15.98		013583		
I-28041	MLT REPAIR/SHOP-SWR	E	2/04/2026	61.25		013583		
I-28079	SOCKETS/WRENCH-WTR	E	2/04/2026	136.84		013583		
I-28082	CAMERA VAN 741 SUPPLY-SWR	E	2/04/2026	33.61		013583		
I-28085 01/09/2026	FRIDGE - FS4	E	2/04/2026	137.68		013583		
I-28087	SPRAY PAINT - PKS	E	2/04/2026	76.32		013583		
I-28090	HOLE STRAP/SCREW - PRSC	E	2/04/2026	110.89		013583		
I-28094	BRAID CORD/CABLE - FD	E	2/04/2026	7.48		013583		
I-28105	CONDUIT/SCRW CNCTR/PLIER/TIE	E	2/04/2026	50.18		013583		
I-28177	VULKEM OCM	E	2/04/2026	31.12		013583		
I-28179	GRABBER/SAW/GLV/MISC -TRFC	E	2/04/2026	68.72		013583		
I-28181	BITS/WIRE/FNSH/SFTY-FD	E	2/04/2026	173.23		013583		
I-28182	CALIPER/LEVEL/TORP-TRFC	E	2/04/2026	77.29		013583		
I-28198	LED/SHOPLIGHT-PRSC	E	2/04/2026	174.95		013583		
I-28200	RV HOS-WTR	E	2/04/2026	49.98		013583		
I-28224	MNIWVN/FOAM/PAINT -PKS	E	2/04/2026	196.90		013583		
I-28235	AUGER BIT -OCM	E	2/04/2026	10.99		013583		
I-28240	DRY ERSE - PW	E	2/04/2026	7.57		013583		
I-28270	PAINT SUPPLIES/TIES/SOAP/MISC	E	2/04/2026	531.45		013583		
I-28305 01/15/26	SPRAY PAINT -PKS	E	2/04/2026	23.44		013583		

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I-28306	MISC SUPPLIES-SWR	E	2/04/2026	101.43		013583		
I-28318	BRUSH/MSKING /PAINT - PW	E	2/04/2026	32.72		013583		
I-28320	SHAKER/PREMIX/PAIL/MISC FD	E	2/04/2026	163.64		013583		
I-28322	CONDUIT/-PW	E	2/04/2026	7.77		013583		
I-28352	MISC SUPPLIES-SWR	E	2/04/2026	101.11		013583		
I-28353	CABLE TIE - PKS	E	2/04/2026	8.46		013583		
I-28354	CABLE PATCHES - TRFC	E	2/04/2026	99.06		013583		
I-28461 A	MF-COMB WRNS-WTR	E	2/04/2026	41.41		013583		
I-28511	SPOONS/PVC/ELPW-PRSC	E	2/04/2026	50.28		013583		
I-30934	HEX WSHR/VULKEM-OCM	E	2/04/2026	72.51		013583		3,222.96
*** VENDOR TOTALS ***						1 CHECKS		3,222.96
007664	MERCYONE ANKENY PHARMACY							
I-01/09/2026	EMS SUPPLIES - FD	R	2/02/2026	316.70		254775		
I-12/04/2025	EMS SUPPLIES - FD	R	2/02/2026	1,223.20		254775		
I-12/16/2025	EMS SUPPLIES -FD	R	2/02/2026	947.25		254775		
I-12/31/2025	EMS SUPPLIES FD	R	2/02/2026	598.57		254775		3,085.72
*** VENDOR TOTALS ***						1 CHECKS		3,085.72
012256	MEREDITH AND KIDS DRAIN/SEWER							
I-1273	DRAIN SNAKE -FD	E	2/04/2026	240.00		013619		
I-1274	HYDROJET -PW	E	2/04/2026	900.00		013619		
I-1283	DRAIN SNAKE - PD	E	2/04/2026	240.00		013619		
I-1284	DRAIN SNAKE - OC	E	2/04/2026	390.00		013619		1,770.00
*** VENDOR TOTALS ***						1 CHECKS		1,770.00
001931	METRO WASTE AUTHORITY							
I-40087905	SOLVNT/LIQ/PST REMOVAL PKS	E	2/04/2026	900.75		013567		900.75
*** VENDOR TOTALS ***						1 CHECKS		900.75
004013	MICHAEL TODD INDUSTRIAL SUPPLY							
I-222315	PLOW BLADES - PW	R	2/02/2026	15,710.55		254776		15,710.55
*** VENDOR TOTALS ***						1 CHECKS		15,710.55
000271	MIDAMERICAN ENERGY COMPANY							
I-FY26 #8 1695158009 01/16/2026 STATEMENT		E	2/04/2026	125,754.06		013556		125,754.06
*** VENDOR TOTALS ***						1 CHECKS		125,754.06
008616	MIDAMERICAN ENERGY COMPANY							
I-MX: 5113080-V2	Street Lighting for FS#4	R	2/02/2026	20,171.69		254777		20,171.69
*** VENDOR TOTALS ***						1 CHECKS		20,171.69
012152	MIDWEST REHABILITATION SERVICE							
I-INV-05692	12/16/25 POET-CISNEROS	R	2/02/2026	135.00		254778		135.00
*** VENDOR TOTALS ***						1 CHECKS		135.00

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001019	KORY J MILLER							
I-01/2026 FITNESS	FITNESS NOV/DEC 26 REIM-PD	R	2/02/2026	36.00		254779		36.00
	*** VENDOR TOTALS ***					1 CHECKS		36.00
007398	ROTARY MIRACLE LEAGUE FUND INC							
I-26MLFEE	2026 MIRACLE LEAGUE MBRSHIP	R	2/02/2026	550.00		254780		550.00
	*** VENDOR TOTALS ***					1 CHECKS		550.00
1	HILL, JENNIFER L							
I-000202601282947	US REFUND	R	2/02/2026	76.82		254725		76.82
1	KAISAND, CHRISTINA							
I-000202601282945	US REFUND	R	2/02/2026	53.39		254726		53.39
1	KRAZY KRATES							
I-000202601282946	US REFUND	R	2/02/2026	43.00		254727		43.00
1	MACE, ALYSEN							
I-000202601282944	US REFUND	R	2/02/2026	36.82		254728		36.82
1	RAHN, CAITLIN							
I-000202601282948	US REFUND	R	2/02/2026	34.40		254729		34.40
	*** VENDOR TOTALS ***					5 CHECKS		244.43
010714	ANDREW MOSES							
I-1/2026 FITNESS	APPLE AMARTWATCH FIT REIM-WTR	E	2/04/2026	216.00		013636		216.00
	*** VENDOR TOTALS ***					1 CHECKS		216.00
002120	MPH INDUSTRIES INC							
I-6027095	DASH MOUNTED RADAR	E	2/04/2026	4,960.36		013568		4,960.36
	*** VENDOR TOTALS ***					1 CHECKS		4,960.36
006447	MSA PROFESSIONAL SERVICES INC							
I-025294 #22	PAY 22 WALNT/ORDNCE WTR MN	R	2/02/2026	5,450.75		254781		5,450.75
	*** VENDOR TOTALS ***					1 CHECKS		5,450.75
006756	MTI DISTRIBUTING INC							
I-1504368-00	PLATE/DECAL/FRAME-UNIT#877	R	2/02/2026	727.03		254782		727.03
	*** VENDOR TOTALS ***					1 CHECKS		727.03
009024	BROCK MUHLBAUER							
I-1/2026 FITNESS	FITNESS ATTEND OCT-DEC	E	2/04/2026	54.00		013633		
I-1/2026 PARKNG REIM	11/25 & 12/15 PARKING REIM-PD	E	2/04/2026	6.00		013633		60.00
	*** VENDOR TOTALS ***					1 CHECKS		60.00

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000350	MUNICIPAL SUPPLY INC							
C-0964865-CM	FY26 BLANKET PO (4)	R	2/02/2026	110.40CR		254783		
I-0963848-IN	FY26 BLANKET PO (MTRS) 3	R	2/02/2026	15,043.20		254783		
I-0963848-IN A	FY26 BLANKET PO (MTRS) 3	R	2/02/2026	4,619.80		254783		
I-0964864-IN	FY26 BLANKET PO (4)	R	2/02/2026	3,850.00		254783		
I-0964866-IN	FY26 BLANKET PO CURB BOXES	R	2/02/2026	207.00		254783		
I-0965058-IN	FY26 BLANKET PO (4)	R	2/02/2026	1,224.00		254783		
I-0965232-IN	GASKETS-WTR	R	2/02/2026	59.00		254783		
I-0965281-IN	FY26 BLANKET PO (4) SUPPLY	R	2/02/2026	136.12		254783		
I-0965282-IN	FY26 BLANKET WATER SUPPLIES	R	2/02/2026	428.40		254783		
I-0965397-IN	FY26 BLANKET PO (4)	R	2/02/2026	254.00		254783		
I-0965759-IN	FY26 BLANKET PO (4)	R	2/02/2026	522.00		254783		
I-0965827-IN	FY26 BLANKET PO (4)	R	2/02/2026	15,282.00		254783		41,515.12
	*** VENDOR TOTALS ***					1 CHECKS		41,515.12
003057	NAPA AUTO PARTS							
I-775907	STOCK SENSOR - CG	R	2/02/2026	50.24		254784		
I-776206	OIL DRY - FD	R	2/02/2026	186.80		254784		
I-776325	OIL DRY - CG	R	2/02/2026	46.70		254784		
I-776373	UNIT #120 HOSE	R	2/02/2026	344.00		254784		
I-776435	TIRE INFLATOR, GUAGE-WTR	R	2/02/2026	120.73		254784		
I-776546	FUEL HOSE STOCK - CG	R	2/02/2026	118.25		254784		
I-776704	GEAR LUBE PUMP-CG	R	2/02/2026	10.64		254784		
I-776737	BALANCING BEADS - CG	R	2/02/2026	274.40		254784		1,151.76
	*** VENDOR TOTALS ***					1 CHECKS		1,151.76
003164	NILLES ASSOCIATES INC							
I-23035 #8	PAY 8-VINTAGE BUS PK N LK/SYLR	E	2/04/2026	2,402.50		013577		2,402.50
	*** VENDOR TOTALS ***					1 CHECKS		2,402.50
000837	O'REILLY AUTOMOTIVE INC							
I-0295-494830	TERMINAL - UNIT #272	E	2/04/2026	5.44		013562		5.44
	*** VENDOR TOTALS ***					1 CHECKS		5.44
003727	ODP BUSINESS SOLUTIONS, LLC							
I-450705111001	MISC OFFICE SUPPLIES-CH	R	2/02/2026	57.30		254785		
I-451094200001	PAPERCLIPS-WW	R	2/02/2026	6.69		254785		
I-451128628001	ENVELOPES-WW	R	2/02/2026	18.90		254785		
I-451128636001	INDEX CARDS, COFFEE-WW	R	2/02/2026	180.13		254785		
I-455239364001	HP TONER CF280A-HR	R	2/02/2026	98.89		254785		
I-455628598001	MISC SOAP, CUPS, PAPER-CLK	R	2/02/2026	80.25		254785		
I-455630035001	PENS-CLK	R	2/02/2026	5.04		254785		447.20
	*** VENDOR TOTALS ***					1 CHECKS		447.20

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009363	ON-TRACK CONSTRUCTION LLC							
I-PAY 2-VNTG BUS PK	PAY 2-VINTAGE BUS PK-N LAKE MN	R	2/02/2026	5,601.75		254786		5,601.75
	*** VENDOR TOTALS ***					1 CHECKS		5,601.75
007878	OVERDRIVE INC							
I-06497CO25404572	MISC MULTI MEDIA-KL	E	2/04/2026	962.42		013593		
I-06497CO26009737	MISC MULTI MEDIA-KL	E	2/04/2026	550.89		013593		
I-06497CO26011041	MISC MULTI MEDIA-KL	E	2/04/2026	185.44		013593		
I-06497CO26017692	MISC MULTI MEDIA-KL	E	2/04/2026	50.97		013593		
I-06497CO26018927	MISC MULTI MEDIA-KL	E	2/04/2026	944.87		013593		
I-06497DA26017034	MISC MULTI MEDIA-KL	E	2/04/2026	129.99		013593		
I-0649CO26017753	MISC MULTI MEDIA-KL	E	2/04/2026	299.99		013593		3,124.57
	*** VENDOR TOTALS ***					1 CHECKS		3,124.57
012330	PATRIOT CRITICAL POWER							
I-1847	GENERATOR REPAIR-WTR	E	2/04/2026	1,098.57		013624		1,098.57
	*** VENDOR TOTALS ***					1 CHECKS		1,098.57
002158	PERFICUT COMPANIES INC							
I-85632	WINTER DECOR REMOVL-KL	E	2/04/2026	600.00		013570		600.00
	*** VENDOR TOTALS ***					1 CHECKS		600.00
009158	PERFORMANCE FOODSERVICE - THOM							
I-8085329	FOOD FOR RESALE - OC	R	2/02/2026	569.92		254787		569.92
	*** VENDOR TOTALS ***					1 CHECKS		569.92
012340	ALLISON PHILSON							
I-01/22/2026 VIOLIN	VIOLIN STORYHOUR 1/22/26-KL	E	2/04/2026	80.00		013625		80.00
	*** VENDOR TOTALS ***					1 CHECKS		80.00
000383	PITNEY BOWES GLOBAL FINANCIAL							
I-3321947073	METER 11/27/25-2/26/26-KL	R	2/02/2026	223.35		254788		223.35
	*** VENDOR TOTALS ***					1 CHECKS		223.35
000387	POLK COUNTY RECORDER							
I-01/09/2026 CONDEM	1/09/26 CONDEMNATION	R	2/02/2026	382.00		254789		382.00
000387	POLK COUNTY RECORDER							
I-01/13/2026 CONDEM	1/13/26 CONDEMNATION	R	2/02/2026	357.00		254790		357.00
	*** VENDOR TOTALS ***					2 CHECKS		739.00
009386	POMP'S TIRE SERVICE, INC							
C-1400185295	CR: PD WO#1400185295 AND 85294	E	2/04/2026	736.00CR		013599		
I-1400196146	UNIT #305 TIRES	E	2/04/2026	455.86		013599		
I-1400197140	PLOW TRUCK TIRES-PW	E	2/04/2026	6,701.68		013599		6,421.54
	*** VENDOR TOTALS ***					1 CHECKS		6,421.54

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004790	PROFESSIONAL OFFICE SERVICES I							
I-003804185	1/26 STMT POSTAGE-WTR/SWR	R	2/02/2026	3,192.19		254791		
I-003806396	POST TERM LTR-WTR/SWR	R	2/02/2026	398.33		254791		
I-003807532	1/20/26 POSTAGE STMT-WTR SWR	R	2/02/2026	2,490.76		254791		6,081.28
	*** VENDOR TOTALS ***					1 CHECKS		6,081.28
002713	PROTEX CENTRAL INC							
I-166707	FIRE EXT INSPECTION -PW	E	2/04/2026	357.00		013574		
I-167714	FIRE EXT & TAGS-PD	E	2/04/2026	260.00		013574		617.00
	*** VENDOR TOTALS ***					1 CHECKS		617.00
007983	PUSH PEDAL PULL INC							
I-416636	STA 4 WORKOUT EQUIPMENT	R	2/02/2026	21,000.00		254792		21,000.00
	*** VENDOR TOTALS ***					1 CHECKS		21,000.00
005151	JULS DESIGN INC							
I-12508	DESIGN/PRODUCTION/CONSULT-COM	E	2/04/2026	160.92		013586		160.92
	*** VENDOR TOTALS ***					1 CHECKS		160.92
005557	RACOM CORPORATION							
I-INV40170	STATION 4 ALERTING SYSTEM	E	2/04/2026	101,916.64		013589		
I-INV40711	P25 ACCESS DEC 2025-PD	E	2/04/2026	2,612.73		013589		104,529.37
	*** VENDOR TOTALS ***					1 CHECKS		104,529.37
003960	RDG IA INC							
I-62012 #24	PAY 24-4M CRK TRIBTRY /RSTRN	R	2/02/2026	9,900.00		254793		9,900.00
	*** VENDOR TOTALS ***					1 CHECKS		9,900.00
008276	RELIANT FIRE APPARATUS INC							
I-INV-IA-5343	TRUCK REPAIRS-FD	R	2/02/2026	8,634.89		254794		8,634.89
	*** VENDOR TOTALS ***					1 CHECKS		8,634.89
011464	RJN GROUP, INC.							
I-431503	FORCE MAIN INSPECTION-MU	E	2/04/2026	39,375.00		013606		39,375.00
	*** VENDOR TOTALS ***					1 CHECKS		39,375.00
004954	CARMEN L SANTEE							
I-01/2026 FITNESS	FITNESS REIM OCT-DEC 25	E	2/04/2026	54.00		013629		54.00
	*** VENDOR TOTALS ***					1 CHECKS		54.00
006210	CAMIE SCHILTZ							
I-1/2026 FITNESS	FITNESS ATTEND OCT-DEC 25	R	2/02/2026	54.00		254795		54.00
	*** VENDOR TOTALS ***					1 CHECKS		54.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 1/23/2026 THRU 2/04/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006963	DAVID SCHUMACHER							
I-1/2026 MEAL REIM	1/7/25 SERT MEAL REIM-PD	E	2/04/2026	32.33		013630		32.33
	*** VENDOR TOTALS ***					1 CHECKS		32.33
001923	LOCAL GOVERNMENT PROFESSIONAL							
I-2025-IC-0187	6/7/25 ANNUAL WEB HOSTING-CLK	E	2/04/2026	525.00		013566		525.00
	*** VENDOR TOTALS ***					1 CHECKS		525.00
000990	SNYDER & ASSOCIATES INC							
I-123.0584.01A #1	PAY 1-1ST TO 11TH ST LNDSCPNG	E	2/04/2026	5,080.50		013563		5,080.50
	*** VENDOR TOTALS ***					1 CHECKS		5,080.50
012559	SPLASH AUTO WASH LLC							
I-INV005	12/2025 CAR WASHES	E	2/04/2026	243.00		013627		243.00
	*** VENDOR TOTALS ***					1 CHECKS		243.00
001280	SPRAYER SPECIALTIES INC							
I-1256418-IN	COUPLING/BRASS/CPLR/GNR-PKS	E	2/04/2026	92.07		013564		92.07
	*** VENDOR TOTALS ***					1 CHECKS		92.07
002339	STAPLES CONTRACT & COMMERCIAL							
I-6052023733	MISC CLEANING SUPPLIES-KL	E	2/04/2026	307.01		013572		
I-6052160309	CPA SUPPLIES MCGRAW-PD	E	2/04/2026	25.96		013572		
I-6052464121	SUPPLIES EVID SECTION-PD	E	2/04/2026	78.53		013572		
I-6052834894	MISC OFFICE SUPPLIES-KL	E	2/04/2026	98.83		013572		
I-6052917431	VINEGAR-KL	E	2/04/2026	20.29		013572		
I-6052917432	LETTER REINF TABS-PD	E	2/04/2026	424.05		013572		954.67
	*** VENDOR TOTALS ***					1 CHECKS		954.67
000474	STATE HYGIENIC LABORATORY AR							
I-313696	FY26 BLANKET PO	E	2/04/2026	2,946.50		013560		2,946.50
	*** VENDOR TOTALS ***					1 CHECKS		2,946.50
004250	GL DODGE CITY LLC							
I-538566	UNIT #623 JOINT KIT	E	2/04/2026	37.58		013581		37.58
	*** VENDOR TOTALS ***					1 CHECKS		37.58
004079	STRAWBERRY PATCH							
I-94445	LITTLE DUNKERS SHIRT	R	2/02/2026	6.00		254796		6.00
	*** VENDOR TOTALS ***					1 CHECKS		6.00
003339	STREICHER'S							
I-I1802815	ROTH BALLISTIC VEST	R	2/02/2026	1,330.00		254797		1,330.00
	*** VENDOR TOTALS ***					1 CHECKS		1,330.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 1/23/2026 THRU 2/04/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011685	RONALD VANCE SWISHER							
I-01/2026 FITNESS	FITNESS ATTEND REIM DEC 25	E	2/04/2026	18.00		013639		18.00
	*** VENDOR TOTALS ***					1 CHECKS		18.00
011545	SSCW FIRE & SAFETY INC.							
I-31436	GREASE TRAP CLEANING-OC	E	2/04/2026	1,050.00		013608		1,050.00
	*** VENDOR TOTALS ***					1 CHECKS		1,050.00
000124	SYSO IOWA INC							
I-439291370	FOOD FOR RESALE-OC	R	2/02/2026	291.18		254798		291.18
	*** VENDOR TOTALS ***					1 CHECKS		291.18
005911	TARGET SOLUTIONS LEARNING LLC							
I-INV133133	FRONTLINE SOFTWARE	E	2/04/2026	6,615.00		013590		6,615.00
	*** VENDOR TOTALS ***					1 CHECKS		6,615.00
008966	THE BUSINESS LETTER INC							
I-78599	1/29/26 AWARDS CERM BOOK-PD	R	2/02/2026	249.50		254799		249.50
	*** VENDOR TOTALS ***					1 CHECKS		249.50
008168	THE DAVENPORT GROUP USA LTD							
I-2602B-IAAK	2026-2027 SFTWRE SUPRT RNWL	R	2/02/2026	29,666.36		254800		29,666.36
	*** VENDOR TOTALS ***					1 CHECKS		29,666.36
000968	THOMAS BUS SALES INC							
I-R100007304:01	BED PIN/WELDING FAB - PRSC	R	2/02/2026	215.07		254801		215.07
	*** VENDOR TOTALS ***					1 CHECKS		215.07
010127	TK ELEVATOR CORPORATION							
I-3008975944	11/1/25-1/31/26 ELEV MAINT-PD	E	2/04/2026	499.44		013604		
I-3008977260	11/1/25-1/31/26 OIL/GREASE-PD	E	2/04/2026	216.15		013604		715.59
	*** VENDOR TOTALS ***					1 CHECKS		715.59
004159	TOYNE INC							
I-IN0020574	STEERING CYLINDER	R	2/02/2026	1,418.34		254802		
I-IN0020644	SOLENOID - FD	R	2/02/2026	137.62		254802		1,555.96
	*** VENDOR TOTALS ***					1 CHECKS		1,555.96
010088	TRUCK CENTER COMPANIES EAST LL							
I-XA301474580:01	UNIT #226 CLAMP V BAND	E	2/04/2026	153.98		013603		153.98
	*** VENDOR TOTALS ***					1 CHECKS		153.98
003278	DAVIS EQUIPMENT CORPORATION							
I-JI05779	GASKET - OCM	E	2/04/2026	69.48		013578		
I-JI05908	UNIT #828 SLEEVE JAC	E	2/04/2026	135.80		013578		205.28
	*** VENDOR TOTALS ***					1 CHECKS		205.28

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 1/23/2026 THRU 2/04/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007363	TYLER TECHNOLOGIES INC							
I-025-539407	UTILITY BILLING NOTIFCS-WTR/SW	R	2/02/2026	279.00		254803		279.00
	*** VENDOR TOTALS ***					1 CHECKS		279.00
000966	U S BANK							
I-12/25 P-CARD STMT	U S BANK	D	1/27/2026	38,790.03		002961		38,790.03
	*** VENDOR TOTALS ***					1 CHECKS		38,790.03
008633	HUNTER UDELHOVEN							
I-01/20/2026 CERT	01/2026 PARAMEDIC CERT	E	2/04/2026	25.00		013631		25.00
	*** VENDOR TOTALS ***					1 CHECKS		25.00
000277	UNITED RENTALS (NORTH AMERICA)							
I-254425399-001	SCISSOR LIFT RENTAL -PRSC	R	2/02/2026	667.66		254804		667.66
	*** VENDOR TOTALS ***					1 CHECKS		667.66
001504	UNITED TRUCK & BODY CO IN							
I-RO#33264	#132 FRONT END REPAIR	R	2/02/2026	1,612.66		254805		1,612.66
	*** VENDOR TOTALS ***					1 CHECKS		1,612.66
011876	HD SUPPLY, INC.							
I-INV00935712	HACH DPD, TUBES-WTR	E	2/04/2026	340.51		013611		340.51
	*** VENDOR TOTALS ***					1 CHECKS		340.51
008174	JUSTIN VANDER LEEST							
I-1/2026 EQUIP REIM	LEATHER HELMET/ALL AM FIRE-FD	R	2/02/2026	468.00		254806		468.00
	*** VENDOR TOTALS ***					1 CHECKS		468.00
010110	COLBY VLIENER							
I-01/2026 FITNESS	FITNESS REIM HYPER GHD EQUIP	E	2/04/2026	216.00		013635		216.00
	*** VENDOR TOTALS ***					1 CHECKS		216.00
004796	WALSH DOOR & HARDWARE COMPANY							
I-842018	REPAIR TWO CAMERAS-PD	R	2/02/2026	993.85		254807		993.85
	*** VENDOR TOTALS ***					1 CHECKS		993.85
009184	WINCAN LLC							
I-ORD0043719	WINCAN SERVICE AGREEMENT	E	2/04/2026	1,500.00		013596		1,500.00
	*** VENDOR TOTALS ***					1 CHECKS		1,500.00
012302	XCESSORIES SQUARED DEV & MFG I							
I-I-00075997	TELESPAR BASES-TRFC	E	2/04/2026	1,745.60		013622		1,745.60

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 1/23/2026 THRU 2/04/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
*** VENDOR TOTALS ***						1 CHECKS		1,745.60

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	83	1,107,217.98	0.00	1,107,217.98
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	38,790.03	0.00	38,790.03
EFT:	94	466,197.40	0.00	466,197.40
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:	178	1,612,205.41	0.00	1,612,205.41
BANK: APFNB TOTALS:	178	1,612,205.41	0.00	1,612,205.41
REPORT TOTALS:	178	1,612,205.41	0.00	1,612,205.41

SELECTION CRITERIA

VENDOR SET: 01-City of Ankeny

VENDOR: ALL

BANK CODES: Include: APFNB

FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999

DATE RANGE: 1/23/2026 THRU 2/04/2026

CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99

INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: VENDOR SORT KEY

PRINT TRANSACTIONS: YES

PRINT G/L: NO

UNPOSTED ONLY: NO

EXCLUDE UNPOSTED: NO

MANUAL ONLY: NO

STUB COMMENTS: NO

REPORT FOOTER: NO

CHECK STATUS: NO

PRINT STATUS: * - All



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 **RESOLUTION** authorizing the Fiscal Year 2026 and 2027 pay scales for seasonal employees.

ORIGINATING DEPARTMENT
Human Resources

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

Seasonal pay scales were last updated in FY 2024. Staff recommends a \$0.50 increase to Steps 1–5 and the addition of Steps 6 and 7. This would provide each employee with a \$0.50 increase upon returning each year.

CITY MANAGER/STAFF RECOMMENDATIONS:

City manager recommends to approve **RESOLUTION** authorizing the Fiscal Year 2026 and 2027 pay scales for seasonal employees.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - FY 2026 2027 Pay Scales Seasonal
2. FY27 Payscales Seasonal

RESOLUTION

A RESOLUTION AUTHORIZING THE FISCAL YEAR 2026 AND 2027 PAY SCALES FOR SEASONAL EMPLOYEES

WHEREAS, the City Manager has recommended approval of the Fiscal Year 2026 and 2027 pay scales for seasonal employees; and

WHEREAS, the City Council has reviewed the proposed changes and determined it to be in the best interest of the City to approve the pay scale changes; and

WHEREAS, the City Council desires to establish by resolution the pay scales for seasonal employees for Fiscal Year 2026 and 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, THAT the City Council hereby adopts and authorizes the Fiscal Year 2026 and 2027 pay scales for seasonal employees as shown on the attached exhibit.

PASSED AND APPROVED the 2nd day of February, 2026.

Bobbi B. Bentz, Mayor

Attest:

Michelle Yuska, City Clerk

Pay Scales – Seasonal

Approved FY2027	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Job Titles
REC1	11.75	12.25	12.75	13.25	13.75	14.25	14.75	Gym Supervisor, Program Assistant
REC2	12.75	13.25	13.75	14.25	14.75	15.25	15.75	Non-Certified Program Instructor
REC3	12.25	12.75	13.25	13.75	14.25	14.75	15.25	Non-Certified Official (Tots-1st grade)
REC4	14.25	14.75	15.25	15.75	16.25	16.75	17.25	Non-Certified Official II (2nd grade-7th grade)
REC5	15.25	15.75	16.25	16.75	17.25	17.75	18.25	Certified Program Instructor, Senior Comm Center Attendant
REC6	17.25	17.75	18.25	18.75	19.25	19.75	20.25	Certified Official
HWK1	13.75	14.25	14.75	15.25	15.75	16.25	16.75	Hawkeye Park Concessions
AQU1	11.75	12.25	12.75	13.25	13.75	14.25	14.75	Aquatic Admissions/Concessions, Aquatics Lesson Helper
AQU2	12.50	13.00	13.50	14.00	14.50	15.00	15.50	Aquatic Water Slide Attendant
AQU3	13.50	14.00	14.50	15.00	15.50	16.00	16.50	Aquatic Maintenance
AQU4	15.00	15.50	16.00	16.50	17.00	17.50	18.00	Aquatic Lifeguard, Admissions/Concessions Lead
AQU5	17.00	17.50	18.00	18.50	19.00	19.50	20.00	Aquatic Safety Instructor
AQU6	18.00	18.50	19.00	19.50	20.00	20.50	21.00	Aquatic Head Guard
AQU7	18.50	19.00	19.50	20.00	20.50	21.00	21.50	Aquatic Lesson Coordinator
AQU8	21.25	21.75	22.25	22.75	23.25	23.75	24.25	Aquatic Center Manager
AQU9	18.75	19.25	19.75	20.25	20.75	21.25	21.75	Aquatic Private Lesson Instructor
OC1	6.75	7.25	7.75	8.25	8.75	9.25	9.75	Tin Cup/Beverage Cart (plus tips)
OC2	11.50	12.00	12.50	13.00	13.50	14.00	14.50	Clubhouse Services
OC3	11.75	12.25	12.75	13.25	13.75	14.25	14.75	Banquet Bartender
OC4	12.25	12.75	13.25	13.75	14.25	14.75	15.25	Starter Supervisor
OC5	16.50	17.00	17.50	18.00	18.50	19.00	19.50	Tin Cup Cook
OC6	13.50	14.00	14.50	15.00	15.50	16.00	16.50	Banquet Server
OC7	15.00	15.50	16.00	16.50	17.00	17.50	18.00	Pro Shop Associate
OC8	18.50	19.00	19.50	20.00	20.50	21.00	21.50	Banquet Cook
OC9	22.25	22.75	23.25	23.75	24.25	24.75	25.25	Asst Food & Beverage Manager, Asst Pro Shop Manager
SL1	14.00	14.50	15.00	15.50	16.00	16.50	17.00	Sports Complex (nights and weekends)
SL2	18.50	19.00	19.50	20.00	20.50	21.00	21.50	Sports Complex Field Maintenance, Golf Course Maintenance, Parks Maintenance, Streets Maintenance (3-10 Month); Utility Locator (10 Month)
INT	17.50	-	-	-	-	-	-	Intern
INE	19.50	-	-	-	-	-	-	Intern-Engineering

* \$0.50 increase to all scales and addition of step 6 and step 7

* No step movement for 2026 season

* Step movement is based on returning from season to season

* Seasonal pay scales effective March 23, 2026



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 The Woodlands at Moulton Preserve Plat 1.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Final Plat

3. Applicant Letter
4. Future Land Use Map

WHEN RECORDED RETURN TO:

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

Preparer Information Laura Hutzell, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 965-6445

RESOLUTION

**RESOLUTION WAIVING APPROVAL OF THE FINAL PLAT
FOR THE WOODLANDS AT MOULTON PRESERVE PLAT 1**

WHEREAS, the final plat for The Woodlands at Moulton Preserve Plat 1 has been submitted for approval, which lies within Polk County and the two-mile territorial jurisdiction of the City of Ankeny; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby accepts the recommendation by City staff, and deems it appropriate to waive approval of the final plat for The Woodlands at Moulton Preserve Plat 1.

PASSED AND APPROVED this 2nd day of February, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

FILE: H:\2025\2505382\DWG\2505382 - FINAL PLAT.DWG
PLOTTER: PLOTTER: 1/25/2025 2:59 PM
PLOTTER BY: RAY MONTOYA
DATE: 1/25/2025

INDEX LEGEND

LOCATION: PT. LOT 4, LAWRENCE BANNING ESTATE
POLK COUNTY, IOWA

REQUESTOR: MRG DEVELOPMENT LLC
2769 NW 82ND AVENUE
ANKENY IA 50023

PROPRIETOR: JENNIFER SULLIVAN
6065 NW 6TH DRIVE
DES MOINES, IA 50313

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

DEVELOPER

MRG DEVELOPMENT LLC
2769 NW 82ND AVENUE
ANKENY IA 50023
CONTACT: JENNIFER SULLIVAN
PH: (515) 210-3345

OWNER

JENNIFER SULLIVAN
6065 NW 6TH DRIVE
DES MOINES, IA 50313

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

MEDIUM DENSITY RESIDENTIAL (MDR)

BULK REGULATIONS

MIN. LOT SIZE = 8500 SF
MIN. LOT WIDTH = 60'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 8'
REAR YARD SETBACK = 30'

DATE OF SURVEY

AUGUST 6, 2025

PLAT DESCRIPTION

WARRANTY DEED (BOOK 18213 PAGE 801)
LOT FOUR (4) (EXCEPT THE EAST 430 FEET) IN
LAWRENCE BANNING ESTATE, AN OFFICIAL PLAT, POLK
COUNTY, IOWA, SUBJECT TO ALL EASEMENTS OF RECORD.

THE PROPERTY CONTAINS 11.21 ACRES (488,163 SQUARE
FEET)

THE WOODLANDS AT MOULTON PRESERVE PLAT 1
FINAL PLAT

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°44'40"	2897.79'	37.65'	N03°45'35"W	37.65'
C2	3°02'07"	2897.79'	153.51'	N06°51'52"W	153.49'
C3	1°12'53"	2897.79'	61.44'	N04°44'21"W	61.44'
C4	0°24'52"	2897.79'	20.97'	N05°08'22"W	20.97'

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' SHALL BE DEDICATED TO POLK COUNTY FOR PUBLIC RIGHT-OF-WAY.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- 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.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PAVEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
- ACCESS TO EACH LOT IS RESTRICTED TO NW 6TH DR.
- ANY NEW ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- STREET LOT A SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.
- GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. THE IDNR STORM WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
- ANY TREE REMOVALS AND NATIVE SLOPE MODIFICATION ON SLOPES GREATER THAN 5:1 OR WITHIN THE SAFE SLOPE BUILDING SETBACK LINE SHALL REQUIRE ADDITIONAL GEOTECHNICAL INVESTIGATION BY A LICENSED GEOTECHNICAL ENGINEER. NO FILL FROM THE DEVELOPER OR FUTURE HOMEBUILDERS SHALL BE ALLOWED WITHIN THE TREE LINE OR ON SLOPES STEEPER THAN 5:1 WITHOUT ADDITIONAL GEOTECHNICAL INVESTIGATION.
- CONSTRUCTION WITHIN THE SAFE SLOPE SETBACK REQUIRES FOUNDATION DESIGN BY A PROFESSIONAL STRUCTURAL ENGINEER AND SLOPE STABILIZATION REVIEW AND DESIGN BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
- SUMP OUTLETS SHALL BE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
- LOTS 2 AND 3 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SHARED DRIVEWAY, CULVERTS, AND RIP RAP.
- WOODLAND PROTECTION HAS BEEN DETERMINED IN ACCORDANCE WITH ARTICLE 7 SECTION 4 OF THE POLK COUNTY ZONING ORDINANCE. 5.77 ACRES OF WOODLANDS WILL BE PROTECTED WITHIN THE WOODLAND PROTECTION EASEMENTS AND ARE TO REMAIN UNDISTURBED, BOTH DURING PLAT CONSTRUCTION AND IN PERPETUITY BY FUTURE OWNERS OF THOSE LOTS.

UTILITY CONTACTS

THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.

CENTURY LINK
RAY MONTOYA
2103 E. UNIVERSITY AVENUE
DES MOINES, IA 50317
(515) 263-7385

POLK COUNTY SANITARY SEWER
POLK COUNTY PUBLIC WORKS
5885 NE 14TH STREET
DES MOINES, IA 50313
(515) 286-3705

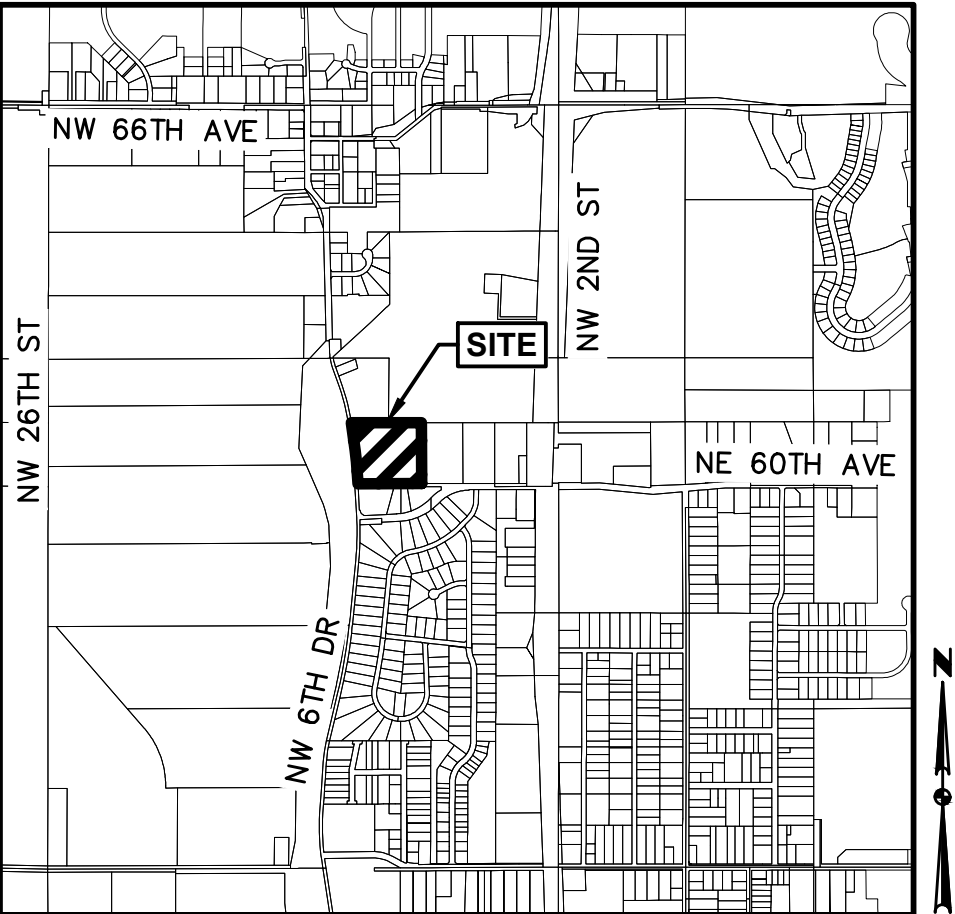
MIDAMERICAN ENERGY
RYAN ROURKE
4845 NE 22ND STREET
DES MOINES, IA 50313
(515) 252-6744

DES MOINES WATER WORKS
ED CLARK
2201 GEORGE FLAGG PARKWAY
DES MOINES, IA 50321
(515) 323-6244

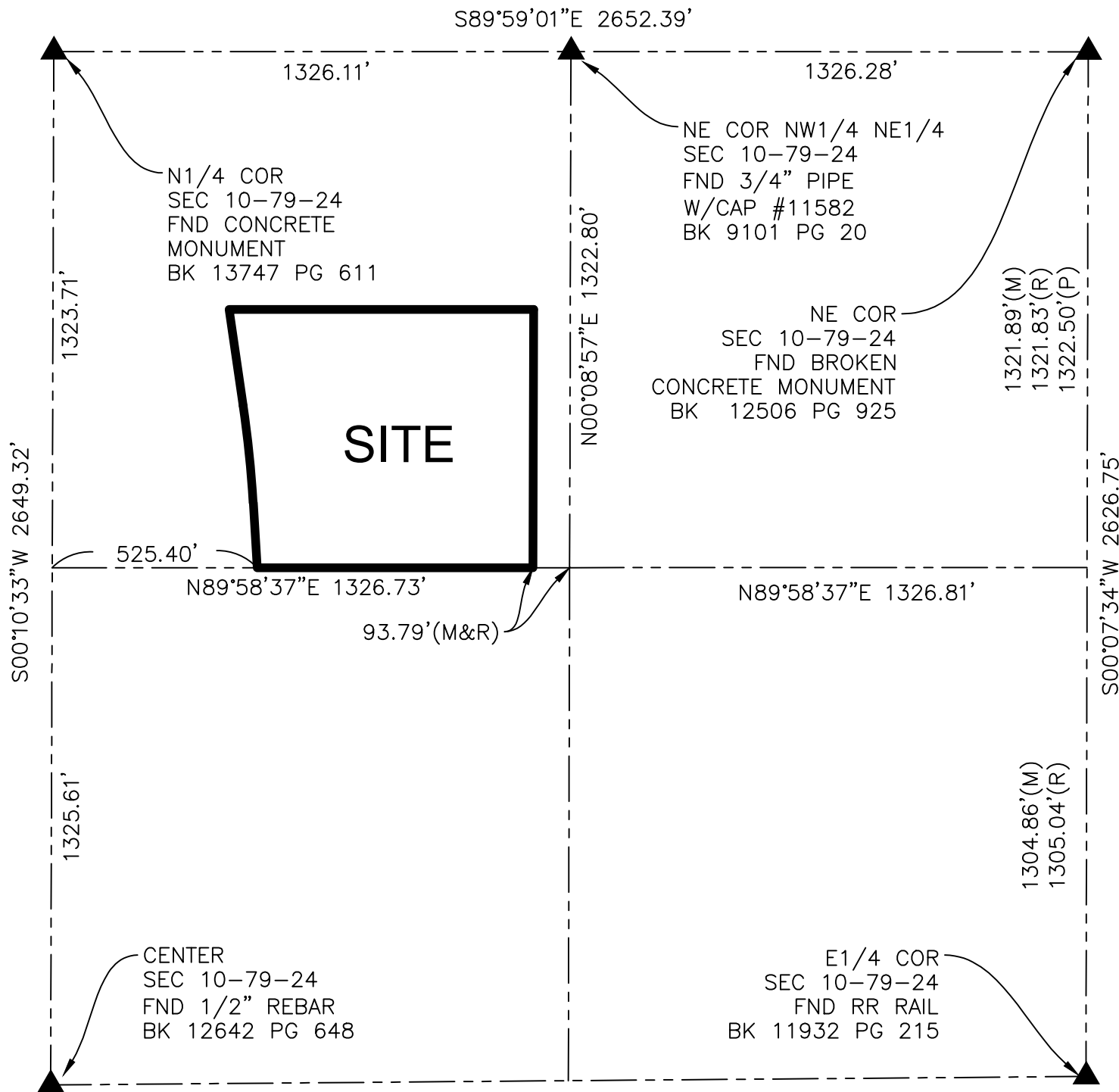
AUREON
JEFF KLOCKO
4201 CORPORATE DRIVE
WEST DES MOINES, IA 50266
(515) 830-0445

MEDIACOM
DAVE MEYERS
2205 INGEROLL AVE
DES MOINES, IOWA 50312
(515) 991-7388

VICINITY MAP (1" = 2000')



POLK COUNTY, IOWA



PROFESSIONAL LAND SURVEYOR
JONATHAN A. ERDAHL, P.L.S.
28686
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DUTY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE

2505382

1/2

2505382

DATE

1/23/2026

1/23/2026

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

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

ENGINEER: CIVIL DESIGN ADVANTAGE

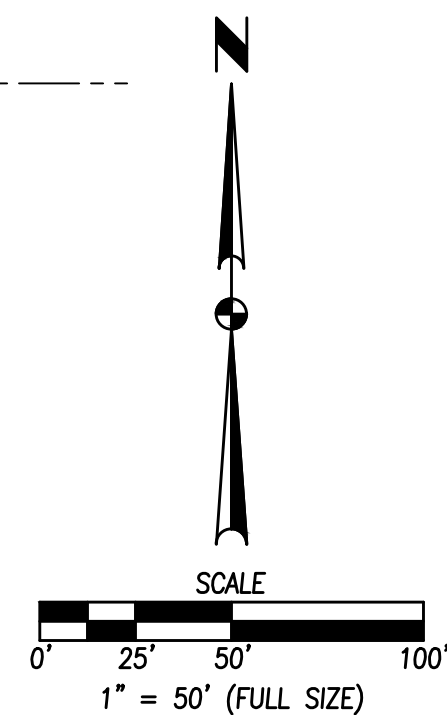
TECH: CIVIL DESIGN ADVANTAGE

REVIEW: CIVIL DESIGN ADVANTAGE

THE WOODLANDS AT MOULTON PRESERVE PLAT 1
FINAL PLAT

POLK COUNTY, IOWA

FINAL PLAT



BULTON
I
POLK COUNTY, IOWA

2/2
2505.382
GA

January 9, 2026

Honorable Mayor and City Council Members
c/o Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

RE: The Woodlands at Moulton Preserve Plat 1
Final Plat Submittal

Dear City Council Members and Honorable Mayor;

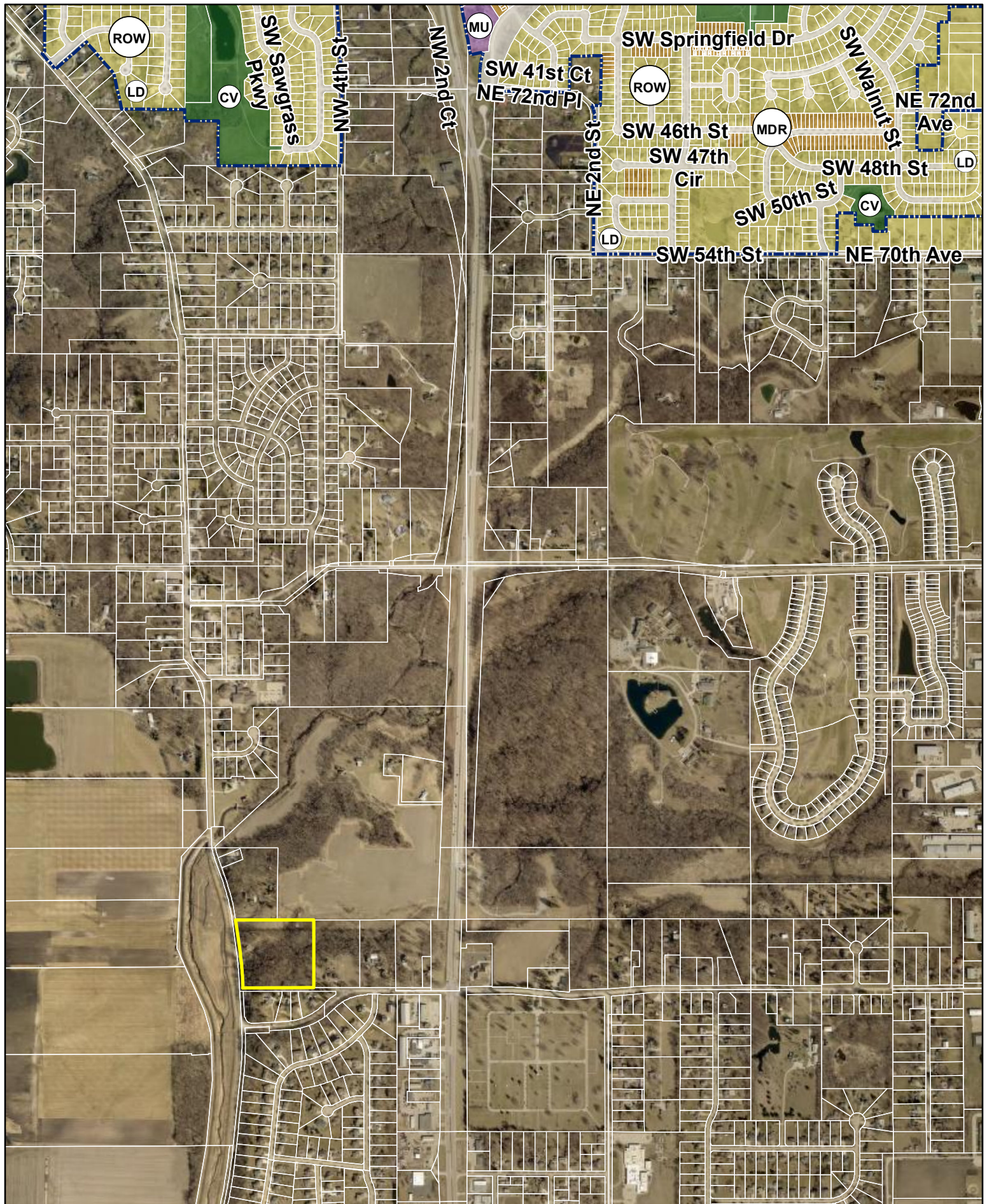
On behalf of MRG Development LLC, we are pleased to submit herewith a final plat for The Woodlands at Moulton Preserve Plat 1. The property is located at 6065 NW 6th Drive in Polk County and contains 11.21 acres. The plat will split the property into 3 residential lots and one outlot.

The property is located within 2 miles of the City of Ankeny. We understand that City staff is recommending that City Council waive their review authority for this plat. We are requesting waiver of review of the final plat be granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC



Emily Harding, Project Manager





ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on Lot 21 Metropolitan Industrial Acres; and associated with the site improvements of the First Family Church Parking Lot Expansion Site Plan at 317 SE Magazine Road.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Easement

WHEN RECORDED RETURN TO:

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

Preparer Information: Ryan Kirschman, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: 515-963-3556

RESOLUTION

**RESOLUTION ACCEPTING A STORM WATER MANAGEMENT FACILITY
MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT,
LOCATED ON LOT 21 METROPOLITAN INDUSTRIAL ACRES; AND ASSOCIATED
WITH THE DEVELOPMENT OF 317 SE MAGAZINE ROAD FIRST FAMILY
CHURCH PARKING LOT EXPANSION SITE PLAN**

WHEREAS, a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on Lot 21, Metropolitan Industrial Acres; and associated with the development of 317 SE Magazine Road First Family Church Parking Lot Expansion Site Plan, has been submitted and approved by the City Engineer and Director of Community Development of the City of Ankeny, Iowa.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on Lot 21, Metropolitan Industrial Acres; and associated with the development of 317 SE Magazine Road First Family Church Parking Lot Expansion Site Plan are hereby accepted.

PASSED AND APPROVED this 2nd day of February, 2026.

CITY OF ANKENY

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:

City Clerk
410 W. 1st Street
Ankeny, Iowa 50023

Preparer Information: Dawn Takekawa, AT0009273 1610 SW State St. Ste. 207, Ankeny, IA 50023 (515) 964-2000

**STORM WATER MANAGEMENT FACILITY
MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT**

THIS STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT is entered into between **First Family Church** (hereinafter referred to as "Grantor") and the **City of Ankeny, Iowa** (hereinafter referred to as "City"), in consideration for the approval by the City of Ankeny, Iowa of the Final Plat.

Grantor is obligated by the Municipal Code of the City of Ankeny to control storm water runoff for the proposed development as a part of the Final Plat permit approval process. In consideration for the City's approval of the Grantor's Final Plat, the parties enter into this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement to control and address storm water runoff for the following described property:

LOT 21, METROPOLITAN INDUSTRIAL ACRES, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA

(hereinafter referred to as the "Benefited Property").

PART I – COVENANTS ON THE BENEFITED PROPERTY

The following provisions are covenants running with the land to the City of Ankeny, binding on all successors and assigns of the Benefited Property and shall only be amended or released with the written permission of the City.

1. Grantor hereby agrees that the storm water runoff for the subdivision/site shall be controlled through installation, construction, and maintenance of a Storm Water Management Facility upon, over, under, through and across the following described property:

A PART OF LOT 21, METROPOLITAN INDUSTRIAL ACRES, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 89°44'39" WEST
ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 209.39 FEET; THENCE NORTH
00°15'21" WEST, 140.44 FEET; THENCE NORTH 89°44'39" EAST, 119.00 FEET; THENCE NORTH
00°15'21" WEST, 22.06 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE
NORTHWESTERLY WHOSE RADIUS IS 40.18 FEET, WHOSE ARC LENGTH IS 73.54 FEET AND
WHOSE CHORD BEARS NORTH 43°43'48" EAST, 63.70 FEET; THENCE NORTH 00°00'00" EAST, 5.00
FEET; THENCE SOUTH 89°04'09" EAST, 12.90 FEET; THENCE NORTH 00°06'29" EAST, 56.13 FEET;
THENCE SOUTH 89°45'22" EAST, 35.22 FEET TO THE EAST LINE OF SAID LOT 21; THENCE SOUTH

00°14'38" WEST ALONG SAID EAST LINE, 268.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.83 ACRES (36,217 SQUARE FEET).

(hereinafter referred to as the "Easement Area").

2. Grantor covenants and agrees that the design, construction and maintenance of the Storm Water Management Facility shall meet the storm water runoff control requirements of the Municipal Code of the City of Ankeny, Iowa.
3. It is hereby agreed and covenanted that the above described Benefited Property receives benefit from the Storm Water Management Facility by controlling runoff from the Benefited Property to meet the requirements of the Municipal Code of the City of Ankeny, Iowa. In recognition of such benefit and to meet the maintenance, repair and replacement obligations of the Municipal Code of the City of Ankeny, Iowa, the Grantor shall be responsible for the amount required for said obligations. Grantor hereby consents and agrees to the covenants and obligations of this Agreement and by virtue of their ownership of the property.
4. It is hereby agreed that Grantor is solely responsible for constructing, installing and ensuring that the Storm Water Management Facility meets the standards and specifications established in the Municipal Code of the City of Ankeny, Iowa. If there is a discrepancy between the requirements in the City's Municipal Code and this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, this Agreement shall supersede.
5. Grantor hereby designates, appoints and agrees on behalf of Grantor and all successors and assigns that the Owners of Lot 21, Metropolitan Industrial Acres, as designated as the responsible party for replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility.
6. Grantor hereby covenants and agrees that Grantor is hereby designated and authorized by Grantor and all successors and assigns to accept notices and service of process as it relates to the inspection, replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility or permanent easement or notice of assessment for replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility.
7. The Owner of Lot 21 shall be responsible for all maintenance, repair and replacement of the Storm Water Management Facility, including obligations set forth in Part II, paragraph 13, subsections (a) and (b) herein that are the obligation of the property owner of the Easement Area, should any property owner of the Easement Area not perform or fail to perform such obligations. The Owner of Lot 21 is responsible for performing all other items listed in Part II, paragraph 13, subsections (c) through (i). Should any property owner do anything in conflict with paragraphs 13 through 18 herein, the Owners shall have the responsibility to remove such conflict to assure effectiveness of the Storm Water Management Facility. Grantor and all successors and assignees of the Benefited Property shall comply with all terms of the Easement set forth in Part II herein.
8. The Owner of Lot 21 shall inspect the Storm Water Management Facility on an annual basis, including but not limited to all pipes, inlets and outlets for defects, obstructions or changes in the Storm Water Management Facility from the original design of the Facility. The inspection shall be conducted by a licensed professional engineer in the state of Iowa and documented with date stamped photographs of the Storm Water Management Facility. The Owner of Lot 21 shall document such inspection by completing the Inspection Report Form available from the City. Any deficiencies or defects noted by the inspection shall be corrected by the Owner of Lot 21. The deficiencies or defects shall be corrected by the Owner of Lot 21 within 30 days of receiving the Inspection Report Form. In the event the identified maintenance or repair cannot be completed within 30 days of notice, the responsible party must contact the City with 30 days of notice to explain why the maintenance or repair cannot be completed within 30 days and provide a plan for completing maintenance or repair. The Inspection photographs and Inspection Report Form shall be submitted to the City for review and shall be kept and maintained for a period of 5 years from the date of inspection.
9. The Owner of Lot 21 shall be responsible for providing an as-built volume verification of the Storm Water Management Facility to the City. The City shall have the right to request an as-built volume verification from the Owner of Lot 21 of the Storm Water Management Facility if the annual inspection indicates a deficiency from the original design of the Facility. The as-built deficiency shall be corrected by the Owner of Lot 21 within 30 days of receiving notice from the City. In the event the deficiency cannot be completed within 30 days of

notice, the responsible party must contact the City with 30 days of notice to explain why the repair cannot be completed within 30 days and provide a plan for completing maintenance or repair.

10. Grantor hereby agrees and consents on behalf of itself and all successors and assigns of the Benefited Property to assessment of the costs of maintaining, reconstructing, repairing, grading or dredging the Easement Area and Storm Water Management Facility on all Benefited Property established by the Grantor pursuant to the formula set forth in paragraph 11, below. Grantor, on behalf of itself and all successors and assigns of the Benefited Property, shall execute an Agreement and Waiver in favor of the City to allow the City to recover any costs expended for action taken as set forth in paragraph 11, below, to address the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area.
11. Should the Owner of Lot 21 fail to maintain, reconstruct, repair, grade or dredge the Storm Water Management Facility or the Easement Area upon notice from the City, the City may cause such action to be done and assessed one hundred percent (100%) to the Owner of Lot 21. The assessments on each Benefited Property shall be immediately due and payable to the City pursuant to the terms of the Agreement and Waiver (see Exhibit A, attached hereto and made a part hereof).

PART II – EASEMENT FOR STORM WATER MANAGEMENT FACILITY AND DRAINAGE

The following provisions in Part II herein are for a permanent easement over the Easement Area running with the land to the City of Ankeny and the Owners.

12. Grantor hereby grants the Owner of Lot 21 and the City a Permanent Easement for Storm Water Management Facility and Drainage under, over, through and across the Easement Area described above for the purpose of constructing, reconstructing, repairing, grading and maintaining the Storm Water Management Facility and the surface of the Easement Area in a manner that will permit the free and unobstructed flow of surface water over the Easement Area described above.
13. It is the obligation of the Grantor and all subsequent owners of the above described easement area to maintain the Easement Area and the Storm Water Management Facility as set forth below. The Grantor and all subsequent owners of the Easement Area shall perform the maintenance obligations set forth below in items (a) and (b). The Owners shall perform all maintenance obligations set forth below in items (c) through (i). The Grantor and all subsequent property owners of the Easement Area shall maintain the Easement Area so not to conflict with the maintenance requirements of the Owners or the Owners' right to perform those maintenance obligations. The maintenance obligations for the Storm Water Management Facility are as follows:

Storm water detention and retention ponds or basins:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
- b. Remove all trash, litter, debris or obstructions in the basin in the Easement Area and any inlets or outlets located within the Easement Area.
- c. Plant, maintain and replant as necessary permitted vegetation.
- d. Inspect for any defects, obstructions, or any changes in the original design.
- e. Inspect and determine the depth of the pond or basin on an annual basis.
- f. Remove any accumulated sediment from the outlet structures and remove any sediment which may accumulate greater than 12 inches in ponds or basins and greater than 6 inches in an underground detention basin.
- g. Till the soil at the bottom of the riparian buffer if it does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
- h. All repairs shall conform to the original design.
- i. Maintaining the storm water and retention pond or basin to assure the effectiveness for storm water runoff for the subdivision/site.

Grass and Bioretention Swales:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.

- b. Remove all trash, litter, debris or obstructions in the grass or bioretention swale and Easement Area.
- c. No chemicals or substances shall be applied to the Easement Area that shall harm or impair the effectiveness of the swale as a storm water runoff control measure.
- d. Replant vegetation as soon as practical when any vegetation dies.
- e. Inspect and determine the depth of the swale on an annual basis.
- f. Remove any sediment accumulated greater than 6 inches which may accumulate in the swale.
- g. Till the soil at the bottom of the swale if the grass swale does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
- h. All repairs shall conform to the original design.
- i. Maintain the grass and/or bioretention swale to assure the effectiveness for storm water runoff for the subdivision/site.

Riparian Buffer:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
 - b. Replant the vegetation in the Easement Area as soon as practical when any vegetation dies.
 - c. Remove all trash, litter, debris or obstructions in the Easement Area.
 - d. Inspect for erosion in the riparian buffer on an annual basis.
 - e. Inspect and determine the depth of the riparian buffer on an annual basis.
 - f. Remove any sediment accumulated greater than 25% of the original design depth.
 - g. Till the soil at the bottom of the riparian buffer if it does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
 - h. All repairs shall conform to the original design.
 - i. Maintain the riparian buffer to assure the effectiveness for storm water runoff for the subdivision/site.
14. No chemicals or any substance shall be applied to the storm water maintenance facility that shall harm or impair the effectiveness of the storm water maintenance facility as a storm water runoff control measure.
 15. No structure shall be erected over or within the Easement Area without obtaining the prior written approval of the City Engineer.
 16. No structure, material, device, thing or matter which could possibly obstruct or impede the normal flow of surface water over the Easement Area shall be erected or caused to be placed on the Easement Area.
 17. No planting of trees and shrubs is allowed within the easement area (other than planting allowed and required by the City of Ankeny).
 18. No change shall be made to the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.
 19. The Owners, the City and their agents, contractors, employees and assigns shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized plantings or structures placed or erected on the Easement Area and the right to do maintenance, repair, reconstruction, grading and dredging.
 20. Grantor covenants on behalf of the Benefited Properties and the Owners that the Easement Area or any other area appurtenant to or necessary for the operation of the Storm Water Management Facility shall not be sold, transferred, donated or in any other manner conveyed in order to relieve the Grantor, the Benefited Properties or the Owners from complying with the requirements of this Agreement.
 21. This Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Agreement and Waiver shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.

Grantor does hereby covenant with the City that Grantor holds said real estate described in this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement by Title In Fee Simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Signed this 20 day of January, 2026.

Grantor:

By: [Signature]

Name: R.J. Parks

Title: Authorized Signor on behalf of First Family Church.

STATE OF IOWA, COUNTY OF Polk, ss:

On this 20 day of January, 2026 before me, the undersigned, a Notary Public in and for said County and State personally appeared R.J. Parks, to me personally known, who being by me duly sworn, did say that he is an authorized signor, executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of First Family Church, by it and by him voluntarily executed.

Jennifer D. Coleman
Notary Public in and for the State of Iowa

CITY OF ANKENY, IOWA

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Ankeny by Resolution and Roll Call No. _____, passed on the _____ day of _____, _____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, _____.

City Clerk of the City of Ankeny, Iowa

Owner:

By: [Signature]

Name: R.J. Parks

Title: Authorized Signor on behalf of First Family Church.

STATE OF IOWA, COUNTY OF POLK, ss:

On this 20 day of January, 2026 before me, the undersigned, a Notary Public in and for said County and State personally appeared R.J. Parks, to me personally known, who being by me duly sworn, did say that he is an authorized signor, executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of First Family Church, by it and by him voluntarily executed.

Jennifer D. Coleman
Notary Public in and for the State of Iowa

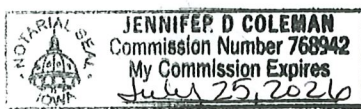


EXHIBIT A

**AGREEMENT AND WAIVER
POST CONSTRUCTION STORM WATER MANAGEMENT**

THIS AGREEMENT made and entered into by and between the City of Ankeny, Iowa, hereinafter referenced the CITY, and First Family Church, hereinafter referenced the PROPERTY OWNERS.

WITNESSETH:

WHEREAS, the City desires to encourage orderly community development and provide for the regulation and control of the extension of public improvements, public services, and utilities; and

WHEREAS, the Property Owner, as the developer and/or owner of a construction or reconstruction project in the City of Ankeny, is subject to the program implemented by the City to address storm water runoff from the project; and

WHEREAS, in order to comply with the program implemented by the City, the Property Owner has executed a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement (hereinafter "Agreement") with the City to address the rights and obligations of the parties regarding control of post-construction storm water runoff from the project; and

WHEREAS, a provision of the Agreement requires the Property Owner to execute this Agreement and Waiver in favor of the City to allow the City to recover any costs expended for action taken by the City, its consultants, contractors and assigns to address the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area if the Property Owner or the Property Owner's successors and assigns fail to do so; and

WHEREAS, this Agreement and Waiver is made in conjunction with the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on:

A PART OF LOT 21, METROPOLITAN INDUSTRIAL ACRES, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 89°44'39" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 209.39 FEET; THENCE NORTH 00°15'21" WEST, 140.44 FEET; THENCE NORTH 89°44'39" EAST, 119.00 FEET; THENCE NORTH 00°15'21" WEST, 22.06 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 40.18 FEET, WHOSE ARC LENGTH IS 73.54 FEET AND WHOSE CHORD BEARS NORTH 43°43'48" EAST, 63.70 FEET; THENCE NORTH 00°00'00" EAST, 5.00 FEET; THENCE SOUTH 89°04'09" EAST, 12.90 FEET; THENCE NORTH 00°06'29" EAST, 56.13 FEET; THENCE SOUTH 89°45'22" EAST, 35.22 FEET TO THE EAST LINE OF SAID LOT 21; THENCE SOUTH 00°14'38" WEST ALONG SAID EAST LINE, 268.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.83 ACRES (36,217 SQUARE FEET).

and applies to the property described as:

LOT 21, METROPOLITAN INDUSTRIAL ACRES, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES AS FOLLOWS:

1. In the event the Property Owner or its successors and assigns fail to comply with the requirements of the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement regarding any action necessary for the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area, the City shall have the right to cause the above-described actions completed in accordance with such plans and specifications as it shall deem appropriate.
2. For the purpose of this Agreement, the City may elect to enter into a contract for the completion of such actions as a part of any contract(s) and assess the cost of such actions to the Property Owner or its successors and

assigns pursuant to the formula established in the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

3. In consideration for the completion of such actions by the City, the undersigned Property Owners hereby WAIVE the following:
 - A. All legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the completion of said actions where the expense of such Improvements is to be assessed against private property; and
 - B. Each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to complete such actions without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa; and
 - C. Any limitation of the amount of said assessment as a percentage of valuation as provided in the Code of Iowa; and
 - D. Any right to defer or postpone the payment for any such action.
4. It is further agreed that:
 - A. When said actions have been constructed or completed in accordance with the plans and specifications, the City may make assessments against the properties of the undersigned Property Owners, or their successors or assigns, for their pro-rata share of the entire cost of the construction and/or completion of said actions.
 - B. Said assessments shall be due immediately and will be paid to the City of Ankeny and shall constitute a lien upon the properties hereinafter described. Further, each of the undersigned Property Owners hereby agree to accept responsibility for the assessment which is thus assessed against the Owner's property.
 - C. Said assessments shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.
5. The amount and proportion of the cost of the actions completed by the City to be paid shall be ascertained and determined by the City's engineering staff and reported to the City Council, which shall make such changes or alterations as they may require. When said costs are determined and approved by the City Council, they shall constitute the assessments against the properties.
6. The Property Owners retain the right to request of the City a review of the mathematical calculations made to ensure their accuracy.
7. Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said actions, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners or any of them. Any such Resolution may contain recitals that said actions are ordered or made by the Council without petition of Property Owners, without in any way qualifying this Agreement or releasing the Property Owners from their obligation to pay the assessments levied against their property for the cost of said action.
8. Each Property Owner warrants that the real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Agreement and Waiver. Each lienholder designated below, by execution of this Agreement and Waiver, consent to the subordination of its lien to the lien of the assessment levied pursuant hereto.
9. Each Property Owner further agrees that the terms of this Agreement and Waiver shall become a covenant which runs with the land of the below-referenced property, and shall be binding upon all successors and assigns. Furthermore, each Property Owner shall give a copy of this Agreement and Waiver to all successors and assigns.
10. The signatories and the City agree this document will be recorded in the office of the appropriate county recorder to ensure that any and all future purchasers of property are put on notice of the above conditions.

PROPERTY OWNER:

By: 

Name: R.J. Parks

Title: Authorized Signor on behalf of First Family Church.

Date: 1-20-26

Witness: 

Name: molly wierck

LENDER NAME:

By: _____

Name: _____

Title: _____



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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** making award and approving construction contract and bond for the Otter Creek Trunk Sewer Extension - Phase 4, with Absolute Group in the amount of \$794,862.00.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

This project is included in the current Capital Improvement Program with construction scheduled for 2025.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

2. Contract
3. COI - Otter Creek Trunk Sewer

ITEM TO INCLUDE ON AGENDA

CITY OF ANKENY, IOWA

- Resolution making award and approving construction contract and bond for the construction of the Otter Creek Trunk Sewer Extension - Phase 4.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

February 2, 2026

The City Council of the City of Ankeny, State of Iowa, met in **regular** session, in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at 5:30 P.M., on the above date. There were present Mayor **Bobbi Bentz**, in the chair, and the following named Council Members:

M. Davis, J. Hollinrake, J. Perry, T. Shafer

Absent: **D. Graber**_____

Vacant: **None**_____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD AND APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE OTTER CREEK TRUNK SEWER EXTENSION - PHASE 4", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

**RESOLUTION MAKING AWARD AND APPROVING
CONSTRUCTION CONTRACT AND BOND FOR THE OTTER
CREEK TRUNK SEWER EXTENSION - PHASE 4**

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

Section 1. That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the Otter Creek Trunk Sewer Extension - Phase 4, and as described in detail in the plans and specifications heretofore approved, are hereby approved as follows:

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

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

Bond surety: **Merchants National Bonding, Inc.**

Date of bond: **December 10, 2025**

Portion of project: **All construction work**

Section 2. That the Mayor and Clerk are hereby directed to execute the contract for the improvements.

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk

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 City hereto affixed this 2nd day of February, 2026.

City Clerk, City of Ankeny, State of Iowa

(SEAL)

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 2nd day of February, 2026, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Absolute Concrete Construction, Inc. dba Absolute Group, 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:

OTTER CREEK TRUNK SEWER EXTENSION – PHASE 4

The Otter Creek Trunk Sewer Extension - Phase 4 project includes extending the Otter Creek 24" trunk sewer north, terminating just south of NE 118th Ave, and extending east, terminating just before NE 29th Street.

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

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Seven Hundred and Ninety Four Thousand, Eight Hundred and Sixty Two Dollars (\$794,862.00), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders and Notice of Public Hearing as noted below:

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

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

JURISDICTION:

By Bobbi B. Bentz, Mayor

(Seal)

ATTEST:

Michelle Yuska, City Clerk

CONTRACTOR:

Absolute Concrete Construction, Inc

dba Absolute Group

Contractor

By

[Signature]
Signature

Vice President

Title

1800 Burr Oak Blvd.

Street Address

Granger IA 50109

City, State, Zip Code

515-497-6119

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C1455-63 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the Division of Labor Services of the Iowa Department of Workforce Development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE:

1. All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Dallas County)

On this 11 day of Dec, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Drew Roberts and _____, to me known, who, being by me duly sworn, did say that they are the Vice President, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Drew Roberts and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Stacy Bell
Notary Public in and for the State of Iowa
My commission expires 4-17-27, 20__

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

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

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices tabulated below as proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

ITEM NO.	ITEM	UNIT	TOTAL	UNIT PRICE	TOTAL PRICE
	EARTHWORK				
2.01	Locating/Repairing Tile lines	STA	38.75	\$400.00	\$15,500.00
2.02	Topsoil, On-Site	CY	3,100	\$4.75	\$14,725.00
	TRENCH AND TRENCHLESS CONSTRUCTION				
3.01	Trench Compaction Testing	LS	1	\$3,250.85	\$3,250.85
3.02	Trench Foundation	TON	285	\$50.00	\$14,250.00
	SEWERS AND DRAINS				
4.01	Sanitary Sewer, Gravity Main, Trenched, PVC, 24 In. Dia.	LF	3,559	\$136.00	\$484,024.00
4.02	Sanitary Sewer, Gravity Main, Trenched, PVC w/ Conc. Encasement 24 In. Dia.	LF	63	\$418.00	\$26,334.00
	Structures For Sanitary and Storm Sewer				
6.01	Manhole, Type SW-301, 48 In. Dia.	EA	12	\$6,850.00	\$82,200.00
6.02	Connection to Existing Manholes	EA	1	\$7,100.00	\$7,100.00
	TRAFFIC CONTROL				
8.01	Temporary Traffic Control	LS	1	\$3,800.00	\$3,800.00
	SITE WORK AND LANDSCAPING				
9.01	Conventional Seeding, Seeding, Fertilizing, and Mulching Type 2 (Permanent)	AC	10.77	\$900.00	\$9,693.00
9.02	Conventional Seeding, Seeding, Fertilizing and Mulching, Type 5 (Temp)	AC	10.77	\$285.00	\$3,069.45
9.03	Rip Rap, Class E	TON	225	\$80.00	\$18,000.00
9.04	Silt Fence	LF	3,877	\$1.55	\$6,009.35
9.05	Silt Fence, Removal of Device	LF	3,877	\$0.05	\$193.85
9.06	Erosion Control Mulching, Straw	AC	21.88	\$450.00	\$9,846.00
9.07	Temporary Fence	LF	294	\$4.75	\$1,396.50
9.08	Field Fence -Remove and Replace	LF	195	\$26.00	\$5,070.00

	MISCELLANEOUS				
11.01	Mobilization	LS	1	\$25,000.00	\$25,000.00
11.02	Concrete Washout, Rolloff	EA	1	\$600.00	\$600.00
11.03	Steel Interlocking, Tight, Sheet Piling	SF	1,600	\$40.50	\$64,800.00

TOTAL AMOUNT BID =

\$ 794,862.00

STATEMENT OF BIDDER'S QUALIFICATIONS FORM

Following the bid opening for the listed project, the Contractor who is the lowest responsive bidder shall submit a fully completed written statement on this form sworn to before an officer authorized by law to administer oaths. The Contractor shall be bound by the information set forth in the statement. This form shall be submitted to the City of Ankeny within twenty-four (24) hours of the bid opening.

Failure to submit a fully completed and accurate Statement of Bidder's Qualifications Form may result in the Proposal being rejected.

Instructions

1. All questions must be answered completely and correctly.
2. Do not leave blanks.
3. If a question or section is not applicable, write "Not Applicable" or "N/A".
4. "Information Provided Upon Request" or similar responses are not acceptable.
5. If you need additional space to complete an answer, use a separate piece of paper and attach it to this form.

Project Information

Project Name: **OTTER CREEK TRUNK SEWER EXTENSION – PHASE 4**

Owner's Name: City of Ankeny, Iowa

Owner's Address: Ankeny City Hall, 410 West First Street, Ankeny, Iowa, 50023

Contractor Information

1. Identification **Absolute Concrete Construction, Inc**
dba Absolute Group
 - A. Name of Organization: _____
 - B. Name and Title of Responsible Individual: Dan Roberts, Vice President
 - C. Contractor's Address: 1800 Burr Oak Blvd. Granger, IA 50109
 - D. Telephone Number: 515-497-6119
 - E. Fax Number: 515-497-6120
 - F. E-mail: d.roberts@ag-iaa.com

2. Responsibility

A. Has the Contractor's Registration ever been suspended or revoked in any jurisdiction?

_____ Yes X No

If yes, provide all relevant information and documentation regarding the suspension or revocation.

B. Has the Contractor ever been unable to obtain a bond or been denied a bond?

_____ Yes X No

If yes, provide all relevant information and documentation regarding the refusal or denial.

C. Has the Contractor had any judgments entered against it or been a party to arbitration proceedings or litigation within the past five (5) years, or are there any currently pending arbitration proceedings or litigation involving the Contractor or any of its officers?

_____ Yes X No

If yes, provide listings, status, and outcomes regarding the judgments, arbitration proceedings, or litigation. The Owner reserves the right to request additional information, if deemed necessary.

D. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, ever been prohibited, debarred, disqualified, or removed by any federal, state, or local governmental entity from bidding on any project?

_____ Yes X No

If yes, provide all relevant information and documentation regarding the prohibition, debarment, disqualification, or removal.

E. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, received notification of breach or default on any contract; had any contract terminated; had any owner request to take over work; failed to substantially complete any project in a timely manner; or failed to fully complete any project in a timely manner?

_____ Yes X No

If yes, provide all relevant information and documentation regarding said breach, default, termination, owner request to take over work, or failure to complete.

F. The Contractor agrees to submit to the Owner a list of all proposed subcontractors at the time of the preconstruction conference for the Project. In the event that any of the Contractor's designated subcontractors for the Project are found by the Owner to have "Yes" answers to either of questions 2.D. and 2.E. above, such subcontractor(s) may be prohibited from the Project. If said subcontractor(s) are prohibited from the Project, the Contractor shall propose qualified replacement subcontractor(s) prior to starting the Project. The replacement subcontractor(s) shall be subject to the Owner's approval. Such approval will not be unreasonably withheld.

X Yes _____ No

3. Certification

I hereby certify that:

(1) all the information submitted in this Statement of Bidder's Qualifications Form, including all attachments, is true to the best of my knowledge and belief;

(2) I am authorized to sign this Statement of Bidder's Qualifications Form on behalf of the Contractor whose name appears in Item 1 above; and

(3) if any of the information I have provided herein becomes inaccurate, prior to execution of any Contract for the Project, I will immediately provide the Owner with updated accurate information in writing.

Dated this 11th day of December, 2025.

Name of Contractor:

Absolute Concrete Construction, Inc
dba Absolute Group

By: _____

Title: Vice President

State of Iowa)
Dallas) SS
County)

On this 11 day of Dec, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Spew Roberts 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.



Stacy Bell
Notary Public in and for the State of Iowa
My commission expires 4-17-27, 20

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Absolute Concrete Construction, Inc. dba Absolute Group, as Principal (hereinafter the "Contractor" or "Principal") and Merchants National Bonding, Inc., 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 Seven Hundred Ninety Four Thousand and Eight Hundred Sixty Two DOLLARS (\$794,862.00), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the _____ day of _____, 20_____, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

OTTER CREEK TRUNK SEWER EXTENSION – PHASE 4

The Otter Creek Trunk Sewer Extension - Phase 4 project includes extending the Otter Creek 24" trunk sewer north, terminating just south of NE 118th Ave, and extending east, terminating just before NE 29th Street.

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

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

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

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

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

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

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

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

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

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

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

Witness our hands, in triplicate, this 10th day of December, 2025.

PRINCIPAL:

Absolute Concrete Construction, Inc.
dba Absolute Group

Contractor

By


Signature

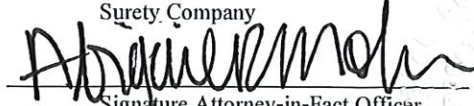
Vice President
Title

SURETY:

Merchants National Bonding, Inc.

Surety Company

By


Signature Attorney-in-Fact Officer

Abigail R. Mohr

Printed Name of Attorney-in-Fact Officer

Merchants National Bonding, Inc.

Company Name

P. O. Box 14498

Company Address

Des Moines, IA 50306

City, State, Zip Code

515-243-8171

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.

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 DeGroot; 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 or 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

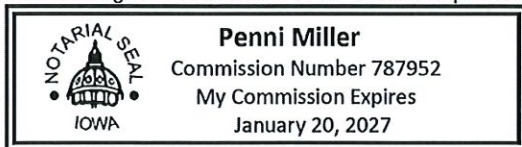
By

Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

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



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

Penni Miller

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 10th day of December, 2025.



Elisabeth Sandersfeld

Secretary

POA 0018 (5/25)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/10/2025

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

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

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 4201 Westown Parkway Suite 120 West Des Moines IA 50266	CONTACT NAME: Francisco Honzura	FAX (A/C, No): 515-457-8964	
	PHONE (A/C, No, Ext): 515-309-6220	E-MAIL ADDRESS: Francisco_Honzura@ajg.com	
INSURED Absolute Concrete Construction, Inc. dba Absolute Group, Inc PO Box 430 Granger, IA 50109	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:			

COVERAGES **CERTIFICATE NUMBER:** 608134187 **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 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ 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 ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ 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	N/A	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: The Otter Creek Trunk Sewer Extension - Phase 4
Civil Design Advantage and City of Ankeny are additional insureds on the General Liability policies.

CERTIFICATE HOLDER City of Ankeny 410 W 1st St Ankeny IA 50023	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 Street Patching Program project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 2/24/26 @ 10:30 A.M. / date of hrg: 3/2/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the 2026 PCC Street Patching Program 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 Street Patching Program project includes the full depth removal and replacement of PCC street pavement at five (5) separate sites, generally located at or on:

Site 1 – East First Street between Ankeny Boulevard and Delaware Avenue

Site 2 – SW White Birch Drive Roundabout, and SW Polk City Drive just west of SW State Street

Site 3 – City Hall Parking Lot and Hawkeye Park Parking Lot

Site 4 – SE Shurfine Drive between SE Hulsizer Road and SE Delaware Avenue, and SE Hulsizer Road between SE Shurfine Drive and SE Dalbey Drive

Site 5 – NW Westwood Street just south of NW 5th Street, and Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods

The construction improvements include approximately 1,025 SY of 9" thick PCC Class M full depth patches, 2,100 SY of 9" thick PCC Class C-SUD full depth patches, 1,850 SY of 8" thick PCC Class C-SUD street pavement, 650 SY of 8" thick PCC Class C-SUD full depth patches, and 1,750 SY of 7" thick PCC Class C-SUD full depth patches.

Other associated improvements include removal and replacement of storm sewer structures, minor adjustments to existing storm sewer and sanitary sewer structures, ADA-compliant pedestrian ramps, temporary surface restoration, temporary traffic control, maintenance of postal service and solid waste collection, 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 any time after a written Notice to Proceed is issued and shall be completed as stated below.

Site 1 – Work shall begin no earlier than March 16, 2026 and no later than April 6, 2026.

Site 2 – Work shall begin no earlier than June 1, 2026 and no later than June 22, 2026.

Site 3 – Work shall begin no earlier than June 15, 2026 and no later than July 6, 2026. Work is prohibited from July 27, 2026 to July 31, 2026.

Site 4 – Work shall begin no earlier than August 24, 2026 and no later than September 14, 2026.

Site 5 – Work shall begin no earlier than September 8, 2026 and no later than September 28, 2026.

The contractor will have the following Working Days associated with each site to substantially complete the overall project:

Site 1 – thirty (30) Working Days,

Site 2 – forty (40) Working Days,

Site 3 – twenty (20) Working Days,

Site 4 – forty (40) Working Days, and

Site 5 – twenty (20) Working Days

The Contractor shall fully complete the overall project no later than November 20, 2026. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: February 2, 2026
2. Post Notice to Bidders and Notice of Public Hearing: February 4, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: February 13, 2026
4. Bid Opening (10:30 A.M., Public Services Building): February 24, 2026
5. Public Hearing and Contract Award: March 2, 2026

(Hold Public Hearing on the plans, specifications, form of contract, and estimated total cost; review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as February 24, 2026 and setting the public hearing date as March 2, 2026 for the 2026 PCC Street Patching Program 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 February 4, 2026 and to be published in the Des Moines Register on February 13, 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

During construction property owners and residents will be updated via letters.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Notice to Bidders and Notice of Public Hearing
3. Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2026 PCC STREET PATCHING PROGRAM, 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 STREET PATCHING PROGRAM, 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 Street Patching Program; 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 Street Patching Program, 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 Street Patching Program project includes the full depth removal and replacement of PCC street pavement at five (5) separate sites, generally located at or on:

Site 1 – East First Street between Ankeny Boulevard and Delaware Avenue

Site 2 – SW White Birch Drive Roundabout, and SW Polk City Drive just west of SW State Street

Site 3 – City Hall Parking Lot and Hawkeye Park Parking Lot

Site 4 – SE Shurfine Drive between SE Hulsizer Road and SE Delaware Avenue, and SE Hulsizer Road between SE Shurfine Drive and SE Dalbey Drive

Site 5 – NW Westwood Street just south of NW 5th Street, and Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods

The construction improvements include approximately 1,025 SY of 9” thick PCC Class M full depth patches, 2,100 SY of 9” thick PCC Class C-SUD full depth patches, 1,850 SY of 8” thick PCC Class C-SUD street pavement, 650 SY of 8” thick PCC Class C-SUD full depth patches, and 1,750 SY of 7” thick PCC Class C-SUD full depth patches. Other associated improvements include removal and replacement of storm sewer structures, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant pedestrian ramps, temporary surface restoration, temporary traffic control, maintenance of postal service and solid waste collection, mobilization, and miscellaneous associated work necessary to complete the project.

A truss screed and/or laser screed shall be utilized on all patches greater than or equal to three panels in length.

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 24, 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 March 2, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on March 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2026 PCC STREET PATCHING PROGRAM 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 Street Patching Program** project at its meeting at **5:30 P.M. on the 2nd day of March, 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=OEFocWZGS0NYUmtVHNxcWZFak9Pd09>
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 **24th 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 24th 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 2nd day of March, 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 improvements shall commence after a written Notice to Proceed is issued following the preconstruction conference, which is expected to occur in March 2026, and shall be completed as stated below.

- Site 1 – Work shall begin no earlier than March 16, 2026 and no later than April 6, 2026.**
- Site 2 – Work shall begin no earlier than June 1, 2026 and no later than June 22, 2026.**
- Site 3 – Work shall begin no earlier than June 15, 2026 and no later than July 6, 2026. Work is prohibited from July 27, 2026 to July 31, 2026.**
- Site 4 – Work shall begin no earlier than August 24, 2026 and no later than September 14, 2026.**
- Site 5 – Work shall begin no earlier than September 8, 2026 and no later than September 28, 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 STREET PATCHING PROGRAM

The 2026 PCC Street Patching Program project includes the full depth removal and replacement of PCC street pavement at five (5) separate sites, generally located at or on:

Site 1 – East First Street between Ankeny Boulevard and Delaware Avenue

Site 2 – SW White Birch Drive Roundabout, and SW Polk City Drive just west of SW State Street

Site 3 – City Hall Parking Lot and Hawkeye Park Parking Lot

Site 4 – SE Shurfine Drive between SE Hulsizer Road and SE Delaware Avenue, and SE Hulsizer Road between SE Shurfine Drive and SE Dalbey Drive

Site 5 – NW Westwood Street just south of NW 5th Street, and Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods

The construction improvements include approximately 1,025 SY of 9” thick PCC Class M full depth patches, 2,100 SY of 9” thick PCC Class C-SUD full depth patches, 1,850 SY of 8” thick PCC Class C-SUD street pavement, 650 SY of 8” thick PCC Class C-SUD full depth patches, and 1,750 SY of 7” thick PCC Class C-SUD full depth patches. Other associated improvements include removal and replacement of storm sewer structures, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant pedestrian ramps, temporary surface restoration, temporary traffic control, maintenance of postal service and solid waste collection, mobilization, and miscellaneous associated work necessary to complete the project.

A truss screed and/or laser screed shall be utilized on all patches greater than or equal to three panels in length.

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 each of the five (5) separate Sites within a specified number of working days for each Site as noted below:

Site 1 – thirty (30) Working Days

Site 2 – forty (40) Working Days

Site 3 - twenty (20) Working Days

Site 4 – forty (40) Working Days

Site 5 – twenty (20) Working Days

Working Days will be tracked separately for each Site. No more than two (2) Sites shall be worked on simultaneously, unless approved by the Engineer.

Substantial completion for each Site shall be defined as all utility, grading, and pavement construction completed and temporary surface restoration completed, with all new pavement fully open to traffic. **A mandatory six-day work week is not required; however, working days will be charged on Saturdays and Sundays if the Contractor elects to perform bid item work on Saturdays or Sundays.** Should the Contractor fail to substantially complete the work at each Site within these timeframes, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work at each Site not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project **no later than November 20, 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 within 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 **2nd day of February, 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 **4th day of February, 2026**.

Published in the Des Moines Register the **13th day of February, 2026**.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

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

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC Reconstruction Program - NE Trilein Drive project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 2/24/26 @ 10:30 A.M. / date of hearing: 3/2/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the 2026 PCC Reconstruction Program - NE Trilein Drive project which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), and estimated total cost; and setting a date for the filing of bids on the project.

The 2026 PCC Reconstruction Program – NE Trilein Drive project includes pavement reconstruction and minor utility improvements along NE Trilein Drive from just north of NE 18th Street to just south of NE Cambridge Court in the City of Ankeny.

The construction improvements include the slip-form paving of approximately 5,550 SY of 8” thick PCC Class C-SUD street pavement, approximately 700 SY of 7” thick PCC Class C-SUD intersection handwork, and 675 SY of 6” thick PCC Class C residential driveways. Other associated improvements include Class 10 excavation, subgrade preparation, modified subbase placement, subdrain installation, removal and replacement of storm sewer structures and pipes, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant sidewalk ramps, temporary driveway access, temporary surface restoration, compost amendment of existing topsoil, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City

Council, the contractor will be required to start the project no earlier than March 30, 2026 and no later than April 27, 2026. The contractor will have 100 Working Days to substantially complete and 10 Working Days to fully complete the overall project. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: February 2, 2026.
2. Post Notice to Bidders and Notice of Public Hearing: February 4, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: February 13, 2026
4. Bid Opening (10:30 A.M., Public Services Building): February 24, 2026
5. Public Hearing and Contract Award: March 2, 2026

(Hold Public Hearing on the plans, specifications, form of contract, and estimated total cost; review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as February 24, 2026 and setting the public hearing date as March 2, 2026 for the 2026 PCC Reconstruction Program - NE Trilein Drive 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 February 4, 2026 and to be published in the Des Moines Register on February 13, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

A project information meeting was held on January 26, 2026 with the homeowners along NE Trilein Drive. During construction, property owners and residents will be updated via letters.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. 2026 PCC Recon - NE Trilein Drive - NOTICE
3. Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2026 PCC RECONSTRUCTION PROGRAM – NE TRILEIN DRIVE, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

**RESOLUTION ORDERING CONSTRUCTION OF THE 2026
PCC RECONSTRUCTION PROGRAM – NE TRILEIN DRIVE,
AND FIXING A DATE FOR HEARING THEREON AND
TAKING OF BIDS THEREFOR**

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2026 PCC Reconstruction Program – NE Trilein Drive; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, final grades have been established by ordinance, consistent with the plans for all street improvements included in the proposed construction; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

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

That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the 2026 PCC Reconstruction Program – NE Trilein Drive, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The 2026 PCC Reconstruction Program – NE Trilein Drive project includes pavement reconstruction and minor utility improvements along NE Trilein Drive from just north of NE 18th Street to just south of NE Cambridge Court in the City of Ankeny.

The construction improvements include the slip-form paving of approximately 5,550 SY of 8” thick PCC Class C-SUD street pavement, approximately 700 SY of 7” thick PCC Class C-SUD intersection handwork, and 675 SY of 6” thick PCC Class C residential driveways. Other associated improvements include Class 10 excavation, subgrade preparation, modified subbase placement, subdrain installation, removal and replacement of storm sewer structures and pipes, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant sidewalk ramps, temporary driveway access, temporary surface restoration, compost amendment of existing topsoil, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to February 24, 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 March 2, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on March 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2026 PCC RECONSTRUCTION PROGRAM – NE TRILEIN DRIVE CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost for the **2026 PCC Reconstruction Program – NE Trilein Drive** project at its meeting at **5:30 P.M. on the 2nd day of March, 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=OEFocWZGS0NYUmtVHNxcWZFak9Pd09>
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 **24th 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 24th 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 2nd day of March, 2026**, in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than March 30, 2026 and no later than April 27, 2026**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in March 2026.

Contract Documents

An electronic copy of the Contract Documents is available at www.ankenyiowa.gov/bid-documents for no cost. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from the City of Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023. The initial set is free of charge to prospective bidders, i.e. qualified general contractors. A fee of Fifty Dollars (\$50.00) per set will apply to additional sets and to bidding documents requested by other than prospective bidders. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a good usable condition. (2) They are returned within fourteen (14) calendar days after the award of the project. An individual must call 515-963-3520 in advance to reserve a paper copy.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

General Nature of the Public Improvement

2026 PCC RECONSTRUCTION PROGRAM – NE TRILEIN DRIVE

The 2026 PCC Reconstruction Program – NE Trilein Drive project includes pavement reconstruction and minor utility improvements along NE Trilein Drive from just north of NE 18th Street to just south of NE Cambridge Court in the City of Ankeny.

The construction improvements include the slip-form paving of approximately 5,550 SY of 8” thick PCC Class C-SUD street pavement, approximately 700 SY of 7” thick PCC Class C-SUD intersection handwork, and 675 SY of 6” thick PCC Class C residential driveways. Other associated improvements include Class 10 excavation, subgrade preparation, modified subbase placement, subdrain installation, removal and replacement of storm sewer structures and pipes, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant sidewalk ramps, temporary driveway access, temporary surface restoration, compost amendment of existing topsoil, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Ankeny, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder’s security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier’s check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Ankeny. The bid shall contain no condition except as provided in the specifications.

The City of Ankeny reserves the right to defer acceptance of any bid for a period of thirty (30) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Insurance Requirements

Each successful Bidder will be required to furnish its Certificate of Insurance. The Certificate of Insurance shall meet the requirements of Part 3 of Section 1070 of the SUDAS Standard Specifications. The Description section of the Certificate of Insurance shall be specific to the public improvement and list the City of Ankeny as an additional insured for the public improvement.

Title VI Compliance

The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released thirty-one (31) days following acceptance of the project by the City of Ankeny as per provisions in the Iowa Code.

Sales Tax Exemption

The City of Ankeny will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Sales tax exemption certificates are applicable only for the specific project for which the sales tax exemption certificate is issued.

Completion of Work

The Contractor shall substantially complete the overall project within **one hundred (100) working days**. Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed; with the new pavement markings installed; and 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 compost amendment, 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 **2nd day of February, 2026.**

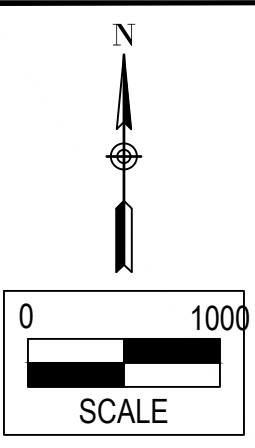
Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **4th day of February, 2026.**

Published in the Des Moines Register the **13th day of February, 2026.**





ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 of the SE Oralabor Road & SE Four Mile Drive Traffic Signal and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: 2/24/26 @ 10:30 A.M. / date of hrg: 3/2/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by Legal Counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the SE Oralabor Road & SE Four Mile Drive Traffic Signal which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), estimated total cost; and setting a date for the filing of bids on the project.

The project includes widening of the east and north legs of the SE Oralabor Road & SE Four Mile Drive intersection to add long-term capacity, and installation of a permanent traffic signal.

The improvements include construction of the new traffic signal, approximately 1,600 SY of 9" thick PCC Class C-SUD street pavement, 700 LF of subdrain, installation of one (1) storm sewer manhole and one (1) intake, Class 10 excavation, subgrade preparation, modified subbase, paved median, driveways, sidewalks, pavement markings, fiber optic infrastructure, temporary surface restoration, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The City will furnish the combination traffic signal / lighting pole and mast arm assemblies, mast-arm mounted street name signs, ATC 48VDC cabinet with controller, conflict monitor and accessories, and fiber optic cable for contractor installation.

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 later than May 1, 2026 and to substantially

complete the project within ninety (90) working days. Ten (10) working days are also allowed to fully complete the overall project, including site restoration and any punch list items. The contract includes assessment for failure to complete the work within the designated term.

Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: February 2, 2026
2. Post Notice to Bidders and Notice of Public Hearing: February 4, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: February 13, 2026
4. Bid Opening (10:30 A.M., Public Services Building): February 24, 2026
5. Public Hearing and Contract Award: March 2, 2026
(Hold Public Hearing on the plans, specifications, form of contract, and estimated total cost; review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as February 24, 2026 and setting the public hearing date as March 2, 2026 for the SE Oralabor Road & SE Four Mile Drive Traffic Signal, 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 February 4, 2026 and to be published in the Des Moines Register on February 13, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

September 2, 2025: The City Council approved a professional services agreement with HR Green, Inc. to design the project.

December 15, 2025: The City Council authorized acquisition of temporary construction easements for the project.

FISCAL IMPACT

This project is included in the City's current Capital Improvement Program with construction scheduled to begin in 2026.

PUBLIC OUTREACH EFFORTS

The project was discussed at the City Council Work Session on May 19, 2025.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Notice to Bidders & Notice of Public Hearing
3. Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL, 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 SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL, 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 SE Oralabor Road & SE Four Mile Drive Traffic Signal; 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 SE Oralabor Road & SE Four Mile Drive Traffic Signal, 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 project includes widening of the east and north legs of the project intersection to add long-term capacity, and installation of a permanent traffic signal.

The improvements include construction of the new traffic signal, approximately 1,600 SY of 9" thick PCC Class C-SUD street pavement, 700 LF of subdrain, one (1) storm sewer manhole and one (1) intake installation, Class 10 excavation, subgrade preparation, modified subbase, paved median, driveways, sidewalks, pavement markings, fiber optic infrastructure, temporary surface restoration, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The City will furnish the combination traffic signal / lighting pole and mast arm assemblies, mast-arm mounted streetname signs, ATC 48VDC cabinet with controller, conflict monitor and accessories, and fiber optic cable for Contractor installation.

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 24, 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 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 March 2, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public

hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on March 2, 2026.

PASSED AND APPROVED this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk

**NOTICE TO BIDDERS AND
NOTICE OF PUBLIC HEARING**

SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL
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 **SE Oralabor Road & SE Four Mile Drive Traffic Signal** at its meeting at **5:30 P.M. on the 2nd day of March, 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 **24th 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 24th 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 2nd day of March, 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 later than May 4, 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

SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL

The project includes widening of the east and north legs of the project intersection to add long-term capacity, and installation of a permanent traffic signal.

The improvements include construction of the new traffic signal, approximately 1,600 SY of 9" thick PCC Class C-SUD street pavement, 700 LF of subdrain, one (1) storm sewer manhole and one (1) intake installation, Class 10 excavation, subgrade preparation, modified subbase, paved median, driveways, sidewalks, pavement markings, fiber optic infrastructure, temporary surface restoration, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The City will furnish the combination traffic signal / lighting pole and mast arm assemblies, mast-arm mounted streetname signs, ATC 48VDC cabinet with controller, conflict monitor and accessories, and fiber optic cable for Contractor installation.

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 substantially complete the overall project within **ninety (90) working days**. Substantial completion for the overall project shall be defined as all utility, grading, pavement, and traffic signal and fiber optic construction completed; with the pavement markings and signs installed; and the streets, driveways, and sidewalks fully open to traffic and the traffic signal fully operational. **A 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 **2nd day of February, 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 **4th day of February, 2026.**

Published in the Des Moines Register the **13th day of February, 2026.**



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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, Inc. for the construction engineering services on the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project in an amount not to exceed \$544,500.00.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

The action before the City Council is the approval of a Professional Services Agreement with Snyder & Associates, Inc. for the construction engineering services on the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.

Snyder & Associates, Inc. has completed the design engineering services for the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project. The Public Works Department proposes to continue to utilize Snyder & Associates, Inc. to complete the construction engineering services for the project, including the following items:

- Construction administration
- Attend Pre-Construction meeting
- Review shop drawings and material submittals for storm sewer, sanitary sewer, water main, traffic signals and the Joint Utility Trench (JUT)
- Construction observation of storm sewer, sanitary sewer, water main, traffic signals and the JUT
- Attend final walk-throughs and prepare punch lists
- Prepare record drawings
- Complete the City's ADA pedestrian ramp forms for all sidewalk ramps constructed with the project

The scope of the construction engineering services and corresponding fees are shown in the attached

Professional Services Agreement. The fee for the construction engineering services is \$470,500.00.

Snyder & Associates, Inc. was previously directed to make out-of-scope design revisions during Final Design as follows:

- Additional reconstruction of SE Peterson Drive to account for deteriorated pavement approximately 250' east of South Ankeny Boulevard .
- Revisions to the design of SE 3rd Street adjacent to South Ankeny Boulevard related to the separate SE 3rd Street Area Utility Improvements - Phase 2 project.
- Revisions to the traffic control and staging design related to pedestrian detour routing during staged construction along with temporary sidewalk during the winter.
- Revisions to traffic signal design for routing of permanent and temporary fiber optic along with the design of a temporary traffic signal at SW/SE 3rd Street.
- Business sign relocation coordination for proposed relocations due to the reconstruction and widening of South Ankeny Boulevard.
- Pedestrian ramp design revisions at SW/SE 3rd Street to accommodate revised traffic signal pole locations.

The out-of-scope design engineering services and corresponding fees are shown in the attached Professional Services Agreement. The total fee for the out-of-scope design engineering services is \$74,000.00.

The total fee for the construction engineering services and the out-of-scope design engineering services is \$544,500.00.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Snyder & Associates, Inc. for the construction engineering services on the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project in an amount not to exceed \$544,500.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the current City of Ankeny Capital Improvement Program for 2026 and 2027 construction.

PUBLIC OUTREACH EFFORTS

A Public Information Meeting was held on August 27, 2024.

ACTION REQUESTED

ATTACHMENTS

1. South Ankeny Boulevard Improvements - SE Peterson Drive to First Street - Professional Services Agreement - Construction Engineering Services



STANDARD PROFESSIONAL SERVICES AGREEMENT

(Long Form-modified)

NOW ON THIS 2 day of February, 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: South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street – Construction Engineering Services
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)

By:  Digitally signed by Mark A. Land
Date: 2026.01.28 10:26:21 -06'00'

(Authorized agent)

Bobbi B. Bentz, Mayor

Mark A. Land, P.E., CFM
(Printed or typed signature)

Route executed copy to: Andy Burke

ATTEST: _____

Michelle Yuska, City Clerk

Exhibit A
Scope of Services

**SOUTH ANKENY BOULEVARD IMPROVEMENTS – SE PETERSON DRIVE TO 1ST STREET
– CONSTRUCTION ENGINEERING SERVICES**

I. SCOPE OF WORK

A. PROJECT DESCRIPTION

Professional shall perform Construction Engineering Services for the South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street project, hereinafter referred to as the Project. Now, therefore, it is hereby agreed by and between the parties that the Agreement for Professional Services be made as follows:

1. Perform additional Final Design items that were not included in a separate prior Agreement for Design Services.
2. Perform limited Construction Administration and Construction Observation tasks to facilitate portions of the Project that are of increased interest to the Client and are the Client's responsibility, per the Client/Iowa DOT Preconstruction Agreement.
3. It is understood that the Iowa DOT will lead and perform construction administration and observation services during construction, and the Professional is providing support for those services. The clarification of responsibilities for the Professional, Iowa DOT, and Client is further detailed in Section C.

B. BASIC SERVICES

Professional will provide the additional Final Design Services as follows.

1. **ADDITIONAL FINAL DESIGN**
 - a. Additional reconstruction of SE Peterson Drive from South Ankeny Boulevard east approximately 250'.
 - b. Revisions to SE 3rd Street profile and utility design relating to field conditions during the SE 3rd Street improvements project.
 - c. Revisions to the traffic control and staging design relating to temporary sidewalk design for overwinter period, pedestrian detour routing during staged construction, expanded traffic control design for W 1st Street and S Ankeny Boulevard to SE 8th Street.

- d. Revisions to traffic signal design for routing of permanent and temporary fiber optic and temporary signal at S 3rd Street.
- e. Business sign relocation coordination for proposed locations and line of sight for egress traffic.
- f. Structural retaining wall and safety rail plans to accommodate design loadings.
- g. Pedestrian ramp redesign at S 3rd Street to accommodate revised signal pole locations and accommodate pedestrian routing.

C. CONSTRUCTION ENGINEERING SERVICES

Professional will provide Construction Engineering Services as follows.

1. CONSTRUCTION ADMINISTRATION (TRANSPORTATION)

- a. The Professional shall attend a Pre-Construction Meeting held by the Iowa DOT, contractor, and Client to review the contract requirements, details throughout construction, submittal requirements, and work schedule before construction. Two (2) Pre-Construction Meetings are anticipated, one (1) for 2026 and one (1) for 2027. It is anticipated that two (2) representatives of the Professional's design staff will attend each of the meetings. The Iowa DOT will be responsible for the Pre-Construction Meetings and issuing meeting minutes.
- b. The Professional shall review shop drawings and other submissions from the contractor for general compliance with the construction contract. Anticipated shop drawings include, but are not limited to: water main materials, irrigation system, storm sewer pipe and structures, sanitary sewer pipe and structures, joint utility trench (JUT) conduit and handholes, colored concrete, and retaining wall. Assistance with Iowa DOT in review of the temporary shoring submittals, with the understanding that the contractor submittals will be stamped by a Professional Engineer licensed to perform work in the State of Iowa. It is understood that the Iowa DOT will complete the shop drawing review for other contract items. It is understood that the project will use DocExpress as a construction document management portal and all submittals will be posted and reviewed on DocExpress. It is understood that Iowa DOT will provide Professional access to DocExpress for review of the submittals.
- c. The Professional shall, when requested, assist with change order review and negotiations and prepare revised plan sheets to the Client and Iowa DOT for their acceptance and use in the Project. The

Professional anticipates assisting with five (5) change orders and issuing ten (10) total plan sheet revisions.

- d. The Professional shall assist the Client and Iowa DOT with On-Call construction administration assistance throughout the duration of the construction project. This construction assistance may comprise of answering questions from the Client or Iowa DOT, attending construction meetings, design consultation, and similar type requests from the Client. The Professional has anticipated a maximum of three (3) hours of assistance per week for 80 weeks.
- e. The Professional shall attend weekly construction meetings. It is anticipated that 80 total weekly construction meetings will be held. It is anticipated that one (1) representative from the Professional will attend all construction meetings and one (1) representative from the Professional will attend half of the construction meetings. Professional shall prepare meeting notes summarizing the discussions and actions taken and submit them to the Client. It is assumed that the Iowa DOT will provide formal meeting minutes.
- f. The Professional shall assist the Client in reviewing the storm sewer repair methods and televising results following exploratory excavation by the contractor.
- g. The Professional shall attend a final walk-through of the Project. It is anticipated that there will be two (2) walk-throughs for the project, one for completed construction in 2026 and one for 2027. The Professional shall prepare a punchlist for the Client and Iowa DOT to include in the formal punchlist for the Project. It is anticipated that two (2) representatives from the Professional's design staff will attend each walk-through.
- h. It is understood that administration tasks for work being performed by the contractor on a time and material basis are not included in this scope and will be considered an additional service.
- i. It is understood that Iowa DOT will perform day-to-day construction administrative tasks for this project and will be the main point of contact during construction. The tasks that are anticipated to be performed by the Iowa DOT and therefore not included in this Agreement will include, but are not limited to;
 - i. Contractor certifications
 - ii. Weekly working day reports
 - iii. Administering construction meetings

- iv. Preparation and posting of construction meeting minutes/notes
- v. Appia access and entries
- vi. Vibration monitoring coordination
- vii. Partial payment applications/vouchers
- viii. DBE Commercially Useful Function forms
- ix. Non-compliance notices
- x. Notice of suspension/resumption of work
- xi. Payroll certification reviews
- xii. Wage-rate interviews
- xiii. Subcontractor requests and approvals
- xiv. General property owner coordination
- xv. Compliance with items negotiated between the Iowa DOT and property owners during ROW acquisition
- xvi. Statement of completion and final acceptance of work
- xvii. Coordination on PDMS locations, detour routing, traffic control, IA511 notification, property owner notifications, project website updates and exhibits, etc.
- xviii. Coordination with the contractor on final forms
- xix. Stormwater site inspections or other items relating to NPDES permit or SWPPP
- xx. Build America Buy American compliance
- xxi. Contractor evaluations
- xxii. Project audit documentation
- xxiii. Final forms packet preparation
- xxiv. Project closeout
- xxv. Private Utility Coordination

2. CONSTRUCTION ADMINISTRATION (TRAFFIC)

- a. The Professional shall review shop drawings and other submissions from the contractor for general compliance with the construction contract. Anticipated shop drawings include: Traffic signal and fiber optic equipment. It is understood that the project will use DocExpress as a construction document management portal and all submittals will be posted and reviewed on DocExpress. It is understood that Iowa DOT will provide Professional access to DocExpress for review of the submittals.
- b. The Professional shall attend a Pre-Construction Meeting held by the Iowa DOT, contractor, and Client to review the contract requirements, details throughout construction, submittal requirements, and work schedule before construction. Two (2) Pre-Construction Meetings are anticipated, one (1) for 2026 and one (1) for 2027. It is anticipated that one (1) representative of the Professional's traffic design staff will attend each of the meetings. The Iowa DOT will be responsible for the Pre-Construction Meetings and issuing meeting minutes.

- c. The Professional shall assist the Client and Iowa DOT with On-Call construction administration assistance throughout the duration of the construction project. This construction assistance may comprise of answering questions from the Client or Iowa DOT, attending up to 16 construction meetings (these are in addition to the meetings listed in parts (d) through (g) below), design consultation, and similar type requests from the Client.
- d. The Professional shall conduct three (3) site visits for each of the two (2) permanent signals and two (2) temporary signals to address construction issues. Up to twelve (12) signal related site visits total.
- e. The Professional shall conduct signal testing and final walk-through for each of the two (2) permanent signals and two (2) temporary signals, and prepare a punch list for final acceptance of signal and related fiber optic infrastructure work.
- f. The Professional shall provide input on the level of completion for traffic signals to aid in preparation of Payment Applications and to coordinate with Iowa DOT to process signal-related change orders, if necessary.
- g. The Professional shall conduct up to six (6) site visits to address construction items associated with temporary or permanent fiber optic connections and routing.
- h. The Professional shall review and approve on-reel and post-installation fiber optic testing with respect to the Iowa DOT Specifications for fiber optic testing.

3. CONSTRUCTION OBSERVATION (ON-CALL)

- a. The Professional shall provide a Resident Construction Observer to verify compliance with the Contract Documents for items of increased Client interest on the Project that are the Client's responsibility, per the Client/Iowa DOT Preconstruction Agreement. Part-time observation is a limited, non-continuous presence by the Observer to monitor general compliance with the Contract Documents during critical phases of the construction project. Professional will review and verify materials for subdrain, water main, sanitary sewer, traffic signals, and fiber optics provided by the contractor are in accordance with the Contract Documents. Construction observation shall include:
- b. Attend the Pre-Construction Meeting with up to two (2) representatives from the Professional.

- c. Coordinate with Iowa DOT construction staff and the contractor on the contractor's schedule to determine when the Client-owned components will be constructed to schedule observation. The Client-owned construction components are noted below.
- d. Provide full-time observation for the permanent and temporary traffic signals. Observation for traffic signals at two (2) intersections, including signal footings, pedestrian pushbuttons, signal cabinet, handholes, conduit, wiring, etc.
- e. Provide part-time observation for City-owned and School-owned fiber optics. Observation for fiber optics, including trenchless operations, open cut operations, backfill, handholes, wiring, and splicing.
- f. Provide full-time observation for water main construction and testing, including temporary water main sequencing and testing. Observation for water main, including trenching, bedding, pipe installation, boring, bends, valves, fire hydrants, water servicing, and testing. Professional shall survey the top of water main bend locations, fittings, and other significant locations with GPS equipment during construction.
- g. Provide full-time observation for sanitary sewer construction. Observation for sanitary sewer, including trenching, bedding, pipe installation, boring, manholes, drop structures, castings, adjustment rings, and infiltration barriers. Professional shall review the televising information provided by the contractor, provide videos to the Client for internal review, and report findings to the Client and Iowa DOT.
- h. Provide part-time observation for subdrain including trenching, bedding, pipe installation, subdrain cleanouts, outlets, and castings. Professional shall review the televising information provided by the contractor for both the storm sewer and the subdrain, provide videos to the Client for internal review, and report findings to the Client and Iowa DOT. Full-time observation of storm sewer will be performed by Iowa DOT.
- i. Provide part-time observation for the Joint Utility Trench (JUT) construction. Observation for the JUT, including trenchless operations, open cut operations, and handholes. Professional shall coordinate with the contractor and Iowa DOT on horizontal and vertical locations of the JUT to accommodate final grading, new utilities, and existing utilities. Full-time observation of the JUT will be performed by Iowa DOT. Professional is not responsible for the

construction means and methods and the as-constructed location of the JUT.

- j. Provide part-time observation for the pedestrian ramps include subgrade conditions and form setup. Full-time observation of the pedestrian ramps will be performed by Iowa DOT. Professional will complete the Client's standard pedestrian ramp as-built forms.
- k. Provide full-time observation for the landscaping and irrigation construction. Observation for the landscaping and irrigation, including subgrade conditions, forming, beam curb layout, irrigation conduit, tracer wire, and pipe installation, pouring of beam curbs, and protection of plantings.
- l. Provide part-time observation for side street construction, including verify elevation of subgrade, proof roll of subgrade, proof roll of modified subbase, form setup, and concrete pours. Full-time observation of the side street construction will be performed by Iowa DOT.
- m. The Professional shall attend weekly construction meetings. It is anticipated that 80 total weekly construction meetings will be held and attended by one (1) observation representative from the Professional.
- n. Professional will attend the final walk-through and develop a final punch list for those elements of work observed by the Professional. It is anticipated that there will be two (2) walk-throughs for the project, one (1) for completed construction in 2026 and one (1) for 2027.
- o. It is understood that all field and laboratory testing will be conducted, administered, and performed by the Iowa DOT or the contractor and is not a part of this Agreement.
- p. It is understood that multiple trips per working day may be needed based on construction progress, resolution of field issues, and requests from the Client, contractor, or Iowa DOT.
- q. It is understood that observation for work being performed by the contractor on a time and material basis is not included in this Agreement and will be considered an additional service.
- j. It is understood that the Iowa DOT will perform day-to-day construction observation tasks for this Project and will be the main point of contact during construction. The tasks that are anticipated

to be performed by the Iowa DOT and therefore not included in this Agreement will include, but are not limited to,

- i. Appia access and entries
- ii. Weekly report of working days
- iii. Quantity measurements and tracking
- iv. Coordination and conducting quality assurance, acceptance testing, and plant monitoring
- v. Field testing
- vi. Laboratory testing
- vii. Plant monitoring
- viii. Smoothness testing
- ix. Contractor coordination
- x. Traffic control review
- xi. Stormwater site inspections or other items relating to NPDES permit or SWPPP
- xii. Private utility coordination
- xiii. Storm sewer observation

4. RECORD DRAWINGS

The Professional shall furnish reproducible record drawings for the Project according to Client requirements. Such record drawings may contain a waiver of liability phrase regarding unknown changes made by the contractor without Client/Professional approval. It is anticipated that the Professional shall perform the following items:

- a. Underground utility location data including but not limited to: water main fittings (bends, tees, crosses, reducers), storm sewer flow lines, sanitary sewer flow lines, public irrigation, and signal and fiber optic conduits.
- b. Storm, sanitary, and water main above ground structure location data.
- c. Streetlight, traffic signal poles, pedestal and pushbutton poles, controller cabinet, handhole location data, and street signs/posts.
- d. Fiber optic handhole and conduit location data.
- e. Record Drawing deliverables per the Client's submittal requirements.
- f. Pedestrian ramp as-built forms using the Client's template.

II. STORM WATER DISCHARGE COMPLIANCE / HOLD HARMLESS

A. PROFESSIONAL'S RESPONSIBILITY

In the event the scope of work to be performed under the terms and conditions of this Agreement includes permitting and creation of an initial Storm Water Pollution Prevention Plan, then and in that event and notwithstanding any provision to the contrary, Professional shall not be responsible or liable for compliance with any storm water discharge requirements at the site other than the preparation of the Notice of Intent for Storm Water Discharge Permit No. 2 applicable to the site and creation of the initial Storm Water Pollution Prevention Plan for the site.

B. IOWA DOT'S RESPONSIBILITY

The Iowa DOT shall be solely responsible for: a) the implementation, administration and monitoring of the initial plan; b) making modifications to the initial plan as needed; c) filing the Notice of Discontinuance; and, d) compliance with all NPDES or storm water discharge statutes, rules, regulations or ordinances applicable to the site. The Professional will include the initial Storm Water Pollution Prevention Plan and include it as a part of the Contract Documents for construction. Submittal of the Notice of Intent will be made by the Iowa DOT.

C. INDEMNIFICATION

Professional agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless against all damages, liabilities, or costs including reasonable attorneys' fees and defense costs (hereafter "Claims") to the extent caused by Professional's errors, omissions, or negligent acts relating to the preparation of the Notice of Intent or creation of the initial Storm Water Pollution Prevention Plan. The Client shall protect, defend, indemnify, and hold Professional harmless from any and all Claims caused by or in any manner related to: a) any discharges of soil, silt, sediment, petroleum product, hazardous substances, or solid waste from the site; and/or b) any alleged violation of any NPDES or storm water discharge statute, rule, regulation, or ordinance, unless said Claims were primarily caused by the Professional's own negligent acts. The Client shall release, waive, and otherwise discharge any and all Claims that the Client may assert against Professional relating, in any manner, to any discharges from the Site and/or any alleged violation of any NPDES or storm water discharge statute, rule, regulation, or ordinance except as set forth above. The covenants and provisions herein shall survive cessation of Professional's work on the site.

III. RESPONSIBILITY OF THE CLIENT

At its own expense, the Client shall have the following responsibilities regarding the execution of this Agreement by the Professional.

A. PROJECT OFFICER

The Client shall name a Project Officer to act as the Client's representative with respect to the work performed under this Agreement. All correspondence with the Client relating to the Project shall be directed to the Project Officer and the Project Officer shall be invited to all progress meetings and other meetings called during the Project.

B. PROMPT RESPONSE

To prevent an unreasonable delay in Professional's work, the Client will examine all reports, drawings, specifications, and other documents and will provide authorizations in writing to the Professional to proceed with work within a reasonable time period.

C. PROJECT REQUIREMENTS

The Client shall furnish the following information for the Project: licenses, permits, and government or agency approvals that may be necessary to complete the construction and/or Project. The Iowa DNR water main construction and sanitary sewer construction permits have been obtained.

IV. PROJECT SCHEDULE

The Project, from authorization of this Agreement through substantial completion of the project, shall be performed by Professional in accordance with a schedule mutually developed by the Client and Professional. Generally, the schedule for the Project is described as follows:

A. GENERAL SCHEDULE

After acceptance of this Agreement by the Client, Professional shall commence work on the Project as described herein.

Notice to Proceed	February 2, 2026
Stage 1 Construction	February 2026 – December 2026
Stage 2 through Stage 4 Construction	March 2027 – December 2027
Substantial Completion	January 2028

B. SCHEDULE DELAYS

Professional shall not be responsible for delays in the schedule that are beyond Professional's control.

V. COMPENSATION AND TERMS OF PAYMENT

The Client shall pay Professional in accordance with the terms and conditions of this Agreement. The total Project fee is broken down as described below.

A. BASIC SERVICES

The Basic Services fee shall be on the basis of a maximum fixed fee on hourly rates and fixed expenses as outlined in Professional's Standard Fee Schedule.

1. Additional Final Design	\$74,000
Total Basic Services Fee	\$74,000

B. CONSTRUCTION ENGINEERING SERVICES

The Construction Engineering Services fee shall be on the basis of a maximum fixed fee on hourly rates and fixed expenses as outlined in Professional's most current Standard Fee Schedule. The current Standard Fee Schedule is shown in the attached Exhibit C. Total fees for services shall not exceed the following without approval of the Client. Construction Engineering Services are anticipated to occur in the 2026 and 2027 construction seasons. It is anticipated that 2026 construction season will require 80 working days and the 2027 construction season will require 140 working days.

1. Construction Administration (Transportation)	\$132,000
2. Construction Administration (Traffic)	\$35,100
3. Construction Observation (On-Call)	\$281,300
4. Record Drawings	\$22,100

Total Construction Engineering Services Fee.....\$470,500

Total Basic Services and Construction Engineering Services Fee\$544,500

Anytime Professional anticipates that actual fees will exceed estimated fees, Professional shall immediately notify the Client, in writing, of the proposed increase and the reasons therefore. The Client shall thereupon review such proposed increase and either accept or reject same.

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	\$100,000
Each Employee-Disease	\$100,000
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.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under this policy.

Exhibit C Schedule of Rates



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	\$100.00/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

February 2, 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 the 28E Agreement with the Polk County Board of Supervisors from July 1, 2026 through June 30, 2029 for the reimbursement of Ankeny Kirkendall Library services provided to rural Polk County residents.

ORIGINATING DEPARTMENT
Library

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

The Ankeny Kirkendall Public Library Board of Trustees has approved participation in a renewal 28E Agreement with the Polk County Board of Supervisors, developed through the Polk County Library Association, to continue library services for rural Polk County residents. The proposed agreement establishes a three-year term from July 1, 2026, through June 30, 2029.

This item is presented to the City Council for review and approval.

CITY MANAGER/STAFF RECOMMENDATIONS:

Consider motion to adopt RESOLUTION approving the 28E Agreement with the Polk County Board of Supervisors from July 1, 2026 through June 30, 2029.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Ankeny Kirkendall Public Library Board of Trustees meeting - January 15, 2026.

FISCAL IMPACT

Polk County will pay an amount to Ankeny Kirkendall Library that is calculated by multiplying the percentage of usage for each provider Library (13 total libraries) by the total of all provider Libraries' operating expenses with the total amount not to exceed the following annual amounts:

- Fiscal Year 26/27: \$700,000
- Fiscal Year 27/28: \$700,000
- Fiscal Year 28/29: \$700,000

For Fiscal Year 25/26, Polk County will reimburse Ankeny Kirkendall Library approximately \$186,503 for providing library services to rural Polk County residents.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. 28E Agreement Library Resolution Feb 2026
2. 28E Agreement

RESOLUTION XXXX

Resolution approving a 28E Agreement with Polk County, Iowa for Library Services to Rural Polk County Residents (FY27–FY29)

WHEREAS, Polk County, Iowa and the member libraries of the Polk County Library Association (including the City of Ankeny, Iowa (Kirkendall Public Library)) have negotiated a 28E Agreement pursuant to Iowa Code Chapter 28E and Iowa Code section 392.5 to jointly provide library services to rural Polk County residents; and

WHEREAS, the 28E Agreement establishes terms and conditions for the provision of library services to rural Polk County residents, including that rural Polk County residents will be assigned a “Home Library” and will have access and use consistent with the agreement; and

WHEREAS, the 28E Agreement term commences July 1, 2026 and expires June 30, 2029; and

WHEREAS, under the 28E Agreement Polk County will make quarterly payments, and the annual aggregate amount paid by Polk County for these services shall not exceed \$700,000 for each of FY 26/27, FY 27/28, and FY 28/29; and

WHEREAS, City Council desires to approve the 28E Agreement and authorize execution on behalf of the City of Ankeny.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That the 28E Agreement for Library Services to Rural Polk County (FY27–FY29), substantially in the form attached to this Resolution, is hereby approved.
2. That the Mayor is hereby authorized and directed to execute the 28E Agreement on behalf of the City of Ankeny, and the City Clerk is authorized to attest to the same.

PASSED AND APPROVED on this 2nd day of February, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

**28E AGREEMENT
FOR
LIBRARY SERVICES TO RURAL POLK COUNTY**

THIS AGREEMENT made and entered into as of the date all Parties have signed this Agreement, by and between Polk County, Iowa, a governmental subdivision of the State of Iowa, hereinafter the "County", and, jointly and severally, the members of the Polk County Library Association, hereinafter the "Provider Libraries," a partnership of the Boards of Trustees of the public libraries of the incorporated cities of Altoona, Ankeny (Kirkendall Public Library), Bondurant (Community Library), Carlisle, Clive, Des Moines, Grimes, Johnston, Mitchellville, Pleasant Hill, Polk City (Community Library), Runnells, Urbandale, and West Des Moines, or hereinafter referred to as "Parties."

WITNESSETH:

WHEREAS, the Provider Libraries are qualified public libraries which are supported financially by annual appropriations from the respective city councils of the cities of Altoona, Ankeny, Bondurant, Carlisle, Clive, Des Moines, Grimes, Johnston, Mitchellville, Pleasant Hill, Polk City, Runnells, Urbandale, and West Des Moines; and

WHEREAS, this Agreement provides that the County, a Public Agency, may contract with the Provider Libraries for library services at the rate and in the manner set out in this Library Services to Rural Polk County Agreement and that the citizens of each of the participating parties may have full access to and use of all library facilities of each of the Provider Libraries;

NOW THEREFORE, the "Provider Libraries" and the "County" do hereby agree as follows:

1. PURPOSE:

This 28E Agreement is made by and between the Parties, pursuant to the provisions of Chapter 28E and Chapter 392.5, Code of Iowa 2025, as may be amended from time to time, whereby the Provider Libraries by entering into this Library Services to Rural Polk County Agreement agree to jointly provide library services to the residents of their respective cities and to rural Polk County residents. The purpose of this Agreement shall be to set both the terms and conditions under which the Provider Libraries shall jointly share library facilities and provide library services to rural Polk County residents.

2. DEFINITIONS:

- a) "Qualified public libraries" shall mean libraries or library systems which are all or partially in Polk County and which meet the average service level of the provider libraries in the following categories: 1) total per capita library expenditures, 2) total library collection volumes, 3) total full-time professional library staff per 1,000 citizens, and 4) total library open hours per week.
- b) "Library services to rural Polk County residents" include the same materials and services that Provider Libraries extend to the residents of their own individual cities. However, the Parties understand and agree that for purposes of full library services, each rural Polk County resident will be assigned a "Home Library" which will serve as the individual rural resident's sole full library services hub. The assignment will be based on the map attached hereto as Exhibit 2 and is accessible at Library Service Areas Map (<https://altoonagis.maps.arcgis.com/apps/webappviewer/index.html?id=f3da658351c2403a9f31f5c9c19cd05d>). All Provider Libraries shall continue to circulate physical materials to rural Polk County residents.
- c) "Public Agency" shall mean any political subdivision of the State of Iowa.

d) "Fiscal year" shall mean the period from July 1 of a year to and including June 30 of the following year.

3. NO SEPARATE LEGAL ENTITY:

No separate legal or administrative entity is hereby created by this Agreement. The Provider Libraries shall jointly perform the responsibilities set out in this Agreement

4. TERM:

This Agreement shall commence on July 1, 2026 and expire on June 30, 2029.

5. FINANCING:

The County agrees to pay the Provider Libraries an annual aggregate amount for Library Services To Rural Polk County, such amount to be paid in four equal quarterly payments, as hereafter provided. The County agrees to pay each year an annual aggregate amount according to the following formula.

Percentage of Usage

The County's usage of each Provider Library (represented by the number of items circulated to County's rural residents in the prior fiscal year) shall be determined by dividing that figure by the sum of all Provider Libraries' total usage (represented by all the items circulated by all Provider Libraries in the prior fiscal year). This results in a number that shows the usage by the County's rural residents as a percentage of all Provider Libraries' total usage.

Total Operating Expenses

Each Provider Library shall report its total operating expenses for the prior fiscal year. The operating expenses do not include debt service, capital expenditures or other items not associated with the operational budget of each Provider Library.

Payment Calculated as Usage Multiplied by Percentage of Operating Expenses

The County will pay the amount calculated by multiplying the percentage of usage for each Provider Library by the total of all Provider Libraries' operating expenses with the total amount not to exceed the following annual amounts:

Fiscal Year 26/27: \$700,000

Fiscal Year 27/28: \$700,000

Fiscal Year 28/29: \$700,000

See Exhibit 1 for the formula example for FY25/26.

6. ADMINISTRATION DUTIES:

e) Provider Libraries shall provide "library services to rural Polk County residents" consistent with intent, definitions, terms and conditions set out in this Agreement. The Provider Libraries further agree that the residents of the County shall have the same right of access to and use of the library facilities of the Provider Libraries' residents of the cities whose libraries are the parties to this Agreement; that is, the rural residents of the County shall have full access to and use of their designated Home library facility located in the city of Altoona, Ankeny, Bondurant, Carlisle, Clive, Des Moines, Grimes, Johnston, Mitchellville, Pleasant Hill, Polk City, Runnells, Urbandale, or West Des Moines, provided the County is in full compliance with terms of this Agreement. Furthermore, all Provider Libraries shall continue to circulate physical materials to rural Polk County Residents.

Additionally, the Provider Libraries agree to provide at least 60 days' notice to the County of any proposed changes that would limit rural residents right of access to and use of library facilities or that would provide rural residents with a lesser service level than is provided or a higher fee structure than is charged to residents of the cities whose libraries are the parties to the Library Services to Rural Polk County Agreement.

Provider Libraries shall notify County of its annual financial request and of County's prior year's contribution, along with a table showing circulation, budget, etc., from each Qualified Public Library, by the Chair/Co-Chairs of the Polk County Library Association following the end of the fiscal year.

The County will then distribute payments to the Provider Libraries on a quarterly basis. Each such quarterly payment will be for an amount equal to twenty-five percent (25%) of the aggregate annual amount owed by the County for that fiscal year, which payment amount shall hereafter be referred as the aggregate quarterly payment. Quarterly payments will be mailed not later than the last working day of October, January, April, and July for library services provided in the preceding calendar quarter.

7. TERMINATION:

Either Party may terminate its participation in this Agreement as of July 1st of any calendar year, provided written notice of intent to cancel such participation is sent by certified mail to the Chair/Co-Chairs of the Polk County Library Association or to the Polk County Board of Supervisors. Such notice of intent to cancel participation shall be postmarked not less than six (6) months prior to the July 1st date upon which either party desires to cancel service.

8. LIBRARY BOARDS:

The County may designate and send an observing member to meet with and to participate in library board meetings of any Provider Library providing library services under this Agreement. Provider Library board shall allow observing member to be present. An observing member wishing to have an item considered by a library board shall notify that library's director in advance of the preparation of that board's agenda.

9. FILING REQUIREMENTS:

This Agreement shall be filed with the Secretary of State and recorded with the Polk County Recorder pursuant to Chapter 28E.8, Code of Iowa.

10. ENTIRE AGREEMENT:

This Agreement contains the entire agreement of the Parties, and any modification shall be in writing and signed by the duly authorized representatives of the Parties.

11. NOTICES:

As provided in this Agreement notices shall be sent to Polk County, Iowa, 111 Court Avenue, Suite 300, Des Moines, IA 50309 and to the City of Altoona, 700 8th Street SW, Altoona, IA 50009; Ankeny (Kirkendall Public Library), 1210 NW Prairie Ridge Drive, Ankeny, IA 50023; Bondurant Community Library, 104 2nd Street NE, PO Box 160, Bondurant, IA 500356; Carlisle Public Library, 135 School Street, PO Box S, Carlisle, IA 50047; the City of Clive, 1900 NW 114th Street, Clive, IA 50325; Des Moines Public Library, 1000 Grand Avenue, Des Moines, IA 50309; Grimes Public Library, 200 N James Street, Grimes, IA 50111; Johnston Public Library, 6700 Merle Hay Road, Johnston, IA 50131; Mitchellville Public Library, 205 Center Avenue N, Mitchellville, IA 50169; Pleasant Hill Public Library, 5151 Maple Drive, Pleasant Hill, IA 50327; Polk City Community Library, 1500 W Broadway Street, Polk City, IA 50266; Runnells Community Library, 6575 SE 116th Street, Runnells, IA 50237; Urbandale Public Library, 3520 86th Street, Urbandale, IA 50322; and West Des Moines Public Library, 4000 Mills Civic Parkway, West Des Moines, IA 50265.

IN WITNESS WHEREOF, this Agreement has been executed in fifteen (15) counterparts, each of which may be considered an original, on the day and year last above written.

EXHIBIT 1

Rural Polk County Library Funding Formula for FY 25/26

<u>Provider Libraries</u>	<u>Rural Polk County Usage in FY 23/24</u>	<u>Total Usage (circulation to all users) in FY 23/24</u>	<u>% of Total Usage</u>	<u>Total Operating Expenses in FY 23/24</u>	<u>Prorated Cost to Polk County</u>
Altoona Public Library	16,313	154,706	0.6375%	\$ 1,290,320	\$ 123,470
Bondurant Public Library	12,658	72,934	0.4946%	\$ 769,886	\$ 95,806
Carlisle Public Library	1,216	36,313	0.0475%	\$ 286,197	\$ 9,204
Clive Public Library	503	168,342	0.0197%	\$ 1,129,566	\$ 3,807
Des Moines Public Library	6,479	848,407	0.2532%	\$ 11,424,435	\$ 49,038
Grimes Public Library	4,476	128,414	0.1749%	\$ 1,144,639	\$ 33,878
Johnston Public Library	8,801	237,200	0.3439%	\$ 1,568,396	\$ 66,613
Kirkendall Public Library (Ankeny)	24,641	371,399	0.9629%	\$ 2,663,897	\$ 186,503
Mitchellville Public Library	406	16,684	0.0159%	\$ 184,438	\$ 3,073
Pleasant Hill Public Library	3,787	63,227	0.1480%	\$ 737,817	\$ 28,663
Polk City Public Library	4,891	42,266	0.1911%	\$ 400,714	\$ 37,019
Runnells Public Library	614	3,997	0.0240%	\$ 16,532	\$ 4,647
Urbandale Public Library	1,094	415,204	0.0427%	\$ 2,789,511	\$ 8,280
Polk County Contract Libraries	85,879	2,559,093	3.3558%	\$ 24,406,348	\$ 650,000
Contract Maximum for FY 25/26					\$ 650,000

Ankeny Kirkendall Public Library Board of Trustees

By: Fred Schuster

President, Board of Trustees

By: Miranda Piepho

Secretary, Board of Trustees

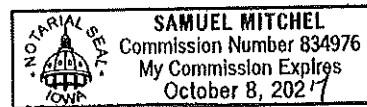
STATE OF IOWA, POLK COUNTY, ss:

On this 15th day of January 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Fred Schuster and Miranda Piepho, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of the Ankeny Kirkendall Public Library Board of Trustees; that the foregoing document was signed and executed upon behalf of such Board of Trustees by authority of said Board granted at its meeting of 1/15/26 and that Fred Schuster and Miranda Piepho acknowledged the execution of the document to be their voluntary act and deed and, the voluntary act and deed of said Board of Trustees, by it voluntarily executed.

Samuel Mitchel

Notary Public in and for said State of Iowa

City of Altoona, Iowa
Kirkendall Library Board of Trustees
Bondurant Community Library Board of Trustees
Carlisle Public Library Board of Trustees
City of Clive, Iowa
Des Moines Public Library Board of Trustees
Grimes Public Library Board of Trustees
Johnston Public Library Board of Trustees
Mitchellville Public Library Board of Trustees
Pleasant Hill Public Library Board of Trustees
Runnells Community Library Board of Trustees
Urbandale Public Library Board of Trustees



CITY OF ANKENY, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____ day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Ankeny, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa



ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 2, 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 Consider motion to accept third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the sale of property vacated by the City of Ankeny, Iowa, to Hope K. Farms, LLC.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 3rd Reading
Resolution
LEGAL

EXECUTIVE SUMMARY

Hope K Farms, LLC has requested the vacation of a Sanitary Sewer Easement located on Parcel 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24. The vacated easement will be replaced with other easement(s) to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve 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

ATTACHMENTS

1. Ordinance
2. Easement Vacation Exhibit
3. Aerial Map
4. Applicant Letter
5. Resolution
6. Quit Claim Deed

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**

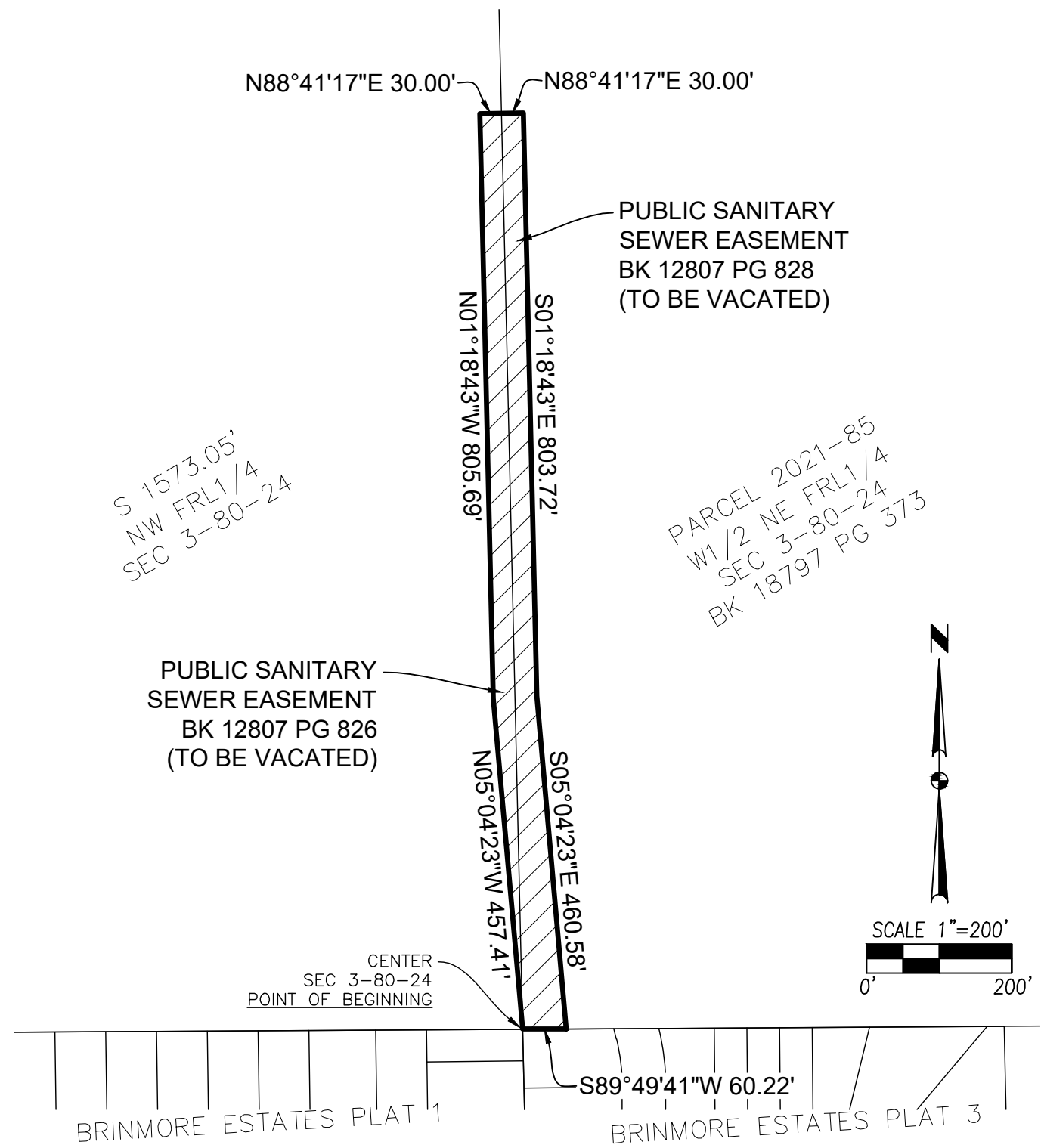
1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____

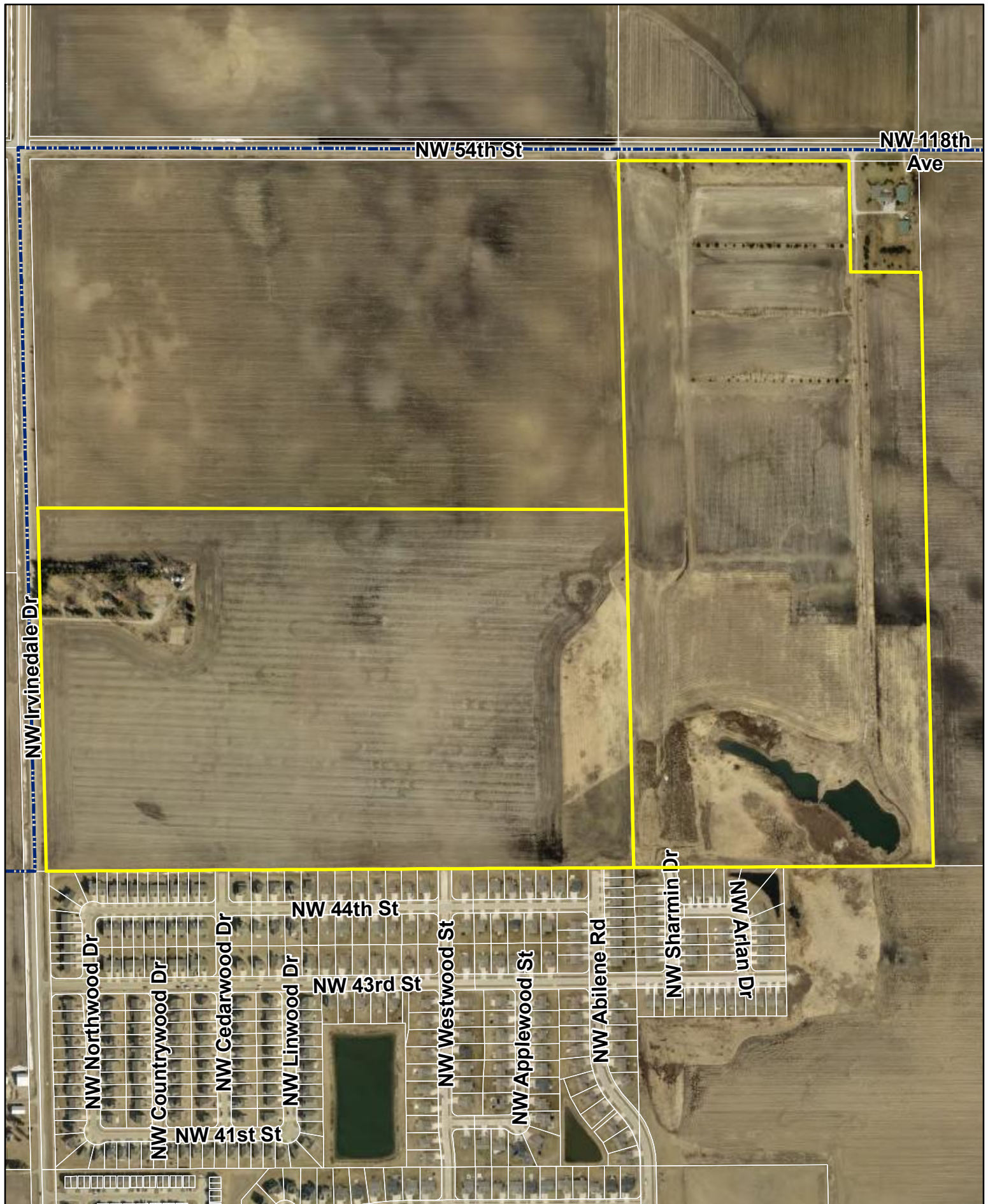
EXHIBIT 'A' - EASEMENT VACATION

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).





N



1 inch = 542 feet

Date: 12/9/2025

Hope Crest - Sanitary Sewer Vacation Aerial Map

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.

RESOLUTION

RESOLUTION AUTHORIZING THE SALE OF PROPERTY VACATED BY THE CITY OF ANKENY, IOWA, TO HOPE K. FARMS, LLC

WHEREAS, by Ordinance No. 2247 the City has vacated certain property, as shown on the attached Exhibit 'A'; and

WHEREAS, Hope K. Farms, LLC has offered to purchase said property for an amount equal to the costs incurred by the City to vacate said property; and

WHEREAS, a public hearing on said vacation and sale was held on the 5th day of January, 2026, pursuant to published notice as required by law; and

WHEREAS, this Council, having heard all comments for and against said offer to purchase said property, determines that the offer should be accepted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That the City accepts the offer of Hope K. Farms, LLC to purchase, for an amount equal to the costs incurred by the City in preparing all proceedings and documents necessary to affect vacation and conveyance, the property as shown on the attached Exhibit 'A'; and
2. That the Mayor and City Clerk are hereby authorized and directed to execute and deliver a quit claim deed conveying the aforesaid property to the purchaser upon receipt of the full amount of the purchase price. The Clerk shall compute such amount.

PASSED AND APPROVED this 2nd day of February, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:

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

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

Address Tax Statements: Hope K. Farms, LLC, 4500 Westown Parkway, Suite #277, West Des Moines, Iowa 50266 Phone: (515) 381-3925

QUIT CLAIM DEED

BE IT KNOWN BY ALL:

That the CITY OF ANKENY, IOWA, a municipal corporation of the County of Polk, State of Iowa, in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by Hope K. Farms, LLC, does hereby QUIT CLAIM unto said Hope K. Farms, LLC, all its right, title, and interest in and to the following described property situated in Polk County, Iowa, to-wit:

SEE ATTACHED EXHIBIT 'A'

No Declaration of Value is required under the conditions of Exemption No. 6. No transfer tax is required; consideration is less than \$500.00, and the Grantor is a municipal corporation.

DATED this 2nd day of February, 2026.

CITY OF ANKENY, IOWA

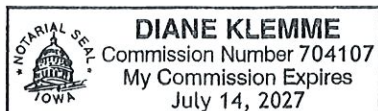
Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

STATE OF IOWA, COUNTY OF POLK, ss:

On this 2nd day of February, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bobbi B. Bentz and Michelle Yuska, to me personally known, who being by me duly sworn did say that they are the Mayor and City Clerk, respectively, of the City of Ankeny, Iowa; that the seal affixed to the above and foregoing instrument is the corporate seal of said corporation, and that said instrument was signed pursuant to a Resolution adopted by the City Council of Ankeny, Iowa, on the 2nd day of February, 2026, and the said Bobbi B. Bentz and Michelle Yuska acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Diane Klemme

Notary Public in and for the State of Iowa