ANKENY CITY COUNCIL

Regular Meeting
Monday, February 16, 2026
5:30 PM

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

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

---

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

ELECTRONIC MEETING INFORMATION

https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09

Meeting ID: 973 1299 2966
Passcode: 1234

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

PROCEDURAL ACTIONS:

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

A. PUBLIC FORUM:

1. Bravo Greater Des Moines presentation by Sally Dix, President

2. Open Forum

B. APPROVAL OF AGENDA:

1. Approval of the February 16, 2026 Agenda

Consider motion to approve and accept the February 16, 2026 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2026-04 Proposed 2026 PCC Pavement Preservation Program - Crack and Joint Filling

Consider motion to close Public Hearing 2026-04.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $625,305.00; 2) receive and file report of bids received on February 10, 2026; 3) RESOLUTION making award of a construction contract with Parking Lot Specialties, LLC in the amount of $525,576.80; and 4) RESOLUTION approving contract and bonds with Parking Lot Specialties, LLC in the amount of $525,576.80.

2. PH 2026-05 Proposed NW 17th Street Storm Sewer & Pavement Improvements

Consider motion to close Public Hearing 2026-05.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost $930,000.00; 2) receive and file report of bids received February 10, 2026; 3) RESOLUTION making award of construction contract with All Star Concrete, LLC in the amount of $661,003.70; and 4) RESOLUTION approving contract and bonds with All Star Concrete, LLC in the amount of $661,003.70.

3. PH 2026-06 Proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan

Consider motion to close Public Hearing 2026-06.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan.

4. PH 2026-07 Proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan

Consider motion to close Public Hearing 2026-07.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 5 to

the Amended and Restated 1991 City of Ankeny Urban Renewal Plan.

5. PH 2026-08 Proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan

Consider motion to close Public Hearing 2026-08.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan.

6. PH 2026-09 Proposed 2026 Corporate Woods Business Park Urban Renewal Plan I

Consider motion to close Public Hearing 2026-09.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to receive and file the report of the Planning & Zoning Commission meeting held on February 3, 2026.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the 2026 Corporate Woods Business Park Urban Renewal Plan I.

Consider motion to accept first consideration of ORDINANCE 2248, an Ordinance providing that general property taxes levied and collected each year on all property located within the 2026 Corporate Woods Business Park Urban Renewal Area I, in City of Ankeny, County of Polk, State of Iowa, by and for the benefit of the State of Iowa, City of Ankeny, County of Polk, Saydel Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the city in connection with the 2026 Corporate Woods Business Park Urban Renewal Area I. (The 2026 Corporate Woods Business Park Urban Renewal Plan I)

D. APPROVAL OF CONSENT AGENDA:

- **MINUTES**

CA - 1. Approval of official council actions of the regular meeting of February 2, 2026, as published, subject to correction, as recommended by the City Clerk.

CA - 2. Receive and file minutes of the Plan and Zoning Commission meeting of December 16, 2025.

CA - 3. Receive and file minutes of the Zoning Board of Adjustment meeting of December 16,

2025.

CA - 4. Receive and file minutes of the Civil Service Commission meeting of February 10, 2026, subject to correction as recommended by the Clerk of the Commission.

- **LICENSES AND PERMITS**

CA - 5. Consider motion to approve the issuance of Cigarette, Tobacco, Vapor, and Nicotine Permits.

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

- **FINANCE/BUDGET**

CA - 7. Consider motion to receive and file Financial Reports for January 2026.

CA - 8. Consider motion to receive and file the Building Permit Report for January 2026.

CA - 9. Consider motion to receive and file the Utility Billing Report for January 2026.

CA - 10. Consider motion to approve Payment #10 in the amount of $18,516.07 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.

CA - 11. Consider motion to approve Payment #14 in the amount of $7,236.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 project.

CA - 12. Consider motion to approve Payment #10 in the amount of $13,387.50 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

CA - 13. Consider motion to approve Payment #37 in the amount of $27,898.79 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

CA - 14. Consider motion to approve Payment #38 in the amount of $3,130.84 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

CA - 15. Consider motion to approve Payment #11 in the amount of $1,775.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.

CA - 16. Consider motion to approve Payment #28 in the amount of $10,298.50 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements — Phase 2 project.

CA - 17. Consider motion to approve Payment #3 in the amount of $228,871.50 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.

CA - 18. Consider motion to approve Payment #10 in the amount of $35,242.40 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.

CA - 19. Consider motion to approve Payment #5 in the amount of $88,380.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.

CA - 20. Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by $6,930.00 with JEO Consulting Group for construction services on the SE 3rd Street Utility Improvements — Phase 2 project.

CA - 21. Consider motion to approve the February 16, 2026 Accounts Payable.

- **PERSONNEL ITEMS**

CA - 22. Consider motion to accept the Civil Service Commission certified lists for promotion to: Permit Technician II and Park Maintenance Technician II, subject to passing any further departmental requirements.

- **COMMUNITY DEVELOPMENT ITEMS**

CA - 23. Consider motion to adopt **RESOLUTION** authorizing the mayor to sign a hold harmless agreement allowing Grand Capital, LC, owner of the property located at 409 S. Ankeny Boulevard, to place its sign relocation due to IDOT S Ankeny Blvd corridor widening, in a portion of the City's public utility easement.

- **ENGINEERING ITEMS**

CA - 24. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent sanitary sewer easement and temporary construction easement for the Otter Creek Trunk Sewer - Phase 4 project in Ankeny, Iowa. (DLE Four Way, LC)

- **CAPITAL IMPROVEMENT PROJECTS**

CA - 25. Consider motion to adopt **RESOLUTION** accepting a proposal from RW Excavating Solutions, LC in the amount of $30,120.00 for the construction of the 2026 Annual Storm Water Subdrain Repairs project.

CA - 26. Consider motion to approve the Professional Services Agreement with Civil Design Advantage, LLC for the construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project in an amount not to exceed $274,353.00.

CA - 27. Consider a motion to approve the Professional Services Agreement with Kirkham Michael & Associates, Inc., for the design engineering services for the NE Spectrum Drive RCB Culvert over Otter Creek for an amount not to exceed $83,400.00 and the Mayor to execute said agreement.

CA - 28. Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 3/10/26 @ 10:30 A.M. / date of hearing: 3/16/26 @ 5:30 P.M.)

CA - 29. Consider motion to adopt **RESOLUTION** ordering construction on the North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 3/10/26 @ 10:30 A.M. / date of hearing: 3/16/26 @ 5:30 P.M.)

CA - 30. Consider motion to adopt **RESOLUTION** ratifying, confirming and approving cancellation of receipt of bids and the public hearing for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

- **ADMINISTRATIVE ITEMS**

CA - 31. Consider motion to adopt **RESOLUTION** setting a public hearing on a Development Agreement between the City of Ankeny and Baker Mechanical, Inc. (date of hrg: 3/2/26 @ 5:30 p.m.)

CA - 32. Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa (for essential corporate purposes), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

CA - 33. Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes (GCP) of the City of Ankeny, State of Iowa (for general corporate purposes), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

CA - 34. Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa (for essential corporate urban renewal purposes (ECP/UR)), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

CA - 35. Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-35

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-35.

E. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES**

36. Ord 2249 An Ordinance amending Chapter 6 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections.

Consider motion to accept first consideration of ORDINANCE 2249.

F. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

City Manager

- **REPORT OF THE GOVERNING BODY:**

Mayor Bentz

City Council Members:
Council Member Davis
Council Member Graber

Council Member Hollinrake
Council Member Perry
Council Member Shafer

- **FUTURE COUNCIL AGENDA ITEMS:**

• Council Action Planning Session: Budget Workshop, 2/23/2026 at 5:30 p.m.
• Public Hearing - 2026 PCC Reconstruction Program - NE Trilein Drive, 3/2/26 at 5:30 p.m.
• Public Hearing - 2026 PCC Street Patching Program, 3/2/26 at 5:30 p.m.
• Public Hearing - $16,250,000 GO Bonds ECP, 3/2/26 at 5:30 p.m.
• Public Hearing - $1,380,000 GO Bonds GCP, 3/2/26 at 5:30 p.m.
• Public Hearing - $4,700,000 GO Bonds ECP/UR, 3/2/26 at 5:30 p.m.
• Public Hearing - $7,100,000 Water Revenue Bonds, 3/2/26 at 5:30 p.m.
• Public Hearing - Development Agreement - Baker Mechanical, Inc., 3/2/26 at 5:30 p.m.
• Public Hearing - N. Ankeny Blvd Landscaping Improvements - 1st St to 11th St, 3/16/26 at 5:30 p.m.
• Public Hearing - 2026 PCC Pavement Preservation Program - SE Magazine Rd, 3/16/26 at 5:30 p.m.

G. ADJOURNMENT

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Bravo Greater Des Moines presentation by Sally Dix, President

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Open Forum

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Approval of the February 16, 2026 Agenda

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider motion to approve and accept the February 16, 2026 agenda, with or without amendment.

ATTACHMENTS
None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

PH 2026-04 Proposed 2026 PCC Pavement Preservation Program - Crack and Joint Filling

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 Pavement Preservation Program – Crack and Joint Filling project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations:

- Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.

The construction improvements include the sawing, cleaning, and filling of approximately 154,000 LF of longitudinal joints, 101,500 LF of transverse joints, and 9,000 LF of miscellaneous cracks. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, February 10, 2026. Six (6) bids were received as follows:

1. Parking Lot Specialties, LLC	$525,576.80
2. National Sealant & Concrete, LLC	$543,868.40
3. Iowa Contracting, Inc.	$590,118.00
4. Fahrner Asphalt Sealers, LLC	$603,847.00
5. Scodeller Construction, Inc.	$644,534.00
6. Thunder Road, LLC	$896,137.00

The Engineer's Estimate for the project is $625,305.00. The bids ranged from approximately 16% below to approximately 43% above the estimate. Parking Lot Specialties, LLC has completed similar crack and joint filling projects throughout the Des Moines metro and also for the Iowa DOT, and they have the technical experience to complete this project. The Public Works Department recommends awarding the 2026 PCC Pavement Preservation Program - Crack and Joint Filling project to Parking Lot Specialties, LLC of Carlisle, 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 May 26, 2026.

The Contractor shall fully complete the overall project no later than October 31, 2026. Full completion for the overall project shall be defined as all work including punch list items completed, and all improvements ready for final acceptance.

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 ($625,305.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the 2026 PCC Pavement Preservation Program - Crack and Joint Filling project.
3. Receive and file the report of bids received on February 10, 2026.
4. Approve Resolution, making award of a construction contract to Parking Lot Specialties, LLC of Carlisle, Iowa.
5. Approve Resolution, approving contract and bonds with Parking Lot Specialties, LLC in the amount of $525,576.80.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

January 20, 2026: The City Council approved a Resolution ordering construction and setting the bid opening date as February 10, 2026, and setting the public hearing date as February 16, 2026.

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

Property owners and residents will receive door tags two days in advance of the crack and joint filling work occurring adjacent to their properties. Access to properties is maintained at all times.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-04.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $625,305.00; 2) receive and file report of bids received on February 10, 2026; 3) RESOLUTION making award of a construction contract with Parking Lot Specialties, LLC in the amount of $525,576.80; and 4) RESOLUTION approving contract and bonds with Parking Lot Specialties, LLC in the amount of $525,576.80.

ATTACHMENTS

1. PH Coversheet

2. RES - plans, specs
3. Bid Sheet
4. 2026 PCC Pavement Preservation Program - Crack and Joint Filling - Bid Tabulation
5. RES - making award
6. RES - approving contract
7. 2026 PCC Pavement Preservation Program - Crack and Joint Filling - Location Map
8. Contract - Parking Lot Specialties
9. COI - Parking Lot Specialties

PUBLIC HEARING 2026-04

February 16, 2026 at 5:30 P.M.

PROPOSED 2026 PCC PAVEMENT PRESERVATION PROGRAM – CRACK & JOINT FILLING

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 Pavement Preservation Program – Crack & Joint Filling project.

Notice of this hearing was published in the Des Moines Register on the 30th 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 2026-04.
- Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost $625,305.00; 2) receive and file report of bids received February 10, 2026; 3) adopt **RESOLUTION** making award of construction contract with Parking Lot Specialties, LLC in the amount of $525,576.80 and 4) adopt **RESOLUTION** approving contract and bonds with Parking Lot Specialties, LLC in the amount of $525,576.80.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2026 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING", 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 PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING

WHEREAS, on the **20th** 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 Pavement Preservation Program - Crack and Joint Filling; 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 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

REC'D & FILED
BY CITY COUNCIL
2-16-26

city of Ankeny
bringing it all together.

Bid Letting for 2026 PCC Pavement Preservation Program – Crack & Joint Filling
February 10, 2026
10:30 A.M.

The purpose of this meeting is to receive, open and tabulate bids for construction of the 2026 PCC Pavement Preservation Program – Crack & Joint Filling project in accordance with the Plans and Specifications prepared by the City of Ankeny Public Works.

Emily Quartell, City Engineer

Project Estimate of Cost $ 625,305.00

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
1) under advisement envelope ✓	Thunder Road, LLC W297 S3549 Boettcher Rd Genesee, WI 53189	$ 816,137.00	
2) ✓	National Sealant + Concrete LLC 19898 County Road 30 Crosby, MN 56441	$ 543,868.40	
3) ✓	Fahrner Asphalt Sealers LLC 6615 US Hwy 12 W Eau Claire WI 54703	$ 603,847.00	
4) * ✓	Parking Lot Specialties 3040 Gateway Dr Carlisle IA 50047	$ 525,576.80	
5) under advisement envelope ✓	Scodeller Construction Inc 51722 Grand River Ave Wixom, MI 483393	$ 644,534.00	

*Apparent Low Bidder

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
6) ✓	Iowa Contracting 13435 Summerset Road Indianola, IA 50125	$ 590,118.00	
7)			
8)			
9)			
10)			
11)			
12)			
13)			

*Apparent Low Bidder

city of Ankeny

bringing it all together.

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 16, 2026 at 5:30 p.m.

Amy Quartell, City Engineer

ATTEST:

Michelle Yuska, City Clerk

*Apparent Low Bidder

Bid Tabulation

2026 PCC Pavement Preservation Program - Crack and Joint Filling

Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods

February 10, 2026

				Engineer's Estimate			Parking Lot Specialties, LLC			National Sealant & Concrete, LLC			Iowa Contracting, Inc.			Fahrner Asphalt Sealers, 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**
		STREETS AND RELATED WORK																
7.01	7040-D	Crack and Joint Cleaning and Filling, Hot Pour	LF	264,580	$ 2.25	$ 595,305.00	264,580	$ 1.96	$ 518,576.80	264,580	$ 1.98	$ 523,868.40	264,580	$ 2.10	$ 555,618.00	264,580	$ 2.15	$ 568,847.00
		TRAFFIC CONTROL																
8.01	8030-A	Temporary Traffic Control	LS	1	$ 10,000.00	$ 10,000.00	1	$ 4,000.00	$ 4,000.00	1	$ 5,000.00	$ 5,000.00	1	$ 11,500.00	$ 11,500.00	1	$ 10,000.00	$ 10,000.00
		MISCELLANEOUS																
11.01	11,020-A	Mobilization	LS	1	$ 20,000.00	$ 20,000.00	1	$ 3,000.00	$ 3,000.00	1	$ 15,000.00	$ 15,000.00	1	$ 23,000.00	$ 23,000.00	1	$ 25,000.00	$ 25,000.00
			TOTAL AMOUNT BID =			**$ 625,305.00**			**$ 525,576.80**			**$ 543,868.40**			**$ 590,118.00**			**$ 603,847.00**

Bid Tabulation

2026 PCC Pavement Preservation Program - Crack and Joint Filling

Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods

February 10, 2026

				Scodeller Construction, Inc.			Thunder Road, 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**
		STREETS AND RELATED WORK																
7.01	7040-D	Crack and Joint Cleaning and Filling, Hot Pour	LF	264,580	$ 2.30	$ 608,534.00	264,580	$ 2.65	$ 701,137.00	264,580		$ -	264,580		$ -	264,580		$ -
		TRAFFIC CONTROL																
8.01	8030-A	Temporary Traffic Control	LS	1	$ 15,000.00	$ 15,000.00	1	$ 75,000.00	$ 75,000.00	1		$ -	1		$ -	1		$ -
		MISCELLANEOUS																
11.01	11,020-A	Mobilization	LS	1	$ 21,000.00	$ 21,000.00	1	$ 120,000.00	$ 120,000.00	1		$ -	1		$ -	1		$ -
			TOTAL AMOUNT BID =			**$ 644,534.00**			**$ 896,137.00**			**$ -**			**$ -**			**$ -**

Bid was read under advisement due to Proposal and Bid Bond being in the same envelope.

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2026 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING", 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 PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING

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 Pavement Preservation Program - Crack and Joint Filling, described in the plans and specifications heretofore adopted by this Council on February 16, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **Parking Lot Specialties, LLC** of **Carlisle, Iowa**

Amount of bid: **$525,576.80**

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 16th 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 PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING", 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 PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING

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 Pavement Preservation Program - Crack and Joint Filling, 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: **Parking Lot Specialties, LLC** of **Carlisle, Iowa**

Amount of bid: **$525,576.80**

Bond surety: _____

Date of bond: _____

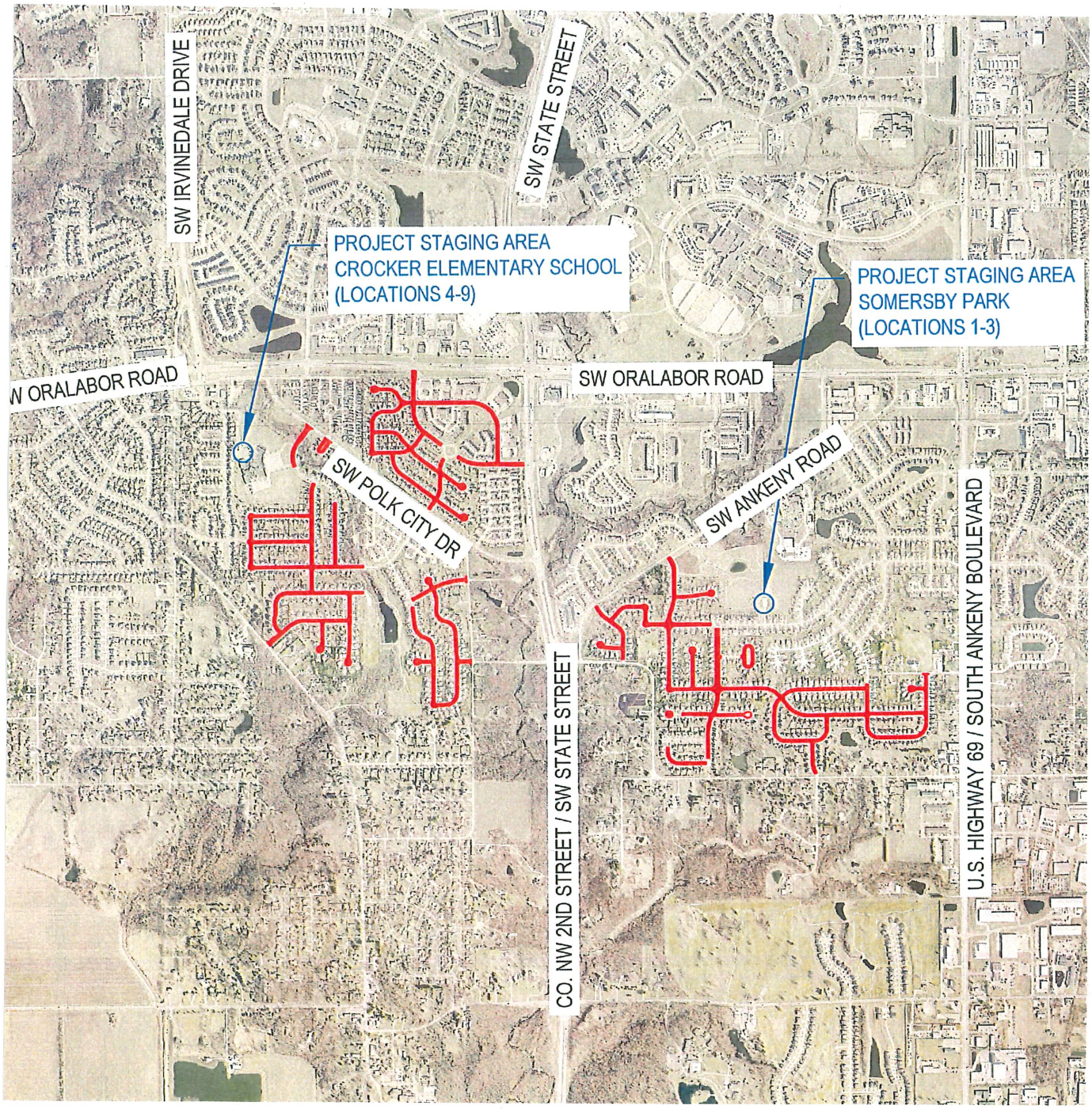
Portion of project: All construction work

PASSED AND APPROVED this **16th** day of **February**, 2026.

_____
Mayor

ATTEST:

_____
City Clerk


SW IRVINEDALE DRIVE
SW STATE STREET
PROJECT STAGING AREA
CROCKER ELEMENTARY SCHOOL
(LOCATIONS 4-9)
PROJECT STAGING AREA
SOMERSBY PARK
(LOCATIONS 1-3)
W ORALABOR ROAD
SW ORALABOR ROAD
SW POLK CITY DR
SW ANKENY ROAD
CO. NW 2ND STREET / SW STATE STREET
U.S. HIGHWAY 69 / SOUTH ANKENY BOULEVARD

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 16th 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 Parking Lot Specialties, LLC, 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:

2026 PCC PAVEMENT PRESERVATION PROGRAM – CRACK AND JOINT FILLING

The 2026 PCC Pavement Preservation Program – Crack and Joint Filling project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations:

- **Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.**

The construction improvements include the cleaning and filling of approximately 154,000 LF of longitudinal joints, 101,500 LF of transverse joints, and 9,000 LF of miscellaneous cracks. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Five Hundred Twenty-five Thousand, Five Hundred Seventy-six and 80/100 DOLLARS ($525,576.80), 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 perform the work only when the ambient air and pavement surface temperatures are above 40° Fahrenheit and below 85° Fahrenheit, unless otherwise approved by the Engineer.

The Contractor shall fully complete the overall project no later than **October 31, 2026.** Full completion for the overall project shall be defined as all work including punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **One Thousand Dollars ($1,000.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

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

JURISDICTION:

By _____
Bobbi B. Bentz, Mayor

(Seal)
ATTEST:

_____
Michelle Yuska, City Clerk

CONTRACTOR:

Parking Lot Specialties LC
Contractor

By _____
Signature

Manager
Title

3040 Gateway Drive
Street Address

Carlisle, IA 50047
City, State, Zip Code

515 262-1155
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 1 2 2 1 - 9 1 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 _____)
) 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, who, being by me duly sworn, did say that they are the __ _____, 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 _____ and _____ _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of _____
My commission expires _____, 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 Iowa)
) SS
Warren County)

On this 11 day of February, 2026 before me a Notary Public in and for said county, personally appeared Richard Brown, to me personally known, who being by me duly sworn did say that person is Manager of said Parking Lot Specialties LC that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) Parking Lot Specialties LC, and that said instrument was signed and sealed on behalf of the said Parking Lot Specialties LC, by authority of its managers and the said Parking Lot Specialties LC acknowledged the execution of said instrument to be the voluntary act and deed of said Parking Lot Specialties LC, by it voluntarily executed.

A. Brown
Notary Public in and for the State of Iowa
My commission expires May 9, 2028

AMY L BROWN
NOTARIAL SEAL
IOWA
Commission Number 796066
My Comm. Expires May 9, 2028

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
	STREETS AND RELATED WORK				
7.01	Crack and Joint Cleaning and Filling, Hot Pour	LF	264,580	$1.96	$518,576.80
	TRAFFIC CONTROL				
8.01	Temporary Traffic Control	LS	1	$4,000.00	$4,000.00
	MISCELLANEOUS				
11.01	Mobilization	LS	1	$3,000.00	$3,000.00

TOTAL CONTRACT AMOUNT = $525,576.80

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Parking Lot Specialties, LLC, as Principal (hereinafter the "Contractor" or "Principal") and Merchants Bonding Company (Mutual), 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 Five Hundred Twenty-five Thousand, Five Hundred Seventy-six and 80/100 DOLLARS ($525,576.80), 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 16th day of February, 2026, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

2026 PCC PAVEMENT PRESERVATION PROGRAM – CRACK AND JOINT FILLING

The 2026 PCC Pavement Preservation Program – Crack and Joint Filling project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations:

- **Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.**

The construction improvements include the cleaning and filling of approximately 154,000 LF of longitudinal joints, 101,500 LF of transverse joints, and 9,000 LF of miscellaneous cracks. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

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 **two (2)** years from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;

   B. To keep all work in continuous good repair; and

   C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

   A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;

   B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this Bond shall then be released as to such excess increase; and

   C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

   D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

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

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

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

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

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

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

Witness our hands this 16th day of February, 2026.

PRINCIPAL:

Parking Lot Specialties, LLC
Contractor

By _____
Signature

_____
Title

SURETY:

Merchants Bonding Company (Mutual)
Surety Company

By _____
Signature Attorney-in-Fact Officer

E A von Harz, Attorney-in-Fact
Printed Name of Attorney-in-Fact Officer

AssuredPartners Great Plains LLC
Company Name

4200 University Ave, Suite 200
Company Address

West Des Moines, IA 50266
City, State, Zip Code

515-244-0166
Company Telephone Number

NOTE:

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

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, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Brandon Horbach; Courtney Meyer; Daniel M Molyneaux; E A von Harz; Greg T LaMair; Jeffrey R Baker; Joseph I Schmit; Juliana Bartlett; Karen S Hartson; Laura J Adams; Lori S Burroughs; Stacey Rensberger; Stacy Paisley

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 following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

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

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

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority 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 29th day of July, 2024.

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July 2024, 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) and MERCHANTS NATIONAL BONDING, INC.; 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.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., 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 16th day of February, 2026.

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Secretary

POA 0018 (6/24)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/11/2026

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

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

PRODUCER
AssuredPartners Great Plains, LLC
4200 University Ave., Suite 200
West Des Moines IA 50266-5945

License#: 1001000272

CONTACT NAME: Nick Ford
PHONE (A/C, No, Ext): 515-453-9357 FAX (A/C, No): 515-453-9357
E-MAIL ADDRESS: nick.ford@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Selective Insurance Company of South Carolina	19259
INSURER B : Selective Insurance Company of the Southeast	39926
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Parking Lot Specialties LLC
Parking Lot Specialties Paving LLC
3040 Gateway Drive
Carlisle IA 50047

PARKLOT-01

COVERAGES **CERTIFICATE NUMBER:** 615575806 **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	X COMMERCIAL GENERAL LIABILITY	Y	Y	S 2553341	4/15/2025	4/15/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY	Y	Y	S 2553341	4/15/2025	4/15/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR	Y	Y	S 2553341	4/15/2025	4/15/2026	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		Y	WC 9135900	4/15/2025	4/15/2026	X PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Project - 2026 PCC Pavement Preservation Program - Crack and Joint Filling

City of Ankeny is an Additional Insured - Ongoing Operations and Completed Operations on a primary and non-contributory basis when required in a written contract, agreement or permit with respects to the General Liability policy per form CG7988 (06/22)

City of Ankeny is an Additional Insured on a primary and non-contributory basis when required in a written contract, permit or agreement with respects to the Auto Liability policy per form CA7809 (04/23)

See Attached...

CERTIFICATE HOLDER

City Of Ankeny
1210 NW Prairie Ridge Drive
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
Frank N King

© 1988-2015 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: PARKLOT-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
AssuredPartners Great Plains, LLC		Parking Lot Specialties LLC Parking Lot Specialties Paving LLC 3040 Gateway Drive Carlisle IA 50047
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Umbrella policy is follow form over the General Liability, Auto Liability and Workers Compensation policies with respects to Additional Insured on a Primary Non-Contributory basis and Waiver of Subrogation's when required by contract.

Waiver of Subrogation applies when required in a written contract or agreement to the General Liability policy per form CG7300 (06/22)

Waiver of subrogation applies when required in an insured contract to the Auto Liability policy per form CA7809 (04/23)

Waiver of subrogation applies to the Workers Compensation policy per form WC000313 (04/84)

Third Party Cancellation Notification - 30 Days with respects to the General Liability, Auto and Umbrella policies per form IL7990 (08/18)

Third Party Cancellation Notification - 30 Days with respects to the Workers Compensation policy per form WC990611 (10/10)

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

PH 2026-05 Proposed NW 17th Street Storm Sewer & Pavement Improvements

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
Public Hearing

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The NW 17th Street Storm Sewer & Pavement Improvements project includes reconstructing street pavement and storm sewer structures along NW 17th Street/NW Linden Street, NW Applewood Street, and NW Beechwood Street.

The construction improvements include approximately 3,300 SY of 7" thick PCC Class C-SUD street pavement, 380 LF of storm sewer, 1,700 LF of subdrain, Class 10 excavation, subgrade preparation, modified subbase, driveways, sidewalks, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, February 10, 2026. Seven (7) bids were received as follows:

All Star Concrete, LLC	$661,003.70
Manatts, Inc	$681,681.81
Absolute Concrete Construction, Inc. dba Absolute Group	$722,322.20
Sternquist Construction, Inc.	$744,145.50
MPS Engineers, P.C. dba Kingston Services, P.C.	$749,812.00
On Track Construction	$767,835.32
Con-Struct, Inc.	$870,147.00

The Engineer's Estimate for the project was $930,000.00. The bids ranged from approximately 29% below to 6% below the estimate. All Star Concrete, LLC has completed similar projects for the City of Ankeny. They have the technical experience and the capacity to complete this project. The Public Works Department recommends awarding the NW 17th Street Storm Sewer & Pavement Improvements project to All Star Concrete, LLC of Johnston, Iowa.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than April 6, 2026, and no later than May 18, 2026.

The Contractor shall substantially complete the overall project within ninety (90) working days. Stages 1 and 2 of the project shall be substantially completed within eighty (80) working days, and Stage 3 shall be substantially completed within ten (10) working days. Stage 3 construction may take place concurrently with Stage 2 construction if prior approval is obtained from the Engineer. Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed; with the new streets, driveways, and sidewalks fully open to traffic. A mandatory six-day work week is not required; however, working days will be charged on Saturdays if the Contractor elects to perform bid item work on Saturdays. Should the Contractor fail to substantially complete the work in this timeframe, liquidated damages of One Thousand Dollars ($1,000.00) per calendar day will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project within ten (10) working days after the punch list has been provided to the Contractor following substantial completion of the overall project. Full completion for the overall project shall be defined as all work including permanent surface restoration and punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of Five Hundred Dollars ($500.00) per calendar day will be assessed for work not fully completed within the designated Contract term(s).

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 ($930,000.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the NW 17th Street Storm Sewer & Pavement Improvements project.
3. Receive and file the report of bids received on February 10, 2026.
4. Approve Resolution, making award of construction contract to All Star Concrete, LLC of Johnston, Iowa.
5. Approve Resolution, approving contract and bonds with All Star Concrete, LLC in the amount of $661,003.70.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

January 20, 2026: The City Council approved a Resolution ordering construction and setting the bid opening date as February 10, 2026, and setting the public hearing date as February 16, 2026.

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

A project information meeting for adjacent property owners and residents was held on January 6, 2026. During

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

ACTION REQUESTED

Consider motion to close Public Hearing 2026-05.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost $930,000.00; 2) receive and file report of bids received February 10, 2026; 3) RESOLUTION making award of construction contract with All Star Concrete, LLC in the amount of $661,003.70; and 4) RESOLUTION approving contract and bonds with All Star Concrete, LLC in the amount of $661,003.70.

ATTACHMENTS

1. PH Coversheet
2. RES - plans, specs
3. Bid Sheet
4. Bid Tabulation
5. RES - making award
6. RES - approving contract
7. NW 17th Street Storm Sewer & Pavement Improvements - Location Map
8. Contract - All Star Concrete
9. COI - All Star Concrete LLC

PUBLIC HEARING 2026-05

February 16, 2026 at 5:30 P.M.

PROPOSED NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS

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 NW 17th Street Storm Sewer and Pavement Improvements project.

Notice of this hearing was published in the Des Moines Register on the 30th 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 2026-05.
- Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost $930,000.00; 2) receive and file report of bids received February 10, 2026; 3) adopt **RESOLUTION** making award of construction contract with All Star Concrete, LLC in the amount of $661,003.70 and 4) adopt **RESOLUTION** approving contract and bonds with All Star Concrete, LLC in the amount of $661,003.70.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS", 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 NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS

WHEREAS, on the **20th** 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 NW 17th Street Storm Sewer & Pavement Improvements; 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 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

REC'D & FILED
BY CITY COUNCIL
2-16-26

city of Ankeny
bringing it all together.

Bid Letting for NW 17th Street Storm Sewer & Pavement Improvements
February 10, 2026
10:30 A.M.

The purpose of this meeting is to receive, open and tabulate bids for construction of the NW 17th Street Storm Sewer & Pavement Improvements project in accordance with the Plans and Specifications prepared by the City of Ankeny Public Works.

Emily Quartell, City Engineer

Project Estimate of Cost $ 930,000.00

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
1) ✓	MPS Engineers, PC dba Kingston Services PC 1444 Illinois Street Des Moines IA 50314	$ 749,812.00	
2) ✓	Con-Struct Inc 305 South Dayton Ave Ames IA 50010	$ 869,697.00	
3) ✓	Absolute Group PO Box 430 Granger IA 50109	$ 722,322.20	
4) ✓	On Track Construction LLC 1435 West F Ave Nevada IA 50201	$ 767,835.32	
5) ✓	Manatts, Inc 610 SE Creekview Dr Ankeny IA 50021	$ 681,681.81	

*Apparent Low Bidder

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
6) ✓	Sternquist 1601 E Orchard Pl Indianola IA 50125	$ 744,145.50	
7) ✓ *	All Star Concrete LLC 4989 NW Johnston Dr Johnston IA 50131	$ 661,003.70	
8)			
9)			
10)			
11)			
12)			
13)			

*Apparent Low Bidder

city of Ankeny

bringing it all together.

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 16, 2026 at 5:30 p.m.

Amy Quartell, City Engineer

ATTEST:

Michelle Yuska, City Clerk

*Apparent Low Bidder

Bid Tabulation

NW 17th Street Storm Sewer & Pavement Improvements

Street Reconstruction

2/10/2026

				Engineer's Estimate			All Star Concrete LLC			Manatt's Inc.			Absolute Group			Sternquist Construction		
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-A	Clearing and Grubbing	UNIT	39.2	$ 250.00	$ 9,800.00	39.2	$ 70.00	$ 2,744.00	39.2	$ 70.00	$ 2,744.00	39.2	$ 150.00	$ 5,880.00	39.2	$ 120.00	$ 4,704.00
2.02	2010-D-2	Topsoil, Compost-amended	CY	212	$ 100.00	$ 21,200.00	212	$ 30.10	$ 6,381.20	212	$ 40.00	$ 8,480.00	212	$ 39.00	$ 8,268.00	212	$ 50.00	$ 10,600.00
2.03	2010-E	Excavation, Class 10	CY	843	$ 30.00	$ 25,290.00	843	$ 14.20	$ 11,970.60	843	$ 15.00	$ 12,645.00	843	$ 16.15	$ 13,614.45	843	$ 15.50	$ 13,066.50
2.04	2010-G	Subgrade Preparation, 6" Depth	SY	3790	$ 5.00	$ 18,950.00	3790	$ 3.05	$ 11,559.50	3790	$ 2.00	$ 7,580.00	3790	$ 2.75	$ 10,422.50	3790	$ 3.00	$ 11,370.00
2.05	2010-I	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	948	$ 6.00	$ 5,688.00	948	$ 4.00	$ 3,792.00	948	$ 2.00	$ 1,896.00	948	$ 3.75	$ 3,555.00	948	$ 2.50	$ 2,370.00
2.06	2010-J	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	3790	$ 15.00	$ 56,850.00	3790	$ 12.00	$ 45,480.00	3790	$ 10.50	$ 39,795.00	3790	$ 12.25	$ 46,427.50	3790	$ 13.00	$ 49,270.00
2.07	2010-M	Compaction Testing	LS	1	$ 5,000.00	$ 5,000.00	1	$ 2,000.00	$ 2,000.00	1	$ 3,500.00	$ 3,500.00	1	$ 2,701.00	$ 2,701.00	1	$ 3,600.00	$ 3,600.00
		TRENCH EXCAVATION AND BACKFILL																
3.01	3010-F	Trench Compaction Testing	LS	1	$ 5,000.00	$ 5,000.00	1	$ 2,500.00	$ 2,500.00	1	$ 3,500.00	$ 3,500.00	1	$ 1,453.00	$ 1,453.00	1	$ 1,250.00	$ 1,250.00
		SEWERS AND DRAINS																
4.01	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	62	$ 125.00	$ 7,750.00	62	$ 141.00	$ 8,742.00	62	$ 103.00	$ 6,386.00	62	$ 91.00	$ 5,642.00	62	$ 109.00	$ 6,758.00
4.02	4020-A-1	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	109	$ 130.00	$ 14,170.00	109	$ 137.00	$ 14,933.00	109	$ 112.00	$ 12,208.00	109	$ 130.00	$ 14,170.00	109	$ 126.00	$ 13,734.00
4.03	4020-A-1	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	79	$ 175.00	$ 13,825.00	79	$ 165.00	$ 13,035.00	79	$ 123.00	$ 9,717.00	79	$ 253.00	$ 19,987.00	79	$ 188.00	$ 14,852.00
4.04	4020-A-1	Storm Sewer, Trenched, Class A-III RCAP, 24" Diameter	LF	96	$ 175.00	$ 16,800.00	96	$ 187.00	$ 17,952.00	96	$ 159.00	$ 15,264.00	96	$ 190.00	$ 18,240.00	96	$ 189.00	$ 18,144.00
4.05	4020-A-1	Storm Sewer, Trenched, Class III RCP, 36" Diameter	LF	6	$ 325.00	$ 1,950.00	6	$ 275.00	$ 1,650.00	6	$ 240.00	$ 1,440.00	6	$ 500.00	$ 3,000.00	6	$ 400.00	$ 2,400.00
4.06	4020-D	Removal of Storm Sewer, RCP and RCAP, Any Size Diameter	LF	352	$ 30.00	$ 10,560.00	352	$ 22.50	$ 7,920.00	352	$ 19.50	$ 6,864.00	352	$ 21.75	$ 7,656.00	352	$ 24.75	$ 8,712.00
4.07	4040-A	Subdrain, Corrugated PVC, Type 1, Case C, 6" Diameter	LF	1660	$ 30.00	$ 49,800.00	1660	$ 18.20	$ 30,212.00	1660	$ 19.00	$ 31,540.00	1660	$ 24.25	$ 40,255.00	1660	$ 23.75	$ 39,425.00
4.08	4040-D-1	Subdrain Outlets and Connections, PVC, 6" Diameter	EA	14	$ 500.00	$ 7,000.00	14	$ 257.00	$ 3,598.00	14	$ 340.00	$ 4,760.00	14	$ 245.00	$ 3,430.00	14	$ 258.00	$ 3,612.00
4.09	4040-999-A	Footing Drain, Trenched, Solid Wall PVC, 8" Diameter	LF	18	$ 150.00	$ 2,700.00	18	$ 35.50	$ 639.00	18	$ 66.00	$ 1,188.00	18	$ 68.00	$ 1,224.00	18	$ 176.00	$ 3,168.00
4.10	4040-999-B	Footing Drain, Trenched, Solid Wall PVC, 12" Diameter	LF	6	$ 150.00	$ 900.00	6	$ 66.50	$ 399.00	6	$ 158.00	$ 948.00	6	$ 280.00	$ 1,680.00	6	$ 206.00	$ 1,236.00
4.11	4040-999-C	Removal of Footing Drain, Any Type, Any Size	LF	24	$ 65.00	$ 1,560.00	24	$ 7.15	$ 171.60	24	$ 15.00	$ 360.00	24	$ 20.00	$ 480.00	24	$ 42.00	$ 1,008.00
4.12	4040-999-D	Reconnection of Storm Sewer Services	EA	2	$ 1,500.00	$ 3,000.00	2	$ 884.00	$ 1,768.00	2	$ 1,076.00	$ 2,152.00	2	$ 950.00	$ 1,900.00	2	$ 1,100.00	$ 2,200.00
4.13	4040-999-E	Concrete Collar, 24" RCP	EA	1	$ 3,000.00	$ 3,000.00	1	$ 656.00	$ 656.00	1	$ 600.00	$ 600.00	1	$ 1,650.00	$ 1,650.00	1	$ 2,400.00	$ 2,400.00
		WATER MAINS AND APPURTENANCES																
5.01	5010-E-2	Water Service Curb Stop and Box	EA	2	$ 1,500.00	$ 3,000.00	2	$ 999.00	$ 1,998.00	2	$ 2,950.00	$ 5,900.00	2	$ 1,350.00	$ 2,700.00	2	$ 525.00	$ 1,050.00
5.02	5020-H	Valve Box Replacement	EA	4	$ 1,500.00	$ 6,000.00	4	$ 599.00	$ 2,396.00	4	$ 1,140.00	$ 4,560.00	4	$ 815.00	$ 3,260.00	4	$ 525.00	$ 2,100.00
		STRUCTURES FOR SANITARY AND STORM SEWERS																
6.01	6010-B	Intake, Type SW-501, 3'-0" x 2'-0", Cast-in-place	EA	4	$ 7,500.00	$ 30,000.00	4	$ 3,685.00	$ 14,740.00	4	$ 6,085.00	$ 24,340.00	4	$ 4,650.00	$ 18,600.00	4	$ 5,700.00	$ 22,800.00
6.02	6010-B	Intake, Type SW-503, 3'-0" x 6'-0", Cast-in-place	EA	4	$ 8,000.00	$ 32,000.00	4	$ 6,870.00	$ 27,480.00	4	$ 8,996.00	$ 35,984.00	4	$ 6,520.00	$ 26,080.00	4	$ 8,500.00	$ 34,000.00
6.03	6010-B	Intake, Type SW-505, 6'-8" x 2'-0", Cast-in-place	EA	1	$ 8,500.00	$ 8,500.00	1	$ 4,795.00	$ 4,795.00	1	$ 9,212.00	$ 9,212.00	1	$ 5,925.00	$ 5,925.00	1	$ 8,665.00	$ 8,665.00
6.04	6010-B	Intake, Type SW-506, 6'-8" x 6'-0", Cast-in-place	EA	2	$ 11,500.00	$ 23,000.00	2	$ 8,220.00	$ 16,440.00	2	$ 12,025.00	$ 24,050.00	2	$ 9,715.00	$ 19,430.00	2	$ 11,500.00	$ 23,000.00
6.05	6010-B	Intake, Type SW-516, 6'-8" x 6'-8", Cast-in-place	EA	1	$ 15,000.00	$ 15,000.00	1	$ 9,255.00	$ 9,255.00	1	$ 14,235.00	$ 14,235.00	1	$ 11,900.00	$ 11,900.00	1	$ 13,500.00	$ 13,500.00
6.06	6010-E-1	Manhole Adjustment, Sanitary, Minor, SELFLEVEL Casting	EA	5	$ 3,000.00	$ 15,000.00	5	$ 1,790.00	$ 8,950.00	5	$ 2,400.00	$ 12,000.00	5	$ 2,885.00	$ 14,425.00	5	$ 2,500.00	$ 12,500.00
6.07	6010-E-1	Manhole Adjustment, Storm, Minor, SELFLEVEL Casting	EA	2	$ 3,000.00	$ 6,000.00	2	$ 1,790.00	$ 3,580.00	2	$ 2,400.00	$ 4,800.00	2	$ 2,885.00	$ 5,770.00	2	$ 2,100.00	$ 4,200.00
6.08	6010-H-2	Remove Intake	EA	12	$ 1,000.00	$ 12,000.00	12	$ 871.00	$ 10,452.00	12	$ 500.00	$ 6,000.00	12	$ 875.00	$ 10,500.00	12	$ 1,050.00	$ 12,600.00
		STREETS AND RELATED WORK																
7.01	7010-A	Pavement, PCC, Class C-SUD, 7" Thick	SY	3260	$ 80.00	$ 260,800.00	3260	$ 58.50	$ 190,710.00	3260	$ 57.00	$ 185,820.00	3260	$ 70.00	$ 228,200.00	3260	$ 66.00	$ 215,160.00
7.02	7010-999-A	Plastic Concrete Testing	LS	1	$ 5,000.00	$ 5,000.00	1	$ 6,000.00	$ 6,000.00	1	$ 3,004.00	$ 3,004.00	1	$ 5,532.50	$ 5,532.50	1	$ 3,300.00	$ 3,300.00
7.03	7030-A-1	Removal of Sidewalk	SY	125.1	$ 20.00	$ 2,502.00	125.1	$ 10.00	$ 1,251.00	125.1	$ 10.00	$ 1,251.00	125.1	$ 16.50	$ 2,064.15	125.1	$ 12.00	$ 1,501.20
7.04	7030-A-3	Removal of Driveway	SY	251.8	$ 20.00	$ 5,036.00	251.8	$ 10.00	$ 2,518.00	251.8	$ 10.00	$ 2,518.00	251.8	$ 14.00	$ 3,525.20	251.8	$ 12.00	$ 3,021.60
7.05	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	45.3	$ 50.00	$ 2,265.00	45.3	$ 66.00	$ 2,989.80	45.3	$ 66.00	$ 2,989.80	45.3	$ 78.00	$ 3,533.40	45.3	$ 81.00	$ 3,669.30
7.06	7030-E	Sidewalk, PCC, Class C, 6" Thick	SY	24.8	$ 85.00	$ 2,108.00	24.8	$ 99.00	$ 2,455.20	24.8	$ 99.00	$ 2,455.20	24.8	$ 85.00	$ 2,108.00	24.8	$ 88.00	$ 2,182.40
7.07	7030-E	Sidewalk, PCC, Class C, 4" Thick with Integral Curb	SY	44.1	$ 85.00	$ 3,748.50	44.1	$ 100.00	$ 4,410.00	44.1	$ 100.00	$ 4,410.00	44.1	$ 85.00	$ 3,748.50	44.1	$ 88.00	$ 3,880.80
7.08	7030-E	Sidewalk, PCC, Class C, 6" Thick with Integral Curb	SY	1.8	$ 100.00	$ 180.00	1.8	$ 500.00	$ 900.00	1.8	$ 555.56	$ 1,000.01	1.8	$ 125.00	$ 225.00	1.8	$ 130.00	$ 234.00
7.09	7030-G	Detectable Warnings, Galvanized Steel	SF	48	$ 60.00	$ 2,880.00	48	$ 50.00	$ 2,400.00	48	$ 50.00	$ 2,400.00	48	$ 58.00	$ 2,784.00	48	$ 60.00	$ 2,880.00
7.10	7030-H-1	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	265.4	$ 75.00	$ 19,905.00	265.4	$ 57.00	$ 15,127.80	265.4	$ 57.00	$ 15,127.80	265.4	$ 65.00	$ 17,251.00	265.4	$ 68.00	$ 18,047.20
7.11	7040-A	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	51.7	$ 150.00	$ 7,755.00	51.7	$ 90.00	$ 4,653.00	51.7	$ 120.00	$ 6,204.00	51.7	$ 150.00	$ 7,755.00	51.7	$ 125.00	$ 6,462.50
7.12	7040-H	Pavement Removal, PCC	SY	3260	$ 15.00	$ 48,900.00	3260	$ 15.00	$ 48,900.00	3260	$ 11.00	$ 35,860.00	3260	$ 7.00	$ 22,820.00	3260	$ 11.00	$ 35,860.00
		TRAFFIC CONTROL																
8.01	8030-A	Temporary Traffic Control	LS	1	$ 20,000.00	$ 20,000.00	1	$ 9,150.00	$ 9,150.00	1	$ 9,150.00	$ 9,150.00	1	$ 9,150.00	$ 9,150.00	1	$ 8,750.00	$ 8,750.00
8.02	8030-999-A	Portable Dynamic Message Sign (PDMS)	CDAY	10	$ 250.00	$ 2,500.00	10	$ 100.00	$ 1,000.00	10	$ 100.00	$ 1,000.00	10	$ 100.00	$ 1,000.00	10	$ 155.00	$ 1,550.00
8.03	8040-I	Remove and Reinstall Traffic Signs	EA	6	$ 300.00	$ 1,800.00	6	$ 350.00	$ 2,100.00	6	$ 350.00	$ 2,100.00	6	$ 350.00	$ 2,100.00	6	$ 310.00	$ 1,860.00
		SITE WORK AND LANDSCAPING																
9.01	9010-A	Conventional Seeding and Fertilizing, Type 1	AC	0.5	$ 3,000.00	$ 1,500.00	0.5	$ 2,000.00	$ 1,000.00	0.5	$ 2,000.00	$ 1,000.00	0.5	$ 5,000.00	$ 2,500.00	0.5	$ 2,100.00	$ 1,050.00
9.02	9010-A	Conventional Seeding and Fertilizing, Type 4	AC	0.5	$ 3,000.00	$ 1,500.00	0.5	$ 1,000.00	$ 500.00	0.5	$ 1,000.00	$ 500.00	0.5	$ 1,000.00	$ 500.00	0.5	$ 1,050.00	$ 525.00
9.03	9010-999-A	Spot Herbicide Application	AC	0.5	$ 1,000.00	$ 500.00	0.5	$ 1,000.00	$ 500.00	0.5	$ 1,000.00	$ 500.00	0.5	$ 1,000.00	$ 500.00	0.5	$ 1,050.00	$ 525.00
9.04	9040-Q-2	Erosion Control Mulching, Hydromulching (BFM)	AC	1	$ 5,000.00	$ 5,000.00	1	$ 2,300.00	$ 2,300.00	1	$ 2,300.00	$ 2,300.00	1	$ 3,000.00	$ 3,000.00	1	$ 2,400.00	$ 2,400.00
9.05	9040-T-1	Inlet Protection Device, Drop-in	EA	16	$ 200.00	$ 3,200.00	16	$ 150.00	$ 2,400.00	16	$ 150.00	$ 2,400.00	16	$ 150.00	$ 2,400.00	16	$ 155.00	$ 2,480.00
9.06	9040-T-1	Inlet Protection Device, Surface-applied	EA	16	$ 200.00	$ 3,200.00	16	$ 125.00	$ 2,000.00	16	$ 125.00	$ 2,000.00	16	$ 150.00	$ 2,400.00	16	$ 130.00	$ 2,080.00
9.07	9040-T-2	Inlet Protection Device, Maintenance	EA	16	$ 50.00	$ 800.00	16	$ 50.00	$ 800.00	16	$ 50.00	$ 800.00	16	$ 10.00	$ 160.00	16	$ 52.00	$ 832.00
		MISCELLANEOUS																
11.01	11020-A	Mobilization	LS	1	$ 63,627.50	$ 63,627.50	1	$ 45,000.00	$ 45,000.00	1	$ 70,000.00	$ 70,000.00	1	$ 55,000.00	$ 55,000.00	1	$ 50,000.00	$ 50,000.00
11.02	11030-A	Maintenance of Postal Service	LS	1	$ 5,000.00	$ 5,000.00	1	$ 1,250.00	$ 1,250.00	1	$ 1,250.00	$ 1,250.00	1	$ 1,250.00	$ 1,250.00	1	$ 5,000.00	$ 5,000.00
11.03	11030-B	Maintenance of Solid Waste Collection	LS	1	$ 5,000.00	$ 5,000.00	1	$ 6,500.00	$ 6,500.00	1	$ 4,994.00	$ 4,994.00	1	$ 5,250.00	$ 5,250.00	1	$ 11,000.00	$ 11,000.00
11.04	11040-999-A	Temporary Pedestrian Ramp	EA	6	$ 1,500.00	$ 9,000.00	6	$ 2,000.00	$ 12,000.00	6	$ 500.00	$ 3,000.00	6	$ 430.00	$ 2,580.00	6	$ 1,250.00	$ 7,500.00
11.05	11050-A	Concrete Washout	LS	1	$ 5,000.00	$ 5,000.00	1	$ 2,000.00	$ 2,000.00	1	$ 2,000.00	$ 2,000.00	1	$ 2,260.00	$ 2,260.00	1	$ 3,000.00	$ 3,000.00
11.06	11999-A	Orange Mesh Safety Fence	LS	1	$ 10,000.00	$ 10,000.00	1	$ 2,000.00	$ 2,000.00	1	$ 1,000.00	$ 1,000.00	1	$ 2,500.00	$ 2,500.00	1	$ 1,100.00	$ 1,100.00
		TOTAL AMOUNT BID =				**$ 930,000.00**			**$ 661,003.70**			**$ 681,681.81**			**$ 722,322.20**			**$ 744,145.50**

Bid Tabulation
NW 17th Street Storm Sewer & Pavement Improvements
Street Reconstruction
2/10/2026

				Engineer's Estimate			MPS Engineers, PC			On Track Construction			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
		EARTHWORK													
2.01	2010-A	Clearing and Grubbing	UNIT	39.2	$ 250.00	$ 9,800.00	39.2	$ 64.00	$ 2,508.80	39.2	$ 71.00	$ 2,783.20	39.2	$ 150.00	$ 5,880.00
2.02	2010-D-2	Topsoil, Compost-amended	CY	212	$ 100.00	$ 21,200.00	212	$ 76.00	$ 16,112.00	212	$ 41.00	$ 8,692.00	212	$ 100.00	$ 21,200.00
2.03	2010-E	Excavation, Class 10	CY	843	$ 30.00	$ 25,290.00	843	$ 24.00	$ 20,232.00	843	$ 16.00	$ 13,488.00	843	$ 30.00	$ 25,290.00
2.04	2010-G	Subgrade Preparation, 6" Depth	SY	3790	$ 5.00	$ 18,950.00	3790	$ 1.00	$ 3,790.00	3790	$ 2.25	$ 8,527.50	3790	$ 5.00	$ 18,950.00
2.05	2010-I	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	948	$ 6.00	$ 5,688.00	948	$ 5.00	$ 4,740.00	948	$ 2.25	$ 2,133.00	948	$ 3.00	$ 2,844.00
2.06	2010-J	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	3790	$ 15.00	$ 56,850.00	3790	$ 14.00	$ 53,060.00	3790	$ 11.00	$ 41,690.00	3790	$ 15.00	$ 56,850.00
2.07	2010-M	Compaction Testing	LS	1	$ 5,000.00	$ 5,000.00	1	$ 4,000.00	$ 4,000.00	1	$ 3,535.00	$ 3,535.00	1	$ 5,000.00	$ 5,000.00
		TRENCH EXCAVATION AND BACKFILL													
3.01	3010-F	Trench Compaction Testing	LS	1	$ 5,000.00	$ 5,000.00	1	$ 5,200.00	$ 5,200.00	1	$ 2,424.00	$ 2,424.00	1	$ 5,000.00	$ 5,000.00
		SEWERS AND DRAINS													
4.01	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	62	$ 125.00	$ 7,750.00	62	$ 96.00	$ 5,952.00	62	$ 138.00	$ 8,556.00	62	$ 115.00	$ 7,130.00
4.02	4020-A-1	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	109	$ 130.00	$ 14,170.00	109	$ 112.00	$ 12,208.00	109	$ 144.00	$ 15,696.00	109	$ 125.00	$ 13,625.00
4.03	4020-A-1	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	79	$ 175.00	$ 13,825.00	79	$ 146.00	$ 11,534.00	79	$ 223.00	$ 17,617.00	79	$ 135.00	$ 10,665.00
4.04	4020-A-1	Storm Sewer, Trenched, Class A-III RCAP, 24" Diameter	LF	96	$ 175.00	$ 16,800.00	96	$ 154.00	$ 14,784.00	96	$ 180.00	$ 17,280.00	96	$ 175.00	$ 16,800.00
4.05	4020-A-1	Storm Sewer, Trenched, Class III RCP, 36" Diameter	LF	6	$ 325.00	$ 1,950.00	6	$ 374.00	$ 2,244.00	6	$ 470.00	$ 2,820.00	6	$ 300.00	$ 1,800.00
4.06	4020-D	Removal of Storm Sewer, RCP and RCAP, Any Size Diameter	LF	352	$ 30.00	$ 10,560.00	352	$ 16.00	$ 5,632.00	352	$ 30.00	$ 10,560.00	352	$ 25.00	$ 8,800.00
4.07	4040-A	Subdrain, Corrugated PVC, Type 1, Case C, 6" Diameter	LF	1660	$ 30.00	$ 49,800.00	1660	$ 22.00	$ 36,520.00	1660	$ 28.00	$ 46,480.00	1660	$ 25.00	$ 41,500.00
4.08	4040-D-1	Subdrain Outlets and Connections, PVC, 6" Diameter	EA	14	$ 500.00	$ 7,000.00	14	$ 600.00	$ 8,400.00	14	$ 370.00	$ 5,180.00	14	$ 500.00	$ 7,000.00
4.09	4040-999-A	Footing Drain, Trenched, Solid Wall PVC, 8" Diameter	LF	18	$ 150.00	$ 2,700.00	18	$ 96.00	$ 1,728.00	18	$ 120.00	$ 2,160.00	18	$ 80.00	$ 1,440.00
4.10	4040-999-B	Footing Drain, Trenched, Solid Wall PVC, 12" Diameter	LF	6	$ 150.00	$ 900.00	6	$ 112.00	$ 672.00	6	$ 204.00	$ 1,224.00	6	$ 200.00	$ 1,200.00
4.11	4040-999-C	Removal of Footing Drain, Any Type, Any Size	LF	24	$ 65.00	$ 1,560.00	24	$ 12.00	$ 288.00	24	$ 40.00	$ 960.00	24	$ 20.00	$ 480.00
4.12	4040-999-D	Reconnection of Storm Sewer Services	EA	2	$ 1,500.00	$ 3,000.00	2	$ 1,000.00	$ 2,000.00	2	$ 650.00	$ 1,300.00	2	$ 1,150.00	$ 2,300.00
4.13	4040-999-E	Concrete Collar, 24" RCP	EA	1	$ 3,000.00	$ 3,000.00	1	$ 1,240.00	$ 1,240.00	1	$ 1,360.00	$ 1,360.00	1	$ 700.00	$ 700.00
		WATER MAINS AND APPURTENANCES													
5.01	5010-E-2	Water Service Curb Stop and Box	EA	2	$ 1,500.00	$ 3,000.00	2	$ 800.00	$ 1,600.00	2	$ 735.00	$ 1,470.00	2	$ 3,300.00	$ 6,600.00
5.02	5020-H	Valve Box Replacement	EA	4	$ 1,500.00	$ 6,000.00	4	$ 950.00	$ 3,800.00	4	$ 715.00	$ 2,860.00	4	$ 1,250.00	$ 5,000.00
		STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	6010-B	Intake, Type SW-501, 3'-0" x 2'-0", Cast-in-place	EA	4	$ 7,500.00	$ 30,000.00	4	$ 5,500.00	$ 22,000.00	4	$ 6,510.00	$ 26,040.00	4	$ 6,500.00	$ 26,000.00
6.02	6010-B	Intake, Type SW-503, 3'-0" x 6'-0", Cast-in-place	EA	4	$ 8,000.00	$ 32,000.00	4	$ 7,200.00	$ 28,800.00	4	$ 10,240.00	$ 40,960.00	4	$ 9,800.00	$ 39,200.00
6.03	6010-B	Intake, Type SW-505, 6'-8" x 2'-0", Cast-in-place	EA	1	$ 8,500.00	$ 8,500.00	1	$ 7,800.00	$ 7,800.00	1	$ 10,135.00	$ 10,135.00	1	$ 10,000.00	$ 10,000.00
6.04	6010-B	Intake, Type SW-506, 6'-8" x 6'-0", Cast-in-place	EA	2	$ 11,500.00	$ 23,000.00	2	$ 9,800.00	$ 19,600.00	2	$ 15,350.00	$ 30,700.00	2	$ 13,000.00	$ 26,000.00
6.05	6010-B	Intake, Type SW-516, 6'-8" x 6'-8", Cast-in-place	EA	1	$ 15,000.00	$ 15,000.00	1	$ 12,000.00	$ 12,000.00	1	$ 20,720.00	$ 20,720.00	1	$ 15,000.00	$ 15,000.00
6.06	6010-E-1	Manhole Adjustment, Sanitary, Minor, SELFLEVEL Casting	EA	5	$ 3,000.00	$ 15,000.00	5	$ 2,000.00	$ 10,000.00	5	$ 2,120.00	$ 10,600.00	5	$ 2,700.00	$ 13,500.00
6.07	6010-E-1	Manhole Adjustment, Storm, Minor, SELFLEVEL Casting	EA	2	$ 3,000.00	$ 6,000.00	2	$ 1,800.00	$ 3,600.00	2	$ 2,055.00	$ 4,110.00	2	$ 2,700.00	$ 5,400.00
6.08	6010-H-2	Remove Intake	EA	12	$ 1,000.00	$ 12,000.00	12	$ 790.00	$ 9,480.00	12	$ 880.00	$ 10,560.00	12	$ 600.00	$ 7,200.00
		STREETS AND RELATED WORK													
7.01	7010-A	Pavement, PCC, Class C-SUD, 7" Thick	SY	3260	$ 80.00	$ 260,800.00	3260	$ 66.25	$ 215,975.00	3260	$ 61.50	$ 200,490.00	3260	$ 75.00	$ 244,500.00
7.02	7010-999-A	Plastic Concrete Testing	LS	1	$ 5,000.00	$ 5,000.00	1	$ 4,000.00	$ 4,000.00	1	$ 3,535.00	$ 3,535.00	1	$ 3,000.00	$ 3,000.00
7.03	7030-A-1	Removal of Sidewalk	SY	125.1	$ 20.00	$ 2,502.00	125.1	$ 12.00	$ 1,501.20	125.1	$ 10.50	$ 1,313.55	125.1	$ 20.00	$ 2,502.00
7.04	7030-A-3	Removal of Driveway	SY	251.8	$ 20.00	$ 5,036.00	251.8	$ 12.00	$ 3,021.60	251.8	$ 10.50	$ 2,643.90	251.8	$ 15.00	$ 3,777.00
7.05	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	45.3	$ 50.00	$ 2,265.00	45.3	$ 47.30	$ 2,142.69	45.3	$ 90.00	$ 4,077.00	45.3	$ 80.00	$ 3,624.00
7.06	7030-E	Sidewalk, PCC, Class C, 6" Thick	SY	24.8	$ 85.00	$ 2,108.00	24.8	$ 52.50	$ 1,302.00	24.8	$ 99.00	$ 2,455.20	24.8	$ 90.00	$ 2,232.00
7.07	7030-E	Sidewalk, PCC, Class C, 4" Thick with Integral Curb	SY	44.1	$ 85.00	$ 3,748.50	44.1	$ 89.20	$ 3,933.72	44.1	$ 98.00	$ 4,321.80	44.1	$ 100.00	$ 4,410.00
7.08	7030-E	Sidewalk, PCC, Class C, 6" Thick with Integral Curb	SY	1.8	$ 100.00	$ 180.00	1.8	$ 194.00	$ 349.20	1.8	$ 151.00	$ 271.80	1.8	$ 150.00	$ 270.00
7.09	7030-G	Detectable Warnings, Galvanized Steel	SF	48	$ 60.00	$ 2,880.00	48	$ 60.00	$ 2,880.00	48	$ 62.00	$ 2,976.00	48	$ 60.00	$ 2,880.00
7.10	7030-H-1	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	265.4	$ 75.00	$ 19,905.00	265.4	$ 68.25	$ 18,113.55	265.4	$ 80.00	$ 21,232.00	265.4	$ 60.00	$ 15,924.00
7.11	7040-A	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	51.7	$ 150.00	$ 7,755.00	51.7	$ 87.20	$ 4,508.24	51.7	$ 118.00	$ 6,100.60	51.7	$ 200.00	$ 10,340.00
7.12	7040-H	Pavement Removal, PCC	SY	3260	$ 15.00	$ 48,900.00	3260	$ 9.50	$ 30,970.00	3260	$ 10.25	$ 33,415.00	3260	$ 15.00	$ 48,900.00
		TRAFFIC CONTROL													
8.01	8030-A	Temporary Traffic Control	LS	1	$ 20,000.00	$ 20,000.00	1	$ 12,450.00	$ 12,450.00	1	$ 8,535.00	$ 8,535.00	1	$ 10,000.00	$ 10,000.00
8.02	8030-999-A	Portable Dynamic Message Sign (PDMS)	CDAY	10	$ 250.00	$ 2,500.00	10	$ 150.00	$ 1,500.00	10	$ 152.00	$ 1,520.00	10	$ 150.00	$ 1,500.00
8.03	8040-I	Remove and Reinstall Traffic Signs	EA	6	$ 300.00	$ 1,800.00	6	$ 300.00	$ 1,800.00	6	$ 303.00	$ 1,818.00	6	$ 139.00	$ 834.00
		SITE WORK AND LANDSCAPING													
9.01	9010-A	Conventional Seeding and Fertilizing, Type 1	AC	0.5	$ 3,000.00	$ 1,500.00	0.5	$ 2,100.00	$ 1,050.00	0.5	$ 2,020.00	$ 1,010.00	0.5	$ 2,200.00	$ 1,100.00
9.02	9010-A	Conventional Seeding and Fertilizing, Type 4	AC	0.5	$ 3,000.00	$ 1,500.00	0.5	$ 2,100.00	$ 1,050.00	0.5	$ 1,010.00	$ 505.00	0.5	$ 1,100.00	$ 550.00
9.03	9010-999-A	Spot Herbicide Application	AC	0.5	$ 1,000.00	$ 500.00	0.5	$ 1,050.00	$ 525.00	0.5	$ 1,010.00	$ 505.00	0.5	$ 1,100.00	$ 550.00
9.04	9040-Q-2	Erosion Control Mulching, Hydromulching (BFM)	AC	1	$ 5,000.00	$ 5,000.00	1	$ 2,415.00	$ 2,415.00	1	$ 2,323.00	$ 2,323.00	1	$ 2,500.00	$ 2,500.00
9.05	9040-T-1	Inlet Protection Device, Drop-in	EA	16	$ 200.00	$ 3,200.00	16	$ 150.00	$ 2,400.00	16	$ 152.00	$ 2,432.00	16	$ 200.00	$ 3,200.00
9.06	9040-T-1	Inlet Protection Device, Surface-applied	EA	16	$ 200.00	$ 3,200.00	16	$ 125.00	$ 2,000.00	16	$ 126.00	$ 2,016.00	16	$ 150.00	$ 2,400.00
9.07	9040-T-2	Inlet Protection Device, Maintenance	EA	16	$ 50.00	$ 800.00	16	$ 50.00	$ 800.00	16	$ 51.00	$ 816.00	16	$ 50.00	$ 800.00
		MISCELLANEOUS													
11.01	11020-A	Mobilization	LS	1	$ 63,627.50	$ 63,627.50	1	$ 84,000.00	$ 84,000.00	1	$ 64,342.77	$ 64,342.77	1	$ 70,000.00	$ 70,000.00
11.02	11030-A	Maintenance of Postal Service	LS	1	$ 5,000.00	$ 5,000.00	1	$ 1,800.00	$ 1,800.00	1	$ 7,500.00	$ 7,500.00	1	$ 5,000.00	$ 5,000.00
11.03	11030-B	Maintenance of Solid Waste Collection	LS	1	$ 5,000.00	$ 5,000.00	1	$ 6,000.00	$ 6,000.00	1	$ 2,500.00	$ 2,500.00	1	$ 5,000.00	$ 5,000.00
11.04	11040-999-A	Temporary Pedestrian Ramp	EA	6	$ 1,500.00	$ 9,000.00	6	$ 1,200.00	$ 7,200.00	6	$ 1,590.00	$ 9,540.00	6	$ 1,000.00	$ 6,000.00
11.05	11050-A	Concrete Washout	LS	1	$ 5,000.00	$ 5,000.00	1	$ 2,500.00	$ 2,500.00	1	$ 2,020.00	$ 2,020.00	1	$ 5,000.00	$ 5,000.00
11.06	11999-A	Orange Mesh Safety Fence	LS	1	$ 10,000.00	$ 10,000.00	1	$ 2,100.00	$ 2,100.00	1	$ 5,000.00	$ 5,000.00	1	$ 5,000.00	$ 5,000.00
		TOTAL AMOUNT BID =				**$ 930,000.00**			**$ 749,812.00**			**$ 767,835.32**		*	**$ 870,147.00**

* Con-Struct Inc. Proposal Total was $869,697.00, but the extended prices add up to $870,147.00

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS", 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 NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS

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 NW 17th Street Storm Sewer & Pavement Improvements, described in the plans and specifications heretofore adopted by this Council on February 16, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **All Star Concrete, LLC** of **Johnston, Iowa**

Amount of bid: **$661,003.70**

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 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS", 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 NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS

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 NW 17th Street Storm Sewer & Pavement Improvements, 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: **All Star Concrete, LLC** of **Johnston, Iowa**

Amount of bid: **$661,003.70**

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED AND APPROVED this **16th** day of **February**, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

city of Ankeny
bringing it all together

Location Map

Map is for Locational Purposes Only.

W S N E

1 in = 285 ft

Date: 1/7/2026

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 16th 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 All Star Concrete, LLC, 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:

NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS

The NW 17th Street Storm Sewer & Pavement Improvements project includes reconstructing street pavement and storm sewer structures along NW 17th Street/NW Linden Street, NW Applewood Street, and NW Beechwood Street.

The construction improvements include approximately 3,300 SY of 7" thick PCC Class C-SUD street pavement, 380 LF of storm sewer, 1,700 LF of subdrain, Class 10 excavation, subgrade preparation, modified subbase, driveways, sidewalks, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of SIX HUNDRED SIXTY-ONE THOUSAND THREE DOLLARS AND SEVENTY CENTS ($661,003.70), 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 substantially complete the overall project within **ninety (90) working days. Stages 1 and 2 of the project shall be substantially completed within eighty (80) working days, and Stage 3 shall be substantially completed within ten (10) working days.** Stage 3 construction may take place concurrently with Stage 2 construction if prior approval is obtained from the Engineer. Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed; with the new streets, driveways, and sidewalks fully open to traffic. **A mandatory six-day work week is <u>not</u> 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).

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

JURISDICTION:

By _____
Bobbi B. Bentz, Mayor

(Seal)
ATTEST:

_____
Michelle Yuska, City Clerk

CONTRACTOR:

All Star Concrete, LLC
Contractor

By Alex Vagy
Signature

President
Title

4989 NW Johnston Dr
Street Address

Johnston, IA 50131
City, State, Zip Code

515-224-6394
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 1 2 1 1 - 5 7 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

2. Out-of-State Contractors:

   A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the Division of Labor Services of the Iowa Department of Workforce Development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.

   B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE:

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

2. **This Contract must be notarized by a Notary Public commissioned by the Secretary of State to serve the public as an impartial and unbiased witness by identifying persons who come before the Notary.**

CORPORATE ACKNOWLEDGMENT

State of _____)
) 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, who, being by me duly sworn, did say that they are the _____, 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 _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of _____
My commission expires _____, 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 Iowa)
) SS
Polk County)

On this 11th day of February, 2026, before me a Notary Public in and for said county, personally appeared Alejandro Vazquez, to me personally known, who being by me duly sworn did say that person is President/owner of said All Star Concrete LLC, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) no seal, and that said instrument was signed and sealed on behalf of the said All Star Concrete LLC, by authority of its managers and the said Alejandro Vazquez acknowledged the execution of said instrument to be the voluntary act and deed of said All Star Concrete LLC, by it voluntarily executed.

NOTARIAL SEAL IOWA
GLORIA MARTINEZ
Commission Number 842761
My Commission Expires
October 3, 2028

Gloria Martinez
Notary Public in and for the State of Iowa
My commission expires October 3rd, 2028

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

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

Item No.	Item	Unit	Total	Unit Price	Total Price
	EARTHWORK				
2.01	Clearing and Grubbing	UNIT	39.2	$ 70.00	$ 2,744.00
2.02	Topsoil, Compost-amended	CY	212	$ 30.10	$ 6,381.20
2.03	Excavation, Class 10	CY	843	$ 14.20	$ 11,970.60
2.04	Subgrade Preparation, 6" Depth	SY	3790	$ 3.05	$ 11,559.50
2.05	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	948	$ 4.00	$ 3,792.00
2.06	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	3790	$ 12.00	$ 45,480.00
2.07	Compaction Testing	LS	1	$ 2,000.00	$ 2,000.00
	TRENCH EXCAVATION AND BACKFILL				
3.01	Trench Compaction Testing	LS	1	$ 2,500.00	$ 2,500.00
	SEWERS AND DRAINS				
4.01	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	62	$ 141.00	$ 8,742.00
4.02	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	109	$ 137.00	$ 14,933.00
4.03	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	79	$ 165.00	$ 13,035.00
4.04	Storm Sewer, Trenched, Class A-III RCAP, 24" Diameter	LF	96	$ 187.00	$ 17,952.00
4.05	Storm Sewer, Trenched, Class III RCP, 36" Diameter	LF	6	$ 275.00	$ 1,650.00
4.06	Removal of Storm Sewer, RCP and RCAP, Any Size Diameter	LF	352	$ 22.50	$ 7,920.00
4.07	Subdrain, Corrugated PVC, Type 1, Case C, 6" Diameter	LF	1660	$ 18.20	$ 30,212.00
4.08	Subdrain Outlets and Connections, PVC, 6" Diameter	EA	14	$ 257.00	$ 3,598.00
4.09	Footing Drain, Trenched, Solid Wall PVC, 8" Diameter	LF	18	$ 35.50	$ 639.00
4.10	Footing Drain, Trenched, Solid Wall PVC, 12" Diameter	LF	6	$ 66.50	$ 399.00
4.11	Removal of Footing Drain, Any Type, Any Size	LF	24	$ 7.15	$ 171.60
4.12	Reconnection of Storm Sewer Services	EA	2	$ 884.00	$ 1,768.00
4.13	Concrete Collar, 24" RCP	EA	1	$ 656.00	$ 656.00

	WATER MAINS AND APPURTENANCES				
5.01	Water Service Curb Stop and Box	EA	2	$ 999.00	$ 1,998.00
5.02	Valve Box Replacement	EA	4	$ 599.00	$ 2,396.00
	STRUCTURES FOR SANITARY AND STORM SEWERS				
6.01	Intake, Type SW-501, 3'-0" x 2'-0", Cast-in-place	EA	4	$ 3,685.00	$ 14,740.00
6.02	Intake, Type SW-503, 3'-0" x 6'-0", Cast-in-place	EA	4	$ 6,870.00	$ 27,480.00
6.03	Intake, Type SW-505, 6'-8" x 2'-0", Cast-in-place	EA	1	$ 4,795.00	$ 4,795.00
6.04	Intake, Type SW-506, 6'-8" x 6'-0", Cast-in-place	EA	2	$ 8,220.00	$ 16,440.00
6.05	Intake, Type SW-516, 6'-8" x 6'-8", Cast-in-place	EA	1	$ 9,255.00	$ 9,255.00
6.06	Manhole Adjustment, Sanitary, Minor, SELFLEVEL Casting	EA	5	$ 1,790.00	$ 8,950.00
6.07	Manhole Adjustment, Storm, Minor, SELFLEVEL Casting	EA	2	$ 1,790.00	$ 3,580.00
6.08	Remove Intake	EA	12	$ 871.00	$ 10,452.00
	STREETS AND RELATED WORK				
7.01	Pavement, PCC, Class C-SUD, 7" Thick	SY	3260	$ 58.50	$ 190,710.00
7.02	Plastic Concrete Testing	LS	1	$ 6,000.00	$ 6,000.00
7.03	Removal of Sidewalk	SY	125.1	$ 10.00	$ 1,251.00
7.04	Removal of Driveway	SY	251.8	$ 10.00	$ 2,518.00
7.05	Sidewalk, PCC, Class C, 4" Thick	SY	45.3	$ 66.00	$ 2,989.80
7.06	Sidewalk, PCC, Class C, 6" Thick	SY	24.8	$ 99.00	$ 2,455.20
7.07	Sidewalk, PCC, Class C, 4" Thick with Integral Curb	SY	44.1	$ 100.00	$ 4,410.00
7.08	Sidewalk, PCC, Class C, 6" Thick with Integral Curb	SY	1.8	$ 500.00	$ 900.00
7.09	Detectable Warnings, Galvanized Steel	SF	48	$ 50.00	$ 2,400.00
7.10	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	265.4	$ 57.00	$ 15,127.80
7.11	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	51.7	$ 90.00	$ 4,653.00
7.12	Pavement Removal, PCC	SY	3260	$ 15.00	$ 48,900.00
	TRAFFIC CONTROL				
8.01	Temporary Traffic Control	LS	1	$ 9,150.00	$ 9,150.00
8.02	Portable Dynamic Message Sign (PDMS)	CDAY	10	$ 100.00	$ 1,000.00
8.03	Remove and Reinstall Traffic Signs	EA	6	$ 350.00	$ 2,100.00
	SITE WORK AND LANDSCAPING				

9.01	Conventional Seeding and Fertilizing, Type 1	AC	0.5	$ 2,000.00	$ 1,000.00
9.02	Conventional Seeding and Fertilizing, Type 4	AC	0.5	$ 1,000.00	$ 500.00
9.03	Spot Herbicide Application	AC	0.5	$ 1,000.00	$ 500.00
9.04	Erosion Control Mulching, Hydromulching (BFM)	AC	1	$ 2,300.00	$ 2,300.00
9.05	Inlet Protection Device, Drop-in	EA	16	$ 150.00	$ 2,400.00
9.06	Inlet Protection Device, Surface-applied	EA	16	$ 125.00	$ 2,000.00
9.07	Inlet Protection Device, Maintenance	EA	16	$ 50.00	$ 800.00
	MISCELLANEOUS				
11.01	Mobilization	LS	1	$ 45,000.00	$ 45,000.00
11.02	Maintenance of Postal Service	LS	1	$ 1,250.00	$ 1,250.00
11.03	Maintenance of Solid Waste Collection	LS	1	$ 6,500.00	$ 6,500.00
11.04	Temporary Pedestrian Ramp	EA	6	$ 2,000.00	$ 12,000.00
11.05	Concrete Washout	LS	1	$ 2,000.00	$ 2,000.00
11.06	Orange Mesh Safety Fence	LS	1	$ 2,000.00	$ 2,000.00

TOTAL CONTRACT AMOUNT = $ 661,003.70

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, All Star Concrete, LLC, 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 SIX HUNDRED SIXTY-ONE THOUSAND THREE DOLLARS AND SEVENTY CENTS ($661,003.70), 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 16th day of February, 2026, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS

The NW 17th Street Storm Sewer & Pavement Improvements project includes reconstructing street pavement and storm sewer structures along NW 17th Street/NW Linden Street, NW Applewood Street, and NW Beechwood Street.

The construction improvements include approximately 3,300 SY of 7" thick PCC Class C-SUD street pavement, 380 LF of storm sewer, 1,700 LF of subdrain, Class 10 excavation, subgrade preparation, modified subbase, driveways, sidewalks, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

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 this 16th day of February, 2026.

PRINCIPAL:

All Star Concrete, LLC

Contractor

By Alex Vogy

Signature

President

Title

SURETY:

Merchants National Bonding, Inc.

Surety Company

By Jamie Gifford

Signature Attorney-in-Fact Officer

Jamie Gifford, Attorney-in-Fact

Printed Name of Attorney-in-Fact Officer

Holmes, Murphy and Associates LLC

Company Name

2727 Grand Prairie Parkway

Company Address

Waukee, IA 50263

City, State, Zip Code

(515) 223-6800

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,

Alissa Cahalan; Anne Crowner; Ashlea McCaughey; Austin Muehlschlegel; Ben Williams; Brian J Oestreich; Brian M Deimerly; Cameron M Burt; Colby D White; Connor Oberg; Dione R Young; Donald E Appleby; Douglas Muth; Ginger Hoke; Grace Rasmussen; Graydon Dotson; Greg Krier; Jamie Gifford; Jay D Freiermuth; Jenni Marino; Jessie Allen; Joe Tiernan; John Cord; Joseph Cardinal; Joshua R Loftis; Kate Zanders; Keeton Welch; Kristine M Becks; Lindsey Minutillo; Mark R DeWitt; Mark Sweigart; Melinda C Blodgett; Michelle Morrison; Michelle R Gruis; Nathan Weaver; Nicole Stillings; R C Bowman; Ryan Olivia E Lundy; Sandra M Engstrum; Sara Huston; Sarah C Brown; Seth Rooker; Taylor Fogle; Ted Jorgensen; Tim McCulloh; Todd Bengford; Zach Fuller

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 o 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 15th day of January , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

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

By Larry Taylor

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 15th day of January 2026 , 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.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

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 **16th** day of **February** , **2026** .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

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: NW 17TH STREET STORM SEWER & PAVEMENT IMPROVEMENTS

Owner's Name: City of Ankeny, Iowa

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

Contractor Information

1. Identification

   A. Name of Organization: All Star Concrete LLC

   B. Name and Title of Responsible Individual: Bryan Spriggs Estimator / Project Manager

   C. Contractor's Address: 4989 NW Johnston Dr Johnston, IA 50131

   D. Telephone Number: 515-224-6394

   E. Fax Number: 515-965-5519

   F. E-mail: bryan@allstarconcreteiowa.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 10th day of February, 2026.

Name of Contractor:

All Star Concrete LLC

By: [signature]

Title: Estimator / Project Manager

State of Iowa)
) SS
Polk County)

On this 10th day of February, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bryan Spriggs 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.

NOTARIAL SEAL IOWA
GLORIA MARTINEZ
Commission Number 842761
My Commission Expires
October 3, 2028

[signature]
Notary Public in and for the State of Iowa
My commission expires October 3rd, 2026

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/10/2026

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

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

PRODUCER
Holmes Murphy & Associates
2727 Grand Prairie Parkway
Waukee IA 50263

CONTACT NAME: Paige Shryack
PHONE (A/C, No, Ext): 515-974-4616 FAX (A/C, No):
E-MAIL ADDRESS: pshryack@holmesmurphy.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Zurich American Insurance Company	16535
INSURER B : SiriusPoint Specialty Insurance Corp	16820
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED ALLSTAPC4
All Star Concrete LLC
4989 NW Johnston Dr.
Johnston, IA 50131

COVERAGES **CERTIFICATE NUMBER:** 442582395 **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	X **COMMERCIAL GENERAL LIABILITY**			GLO1122702	10/1/2025	10/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	**AUTOMOBILE LIABILITY**			BAP1122703	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	**UMBRELLA LIAB** X OCCUR			IPSEX00000064	10/1/2025	10/1/2026	EACH OCCURRENCE	$ 8,000,000
	X **EXCESS LIAB** CLAIMS-MADE						AGGREGATE	$ 8,000,000
	DED X RETENTION $ 0							$
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N	N / A		WC1122701	10/1/2025	10/1/2026	X PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: NW 17th Street Storm Sewer & Pavement Improvements.
City of Ankeny is additional insured on General Liability, Auto Liability, and Excess Liability on a primary and non-contributory basis as required by written contract with the insured, per policy terms and conditions.
The General Liability, Auto Liability, Excess Liability, and Worker's Compensation includes a waiver of subrogation in favor of City of Ankeny as required by written contract with the insured, per policy terms and conditions.
30 day notice of cancellation applies to the certificate holder.

CERTIFICATE HOLDER
City of Ankeny
Ankeny City Hall
410 West First Street
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
Kari Cooley

© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: All Star Concrete LLC

Endorsement Effective Date: 10/01/25

SCHEDULE

Name Of Person(s) Or Organization(s):	" Any person or organization to whom or which you are required to provide additional insured status or additional insured status on a primary, non-contributory basis, in a written contract or written agreement executed prior to loss, except where such contract or agreement is prohibited by law."
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.

© Insurance Services Office, Inc., 2011

Coverage Extension Endorsement

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. BAP 1122703	Effective Date: 10/01/25

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**:

The following are also "insureds":

a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any "employee" of yours is also an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.

c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.

d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form**:**

Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment – Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II – Covered Autos Liability Coverage** are replaced by the following:

(2) Up to $5,000 for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II – Covered Autos Liability Coverage** does not apply.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

D. Driver Safety Program Liability and Physical Damage Coverage

1. The following is added to the **Racing** Exclusion in **Section II – Covered Autos Liability Coverage**:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

2. The following is added to Paragraph **2.** in **B. Exclusions** of **Section III – Physical Damage Coverage** of the Business Auto Coverage Form and Paragraph **2.b.** in **B. Exclusions** of **Section IV – Physical Damage Coverage** of the Motor Carrier Coverage Form:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Lease or Loan Gap Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Lease Or Loan Gap Coverage

In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

a. Any amount paid under the **Physical Damage Coverage** Section of the Coverage Form; and

b. Any:

(1) Overdue lease or loan payments at the time of the "loss";

(2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;

(3) Security deposits not returned by the lessor;

(4) Costs for extended warranties, credit life insurance, health, accident or disability insurance purchased with the loan or lease; and

(5) Carry-over balances from previous leases or loans.

F. Towing and Labor

Paragraph **A.2.** of the **Physical Damage Coverage** Section is replaced by the following:

We will pay up to $75 for towing and labor costs incurred each time a covered "auto" that is a "private passenger type", light truck or medium truck is disabled. However, the labor must be performed at the place of disablement.

As used in this provision, "private passenger type" means a private passenger or station wagon type "auto" and includes an "auto" of the pickup or van type if not used for business purposes.

G. Extended Glass Coverage

The following is added to Paragraph **A.3.a.** of the **Physical Damage Coverage** Section:

If glass must be replaced, the deductible shown in the Declarations will apply. However, if glass can be repaired and is actually repaired rather than replaced, the deductible will be waived. You have the option of having the glass repaired rather than replaced.

H. Hired Auto Physical Damage – Increased Loss of Use Expenses

The **Coverage Extension** for **Loss Of Use Expenses** in the **Physical Damage Coverage** Section is replaced by the following:

Loss Of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or written rental agreement. We will pay for loss of use expenses if caused by:

(1) Other than collision only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

(2) Specified Causes Of Loss only if the Declarations indicate that Specified Causes Of Loss Coverage is provided for any covered "auto"; or

(3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto".

However, the most we will pay for any expenses for loss of use is $100 per day, to a maximum of $3000.

I. Personal Effects Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Personal Effects Coverage

a. We will pay up to $750 for "loss" to personal effects which are:

(1) Personal property owned by an "insured"; and

(2) In or on a covered "auto".

b. Subject to Paragraph **a.** above, the amount to be paid for "loss" to personal effects will be based on the lesser of:

(1) The reasonable cost to replace; or

(2) The actual cash value.

c. The coverage provided in Paragraphs **a.** and **b.** above, only applies in the event of a total theft of a covered "auto". No deductible applies to this coverage. However, we will not pay for "loss" to personal effects of any of the following:

(1) Accounts, bills, currency, deeds, evidence of debt, money, notes, securities, or commercial paper or other documents of value.

(2) Bullion, gold, silver, platinum, or other precious alloys or metals; furs or fur garments; jewelry, watches, precious or semi-precious stones.

(3) Paintings, statuary and other works of art.

(4) Contraband or property in the course of illegal transportation or trade.

(5) Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment.

Any coverage provided by this Provision is excess over any other insurance coverage available for the same "loss".

J. Tapes, Records and Discs Coverage

1. The Exclusion in Paragraph **B.4.a.** of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.2.c.** of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply.

2. The following is added to Paragraph **1.a. Comprehensive Coverage** under the **Coverage** Provision of the **Physical Damage Coverage** Section:

We will pay for "loss" to tapes, records, discs or other similar devices used with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices:

(a) Are the property of an "insured"; and

(b) Are in a covered "auto" at the time of "loss".

The most we will pay for such "loss" to tapes, records, discs or other similar devices is $500. The **Physical Damage Coverage Deductible** Provision does not apply to such "loss".

K. Airbag Coverage

The Exclusion in Paragraph **B.3.a.** of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.4.a.** of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply to the accidental discharge of an airbag.

L. Two or More Deductibles

The following is added to the **Deductible** Provision of the **Physical Damage Coverage** Section:

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

If an accident is covered both by this policy or Coverage Form and by another policy or Coverage Form issued to you by us, the following applies for each covered "auto" on a per vehicle basis:

1. If the deductible on this policy or Coverage Form is the smaller (or smallest) deductible, it will be waived; or

2. If the deductible on this policy or Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

M. Temporary Substitute Autos – Physical Damage

1. The following is added to **Section I – Covered Autos**:

Temporary Substitute Autos – Physical Damage

If Physical Damage Coverage is provided by this Coverage Form on your owned covered "autos", the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own when used with the permission of its owner as a temporary substitute for a covered "auto" you do own but is out of service because of its:

1. Breakdown;

2. Repair;

3. Servicing;

4. "Loss"; or

5. Destruction.

2. The following is added to the Paragraph **A. Coverage** Provision of the **Physical Damage Coverage** Section:

Temporary Substitute Autos – Physical Damage

We will pay the owner for "loss" to the temporary substitute "auto" unless the "loss" results from fraudulent acts or omissions on your part. If we make any payment to the owner, we will obtain the owner's rights against any other party.

The deductible for the temporary substitute "auto" will be the same as the deductible for the covered "auto" it replaces.

N. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph **a.** of the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is replaced by the following:

a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

(1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

O. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us** Condition:

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

This Condition does not apply to the extent required of you by a written contract, executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

P. Employee Hired Autos – Physical Damage

Paragraph **b.** of the **Other Insurance** Condition in the Business Auto Coverage Form and Paragraph **f.** of the **Other Insurance – Primary and Excess Insurance Provisions** Condition in the Motor Carrier Coverage Form are replaced by the following:

For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

(1) Any covered "auto" you lease, hire, rent or borrow; and

(2) Any covered "auto" hired or rented under a written contract or written agreement entered into by an "employee" or elected or appointed official with your permission while being operated within the course and scope of that "employee's" employment by you or that elected or appointed official's duties as respect their obligations to you.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

Q. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation Or Fraud** Condition:

However, we will not deny coverage under this Coverage Form if you unintentionally:

(1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or

(2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

R. Hired Auto – World Wide Coverage

Paragraph **7.b.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

(5) Anywhere else in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

S. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

T. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II – Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

U. Physical Damage – Additional Temporary Transportation Expense Coverage

Paragraph **A.4.a.** of **Section III – Physical Damage Coverage** is replaced by the following:

4. Coverage Extensions

a. Transportation Expenses

We will pay up to $50 per day to a maximum of $1,000 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

V. Replacement of a Private Passenger Auto with a Hybrid or Alternative Fuel Source Auto

The following is added to Paragraph **A. Coverage** of the **Physical Damage Coverage** Section:

In the event of a total "loss" to a covered "auto" of the private passenger type that is replaced with a hybrid "auto" or "auto" powered by an alternative fuel source of the private passenger type, we will pay an additional 10% of the cost of the replacement "auto", excluding tax, title, license, other fees and any aftermarket vehicle upgrades, up to a maximum of $2500. The covered "auto" must be replaced by a hybrid "auto" or an "auto" powered by an alternative fuel source within 60 calendar days of the payment of the "loss" and evidenced by a bill of sale or new vehicle lease agreement.

To qualify as a hybrid "auto", the "auto" must be powered by a conventional gasoline engine and another source of propulsion power. The other source of propulsion power must be electric, hydrogen, propane, solar or natural gas, either compressed or liquefied. To qualify as an "auto" powered by an alternative fuel source, the "auto" must be powered by a source of propulsion power other than a conventional gasoline engine. An "auto" solely propelled by biofuel, gasoline or diesel fuel or any blend thereof is not an "auto" powered by an alternative fuel source.

W. Return of Stolen Automobile

The following is added to the **Coverage Extension** Provision of the **Physical Damage Coverage** Section:

If a covered “auto” is stolen and recovered, we will pay the cost of transport to return the “auto” to you. We will pay only for those covered “autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage.

All other terms, conditions, provisions and exclusions of this policy remain the same.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Additional Insured – Automatic – Owners, Lessees Or Contractors

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 1122702	Effective Date: 10/01/2025

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

A. Section **II – Who Is An Insured** is amended to include as an additional insured any person or organization whom you are required to add as an additional insured under a written contract or written agreement executed by you, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" and subject to the following:

1. If such written contract or written agreement specifically requires that you provide that the person or organization be named as an additional insured under one or both of the following endorsements:

a. The Insurance Services Office (ISO) ISO CG 20 10 (10/01 edition); or

b. The ISO CG 20 37 (10/01 edition),

such person or organization is then an additional insured with respect to such endorsement(s), but only to the extent that "bodily injury", "property damage" or "personal and advertising injury" arises out of:

(1) Your ongoing operations, with respect to Paragraph **1.a.** above; or

(2) "Your work", with respect to Paragraph **1.b.** above,

which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **1.**, insurance afforded to such additional insured:

(a) Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement; and

(b) Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.

2. If such written contract or written agreement specifically requires that you provide that the person or organization be named as an additional insured under one or both of the following endorsements:

a. The Insurance Services Office (ISO) ISO CG 20 10 (07/04 edition); or

b. The ISO CG 20 37 (07/04 edition),

such person or organization is then an additional insured with respect to such endorsement(s), but only to the extent that "bodily injury", "property damage" or "personal and advertising injury" is caused, in whole or in part, by:

(1) Your acts or omissions; or

(2) The acts or omissions of those acting on your behalf,

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

in the performance of:

(a) Your ongoing operations, with respect to Paragraph **2.a.** above; or

(b) "Your work" and included in the "products-completed operations hazard", with respect to Paragraph **2.b.** above,

which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **2.**, insurance afforded to such additional insured:

(i) Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement; and

(ii) Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.

3. If neither Paragraph **1.** nor Paragraph **2.** above apply and such written contract or written agreement requires that you provide that the person or organization be named as an additional insured:

a. Under the ISO CG 20 10 (04/13 edition, any subsequent edition or if no edition date is specified); or

b. With respect to ongoing operations (if no form is specified),

such person or organization is then an additional insured only to the extent that "bodily injury", "property damage" or "personal and advertising injury" is caused, in whole or in part by:

(1) Your acts or omissions; or

(2) The acts or omissions of those acting on your behalf,

in the performance of your ongoing operations, which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **3.**, insurance afforded to such additional insured:

(a) Only applies to the extent permitted by law;

(b) Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured; and

(c) Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement.

4. If neither Paragraph **1.** nor Paragraph **2.** above apply and such written contract or written agreement requires that you provide that the person or organization be named as an additional insured:

a. Under the ISO CG 20 37 (04/13 edition, any subsequent edition or if no edition date is specified); or

b. With respect to the "products-completed operations hazard" (if no form is specified),

such person or organization is then an additional insured only to the extent that "bodily injury" or "property damage" is caused, in whole or in part by "your work" and included in the "products-completed operations hazard", which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **4.**, insurance afforded to such additional insured:

(1) Only applies to the extent permitted by law;

(2) Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured;

(3) Only applies if the "bodily injury" or "property damage" occurs during the policy period and subsequent to your execution of the written contract or written agreement; and

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

(4) Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.

B. Solely with respect to the insurance afforded to any additional insured referenced in Section **A.** of this endorsement, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services including:

1. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

2. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

C. Solely with respect to the coverage provided by this endorsement, the following is added to Paragraph **2. Duties In The Event Of Occurrence, Offense, Claim Or Suit** of Section **IV – Commercial General Liability Conditions**:

The additional insured must see to it that:

(1) We are notified as soon as practicable of an "occurrence" or offense that may result in a claim;

(2) We receive written notice of a claim or "suit" as soon as practicable; and

(3) A request for defense and indemnity of the claim or "suit" will promptly be brought against any policy issued by another insurer under which the additional insured may be an insured in any capacity. This provision does not apply to insurance on which the additional insured is a Named Insured if the written contract or written agreement requires that this coverage be primary and non-contributory.

D. Solely with respect to the coverage provided by this endorsement:

1. The following is added to the **Other Insurance** Condition of Section **IV – Commercial General Liability Conditions**:

Primary and Noncontributory insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured provided that:

a. The additional insured is a Named Insured under such other insurance; and

b. You are required by written contract or written agreement that this insurance be primary and not seek contribution from any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the **Other Insurance** Condition under Section **IV – Commercial General Liability Conditions**:

This insurance is excess over:

Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by a written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

E. This endorsement does not apply to an additional insured which has been added to this Coverage Part by an endorsement showing the additional insured in a Schedule of additional insureds, and which endorsement applies specifically to that identified additional insured.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

F. Solely with respect to the insurance afforded to an additional insured under Paragraph **A.3.** or Paragraph **A.4.** of this endorsement, the following is added to Section **III – Limits Of Insurance**:

Additional Insured – Automatic – Owners, Lessees Or Contractors Limit

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the written contract or written agreement referenced in Section **A.** of this endorsement; or

2. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms, conditions, provisions and exclusions of this policy remain the same.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s):	A General Aggregate Limit applies to each construction project where the Named Insured is performing operations, however, a General Aggregate Limit does not apply to any construction project where the Named Insured is performing operations that are insured under a wrap up or any other consolidated or similar insurance program.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.

2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage **A,** except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:

a. Insureds;

b. Claims made or "suits" brought; or

c. Persons or organizations making claims or bringing "suits".

3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.

4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

© Insurance Services Office, Inc., 2008

B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and

2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section **III** – Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

© Insurance Services Office, Inc., 2008

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE
Name Of Person(s) Or Organization(s):
Any Person or Organization that requires You to waive your Rights of Recovery, in a written contract or agree-ment with the Named Insured that is executed prior to the accident or loss.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

© Insurance Services Office, Inc., 2018

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 10/01/2025 Policy No. WC 1122701 Endorsement No.

Insured All Star Concrete LLC Premium $

Insurance Company Zurich American Insurance Company Countersigned by_____

Copyright 1983 National Council on Compensation Insurance, Inc.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

PH 2026-06 Proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Ensure economic vitality

ACTION REQUESTED
Resolution
Public Hearing

LEGAL
Items has been reviewed and approved by legal counsel.

EXECUTIVE SUMMARY

Proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan includes the following updates:

- Update to project description to include: Design and complete improvements to intersections at: (i) SW Oralabor Road and SW Irvinendale Drive; (ii) SW Glennbrooke Blvd and SW Oralabor Road; and (iii) SW College Ave and SW Oralabor Road.
- Increases the estimated costs of the project to reflect the expanded scope of project.

The amendment adds existing right-of-way for the aforementioned project to the urban renewal area and has no effect on the duration of the plan or the area.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve the updates to the plan as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

This Urban Renewal Area was created in 1989 and has been amended 14 times to include projects and boundary amendments.

FISCAL IMPACT

There is no fiscal impact with the adoption of this plan. Projects included in this plan are approved separately by the City Council.

PUBLIC OUTREACH EFFORTS

A consultation meeting with all affected taxing entities was held on January 27, 2026. No one attended the meeting and no written comments were received. A report from that meeting is attached.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-06.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt **RESOLUTION** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan.

ATTACHMENTS

1. PH Coversheet
2. Amendment No. 15 1989 Consult Notes
3. Amend No. 15 to 1989 URP - Final
4. Amend No. 15 to 1989 Ankeny ED URP - Authorizing Resolution FINAL

PUBLIC HEARING 2026-06

February 16, 2026 at 5:30 P.M.

PROPOSED AMENDMENT NO. 15 TO THE 1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN

Mayor:

This is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan.

Notice of this hearing was published in the Des Moines Register on the 6th day of February, 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 Derek Lord, Economic Development Director, acting as the designated representative for the City of Ankeny with respect to the consultation meeting held with the affected taxing entities to discuss the proposed amendment. A consultation meeting was held on January 27, at 10:30 a.m., in the Ankeny City Hall.

After Lord's comments, the Mayor states:

Because this is a Public Hearing those wishing to be heard for or against this item, 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 2026-06.
- ❑ Consider **MOTION** to receive and file the report from the consultation meeting held on January 27, 2026.
- ❑ Consider **MOTION** to adopt **RESOLUTION** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan.

Derek Lord
Economic Development Director
(p) 515.965.6430
dlord@ankenyiowa.gov

MEMORANDUM

TO: Honorable Mayor and City Council

DATE: January 27, 2026

RE: *Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan – Consultation Meeting*

City staff held a consultation meeting on Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan at 10:30 AM on January 27, 2026 at Ankeny City Hall. Notices of this meeting were sent to the Ankeny Community School District, Saydel Community School District and Polk County.

No representatives from the Ankeny Community School District, Saydel Community School District or Polk County attended this consultation meeting or reached out to discuss this amendment.

No written comments were received regarding this amendment.

AMENDMENT NO. 15

to the

1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN

CITY OF ANKENY, IOWA

Original Area Adopted – 1989
Amendment No. 1 – 1994
Amendment No. 2 – 2003
Amendment No. 3 – 2003
Amendment No. 4 – 2005
Amendment No. 5 – 2012
Amendment No. 6 – 2015
Amendment No. 7 – 2017
Amendment No. 8 – 2018
Amendment No. 9 – 2018
Amendment No. 10 – 2019
Amendment No. 11 – 2020
Amendment No. 12 – 2021
Amendment No. 13 – 2023
Amendment No. 14 – 2025
Amendment No. 15 – 2026

Final Version

AMENDMENT NO. 15
TO THE
1989 ANKENY ECONOMIC DEVELOPMENT
URBAN RENEWAL PLAN

CITY OF ANKENY, IOWA

INTRODUCTION

The 1989 Ankeny Economic Development Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the 1989 Ankeny Economic Development Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 1989, and subsequently amended 14 times, is being further amended by this Amendment No. 15 ("Amendment No. 15" or "Amendment") to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area and to add additional right of way to the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the original 1989 Ankeny Economic Development Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF AREA

The legal description of the property being added to the Urban Renewal Area by this Amendment No. 15 is attached hereto as Exhibit A, and may be referred to herein as the Amendment No. 15 Subarea. A depiction of the Area after this Amendment, including all Subareas, is set out in Exhibit B.

AREA DESIGNATION

The Urban Renewal Area has previously been designated as a mixed-use area for both the promotion of economic development, commercial and industrial development, and blight remediation. That designation is not changed by this Amendment. The property being added by Amendment No. 15 is designated as appropriate for the promotion of economic development – commercial and industrial.

BASE VALUE

The Amendment No. 15 Subarea is non-taxable right of way and will not be added to the TIF ordinance. Nothing in this Amendment affects any already established frozen base value for any portion of the Area previously placed in a TIF ordinance.

DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The

Plan and this Amendment, including the urban renewal project identified herein, are in conformity with The Ankeny 2040 Plan.

The Plan, as amended, does not in any way replace the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan, as amended. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECT

Numerous urban renewal projects not listed in this Amendment were authorized prior to the date of this Amendment and are continuing. Except as noted below, these previously approved projects are not being amended by this Amendment.

With the adoption of this Amendment No. 15, the City is updating the description of the following urban renewal project which was last updated in Amendment No. 14 ("Updated Project"):

1. Public Improvements:

Project	**Estimated Project Date**	**Estimated Cost**	**Rationale**
Design and complete improvements to intersections at: (i) SW Oralabor Road and SW Irvinendale Drive; (ii) SW Glennbrooke Blvd and SW Oralabor Road; and (iii) SW College Ave and SW Oralabor Road	2025-2031	$15,000,000 - $30,000,000	Improve flow of traffic to reduce safety issues and improve access to commercial businesses and facilitate new commercial development.

FINANCIAL DATA

1.	Current constitutional debt limit:	$550,929,953
2.	Current outstanding general obligation debt:	$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Project (Amendment No. 15) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal	$15,000,000 - $30,000,000 This total does not include financing costs related to debt issuance, which

	project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Updated Project (Amendment No. 15) as described above to be funded by TIF Funds will be approximately as stated in the next column:	will be incurred over the life of the Area.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

REPEALER AND SEVERABILITY

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

This Amendment No. 15 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, ordinance or any other document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The Original 1989 Urban Renewal Area and Plan was adopted in March of 1989 and debt was certified thereafter. The Original Plan contained no sunset and none was required by law at the time of adoption; accordingly, the Original Subarea has no sunset. Amendment No. 1 to the 1989 Urban Renewal Area and Plan was adopted in February of 1994, and debt was certified shortly thereafter. The City self-imposed a sunset date as to the Amendment No. 1 Subarea that was not required by statute. The self-imposed sunset was June 30, 2004 and effective "thereafter for so long as necessary for incremental taxes pursuant to Section 403.19, Code of Iowa, 1993, or successor provisions, to fully pay all loans, monies advanced or indebtedness incurred by the City of Ankeny, Iowa, to finance or refinance the Urban Renewal Project". The City has certified for incremental taxes continuously since Amendment No. 1 was adopted in order to pay for loans, monies advanced or indebtedness incurred by the City so the Amendment No. 1 self-imposed sunset has not expired. In Amendment No. 5, the City eliminated this self-imposed sunset and elected the same sunset for the Amendment No. 1 Subarea as is applicable to the Amendment No. 2 Subarea, or Fiscal Year 2023/2024. The Amendment No. 2 Subarea was approved by the City Council on May 19, 2003, and debt was certified in 2003; therefore fiscal year 2023/2024 is the last year that tax increment can be collected in the Amendment No. 2 Subarea. The Amendment No. 3 Subarea was approved by the City Council on November 17, 2003, and debt certified in 2003; therefore fiscal year 2023/2024 is the last year that tax increment can be collected in the Amendment No. 3 Subarea. Amendment No. 4 designated property within the Original Subarea as appropriate for blight remediation. Notwithstanding any inconsistent document, no sunset exists for an Urban Renewal Area that contains blight, so the Amendment No. 4 Subarea has no sunset. The Amendment No. 5 Subarea was approved by the City Council in 2012, and debt certified in 2012; therefore fiscal year 2032/2033 is the last year that tax increment can be collected in the Amendment No. 5 Subarea. Amendment No. 6 and 7 did not add land so no sunset date applies. Likewise, no sunset applies to the Amendment No. 8 Subarea because Amendment No. 8 primarily removed property, and the property added by Amendment No. 8 was public right of way and no increment will be collected therefrom. The Amendment No. 9 Subarea was approved

by the City Council in 2018, a TIF Ordinance placed on the Subarea in 2018, and debt certified in 2018; therefore, fiscal year 2038/2039 will the last year that tax increment can be collected in the Amendment No. 9 Subarea. The Amendment No. 10 Subarea was approved by the City Council in 2019, a TIF Ordinance placed on the Subarea in 2019, and debt certified in 2019; therefore, fiscal year 2039/2040 will be the last year that tax increment can be collected in the Amendment No. 10 Subarea. The Amendment No. 11 Subarea was approved by the City Council in 2020, a TIF Ordinance placed on the Subarea in 2020, and debt certified in 2020; therefore fiscal year 2040/2041 will be the last year that tax increment can be collected in the Amendment No. 11 Subarea. The Amendment No. 12 Subarea was approved by the City Council in 2021, a TIF Ordinance placed on the Subarea in 2021, and debt certified in 2021; therefore fiscal year 2041/2042 will be the last year that tax increment can be collected in the Amendment No. 12 Subarea. No sunset date applies to the Amendment No. 13 Subarea because the City did not place the Amendment No. 13 Subarea into a TIF Ordinance. No sunset applies to the Amendment No. 14 Subarea or the Amendment No. 15 Subarea as they are non-taxable, public right-of-way which the City does not intend to place into a TIF Ordinance.

EXHIBIT A
LEGAL DESCRIPTION OF AMENDMENT NO. 15 SUBAREA

IRVINEDALE/ORALABOR (EAST):

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 27 AND IN THE NORTHWEST 1/4 OF SECTION 34 ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 27 AND BEING THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN IN BOOK 7206, PAGE 400-403 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE WESTERLY TO A POINT 33.00 FEET SOUTH OF THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 5911, PAGE 374 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE TO THE INTERSECTION OF THE EAST LINE OF SAID SURVEY AND THE EXISTING RIGHT-OF-WAY LINE OF SAID SW ORALABOR ROAD; THENCE NORTH TO THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 5911, PAGE 374; THENCE NORTH TO A CORNER ON THE SOUTH LINE OF PARCEL "F" AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 11295, PAGE 669-674 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL "F" FOR THE NEXT 4 CALLS (USING PARCEL "F" BASIS OF BEARING);THENCE SOUTH 85°56'10" EAST, 387.27 FEET; THENCE NORTH 86°38'47" EAST, 351.25 FEET; THENCE SOUTH 89°26'00" EAST, 866.90 FEET; THENCE SOUTH 88°05'30" EAST TO THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 27 BEING THE END OF SAID CALLS FOR THE SOUTHERLY LINE OF PARCEL "F"; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

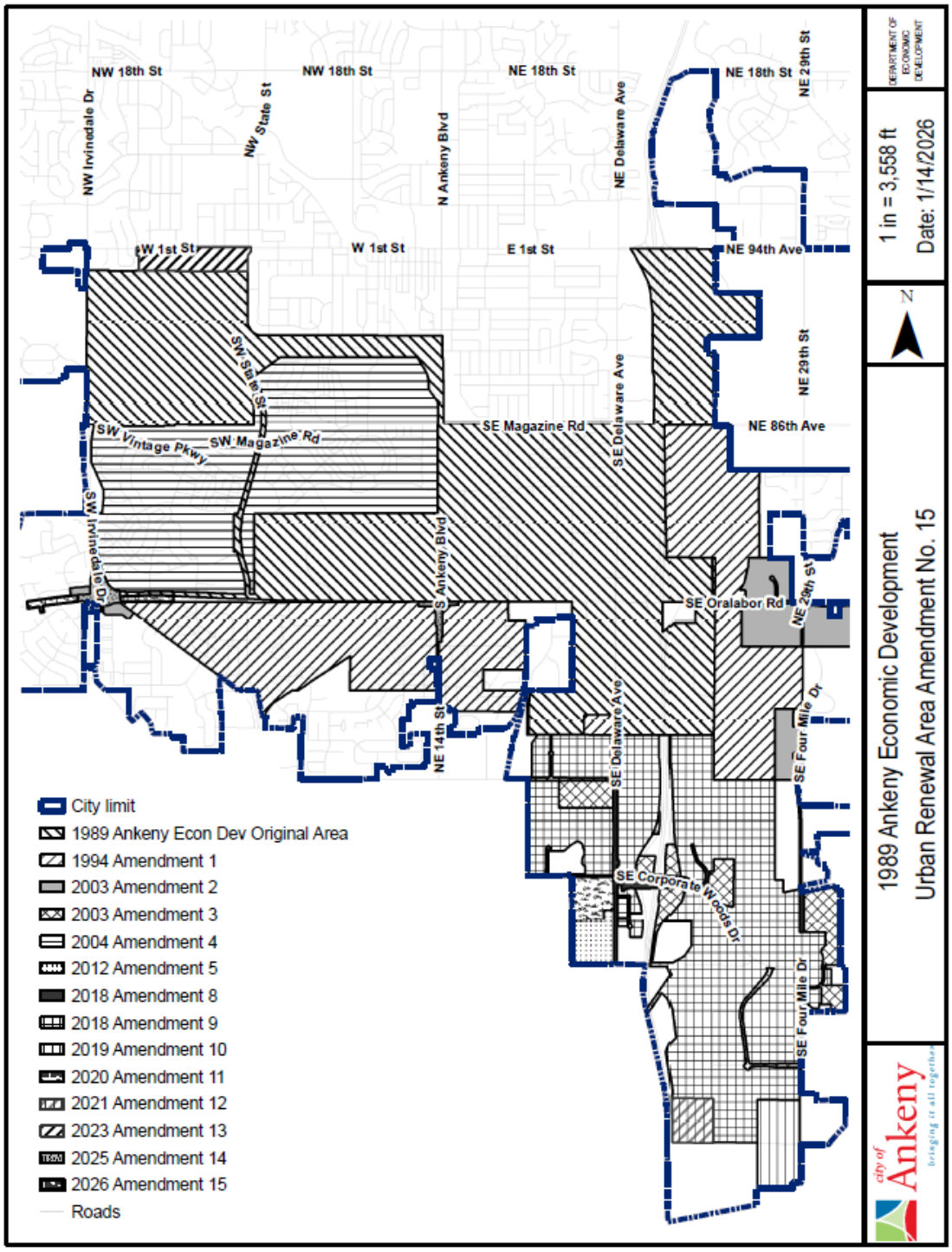
AND

IRVINEDALE/ORALABOR (WEST)

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY, AND A PART OF SW GLENBROOKE BLVD RIGHT-OF-WAY LYING IN THE SOUTHEAST 1/4 OF SECTION 28 AND IN THE NORTHEAST ¼ OF SECTION 33 AND ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1, BEING AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GLENBROOK PLAT 1 TO THE NORTHEAST CORNER OF LOT "A" OF SAID GLENBROOK PLAT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT "A" TO THE INTERSECTION OF THE SOUTH LINE OF OUTLOT "W" OF SAID GLENBROOK PLAT 1 EXTENDED EASTERLY; THENCE WEST ALONG SAID SOUTH LINE OF OUTLOT "W" EXTENDED EASTERLY TO THE WEST LINE OF SAID LOT "A"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT "A" TO THE NORTHWEST CORNER OF LOT "A" AND BEING A CORNER ON THE NORTH LINE OF SAID OUTLOT "W"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OUTLOT "W" TO THE NORTHWEST CORNER OF SAID OUTLOT "W"; THENCE DUE NORTH TO THE SOUTH LINE OF THE WESTWINDS PLAT 2, BEING AN OFFICIAL PLAT; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE WESTWINDS PLAT 2 AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 1, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 3, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF SAID THE WESTWINDS PLAT 8 TO THE INTERSECTION OF A LINE BEGINNING AT SAID NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1 THENCE DUE NORTH; THENCE DUE SOUTH TO THE POINT OF BEGINNING.

EXHIBIT B
MAP OF URBAN RENEWAL AREA FOLLOWING ADOPTION OF AMENDMENT NO. 15, SHOWING ALL SUBAREAS



4911-7616-3716-1\10174-769

Final Version

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 15 TO THE 1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 62-89, adopted April 17, 1989, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the 1989 Ankeny Economic Development Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the 1989 Ankeny Economic Development Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan has been amended several times, most recently by Amendment No. 14 approved by Resolution No. 2025-050 adopted on February 17, 2025, and which Plan, as amended, is on file in the office of the Recorder of Polk County; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 15 to the Plan ("Amendment No. 15" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area and to add additional right of way to the Urban Renewal Area; and

WHEREAS, a proposed Amendment No. 15 to the Plan ("Amendment No. 15" or "Amendment") for the Urban Renewal Area has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area and to add additional right of way to the Urban Renewal Area; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 15; and

WHEREAS, this proposed Amendment No. 15 adds the following land to the Urban Renewal Area:

IRVINEDALE/ORALABOR (EAST):

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 27 AND IN THE NORTHWEST 1/4 OF

SECTION 34 ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 27 AND BEING THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN IN BOOK 7206, PAGE 400-403 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE WESTERLY TO A POINT 33.00 FEET SOUTH OF THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 5911, PAGE 374 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE TO THE INTERSECTION OF THE EAST LINE OF SAID SURVEY AND THE EXISTING RIGHT-OF-WAY LINE OF SAID SW ORALABOR ROAD; THENCE NORTH TO THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 5911, PAGE 374; THENCE NORTH TO A CORNER ON THE SOUTH LINE OF PARCEL "F" AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 11295, PAGE 669-674 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL "F" FOR THE NEXT 4 CALLS (USING PARCEL "F" BASIS OF BEARING);THENCE SOUTH 85°56'10" EAST, 387.27 FEET; THENCE NORTH 86°38'47" EAST, 351.25 FEET; THENCE SOUTH 89°26'00" EAST, 866.90 FEET; THENCE SOUTH 88°05'30" EAST TO THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 27 BEING THE END OF SAID CALLS FOR THE SOUTHERLY LINE OF PARCEL "F"; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

AND

IRVINEDALE/ORALABOR (WEST)

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY, AND A PART OF SW GLENBROOKE BLVD RIGHT-OF-WAY LYING IN THE SOUTHEAST 1/4 OF SECTION 28 AND IN THE NORTHEAST ¼ OF SECTION 33 AND ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1, BEING AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GLENBROOK PLAT 1 TO THE NORTHEAST CORNER OF LOT "A" OF SAID GLENBROOK PLAT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT "A" TO THE INTERSECTION OF THE SOUTH LINE OF OUTLOT "W" OF SAID GLENBROOK PLAT 1 EXTENDED EASTERLY; THENCE WEST ALONG

SAID SOUTH LINE OF OUTLOT "W" EXTENDED EASTERLY TO THE WEST LINE OF SAID LOT "A"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT "A" TO THE NORTHWEST CORNER OF LOT "A" AND BEING A CORNER ON THE NORTH LINE OF SAID OUTLOT "W"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OUTLOT "W" TO THE NORTHWEST CORNER OF SAID OUTLOT "W"; THENCE DUE NORTH TO THE SOUTH LINE OF THE WESTWINDS PLAT 2, BEING AN OFFICIAL PLAT; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE WESTWINDS PLAT 2 AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 1, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 3, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF SAID THE WESTWINDS PLAT 8 TO THE INTERSECTION OF A LINE BEGINNING AT SAID NORTHEAST CORNER OF OUTLOT "Y" OF GLENBROOKE PLAT 1 THENCE DUE NORTH; THENCE DUE SOUTH TO THE POINT OF BEGINNING; and

WHEREAS, by resolution adopted on January 20, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 15 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 15 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Director, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 15 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Des Moines Register, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 15, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 15 concerning the area of the City of Ankeny, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 15 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development and blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan of the City of Ankeny, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan for the City of Ankeny, State of Iowa"; Amendment No. 15, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 15 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 15 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 15 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Polk County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 15, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT 1

AMENDMENT NO. 15

to the

1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN

CITY OF ANKENY, IOWA

Original Area Adopted – 1989
Amendment No. 1 – 1994
Amendment No. 2 – 2003
Amendment No. 3 – 2003
Amendment No. 4 – 2005
Amendment No. 5 – 2012
Amendment No. 6 – 2015
Amendment No. 7 – 2017
Amendment No. 8 – 2018
Amendment No. 9 – 2018
Amendment No. 10 – 2019
Amendment No. 11 – 2020
Amendment No. 12 – 2021
Amendment No. 13 – 2023
Amendment No. 14 – 2025
Amendment No. 15 – 2026

AMENDMENT NO. 15
TO THE
1989 ANKENY ECONOMIC DEVELOPMENT
URBAN RENEWAL PLAN

CITY OF ANKENY, IOWA

INTRODUCTION

The 1989 Ankeny Economic Development Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the 1989 Ankeny Economic Development Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 1989, and subsequently amended 14 times, is being further amended by this Amendment No. 15 ("Amendment No. 15" or "Amendment") to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area and to add additional right of way to the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the original 1989 Ankeny Economic Development Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF AREA

The legal description of the property being added to the Urban Renewal Area by this Amendment No. 15 is attached hereto as Exhibit A, and may be referred to herein as the Amendment No. 15 Subarea. A depiction of the Area after this Amendment, including all Subareas, is set out in Exhibit B.

AREA DESIGNATION

The Urban Renewal Area has previously been designated as a mixed-use area for both the promotion of economic development, commercial and industrial development, and blight remediation. That designation is not changed by this Amendment. The property being added by Amendment No. 15 is designated as appropriate for the promotion of economic development – commercial and industrial.

BASE VALUE

The Amendment No. 15 Subarea is non-taxable right of way and will not be added to the TIF ordinance. Nothing in this Amendment affects any already established frozen base value for any portion of the Area previously placed in a TIF ordinance.

DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The Plan and this Amendment, including the urban renewal project identified herein, are in conformity with The Ankeny 2040 Plan.

The Plan, as amended, does not in any way replace the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan, as amended. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECT

Numerous urban renewal projects not listed in this Amendment were authorized prior to the date of this Amendment and are continuing. Except as noted below, these previously approved projects are not being amended by this Amendment.

With the adoption of this Amendment No. 15, the City is updating the description of the following urban renewal project which was last updated in Amendment No. 14 ("Updated Project"):

1. Public Improvements:

Project	**Estimated Project Date**	**Estimated Cost**	**Rationale**
Design and complete improvements to intersections at: (i) SW Oralabor Road and SW Irvinendale Drive; (ii) SW Glennbrooke Blvd and SW Oralabor Road; and (iii) SW College Ave and SW Oralabor Road	2025-2031	$15,000,000 - $30,000,000	Improve flow of traffic to reduce safety issues and improve access to commercial businesses and facilitate new commercial development.

FINANCIAL DATA

1.	Current constitutional debt limit:	$550,929,953
2.	Current outstanding general obligation debt:	$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Project (Amendment No. 15) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each	$15,000,000 - $30,000,000 This total does not include financing costs

	project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Updated Project (Amendment No. 15) as described above to be funded by TIF Funds will be approximately as stated in the next column:	related to debt issuance, which will be incurred over the life of the Area.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

REPEALER AND SEVERABILITY

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

This Amendment No. 15 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, ordinance or any other document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The Original 1989 Urban Renewal Area and Plan was adopted in March of 1989 and debt was certified thereafter. The Original Plan contained no sunset and none was required by law at the time of adoption; accordingly, the Original Subarea has no sunset. Amendment No. 1 to the 1989 Urban Renewal Area and Plan was adopted in February of 1994, and debt was certified shortly thereafter. The City self-imposed a sunset date as to the Amendment No. 1 Subarea that was not required by statute. The self-imposed sunset was June 30, 2004 and effective "thereafter for so long as necessary for incremental taxes pursuant to Section 403.19, Code of Iowa, 1993, or successor provisions, to fully pay all loans, monies advanced or indebtedness incurred by the City of Ankeny, Iowa, to finance or refinance the Urban Renewal Project". The City has certified for incremental taxes continuously since Amendment No. 1 was adopted in order to pay for loans, monies advanced or indebtedness incurred by the City so the Amendment No. 1 self-imposed sunset has not expired. In Amendment No. 5, the City eliminated this self-imposed sunset and elected the same sunset for the Amendment No. 1 Subarea as is applicable to the Amendment No. 2 Subarea, or Fiscal Year 2023/2024. The Amendment No. 2 Subarea was approved by the City Council on May 19, 2003, and debt was certified in 2003; therefore fiscal year 2023/2024 is the last year that tax increment can be collected in the Amendment No. 2 Subarea. The Amendment No. 3 Subarea was approved by the City Council on November 17, 2003, and debt certified in 2003; therefore fiscal year 2023/2024 is the last year that tax increment can be collected in the Amendment No. 3 Subarea. Amendment No. 4 designated property within the Original Subarea as appropriate for blight remediation. Notwithstanding any inconsistent document, no sunset exists for an Urban Renewal Area that contains blight, so the Amendment No. 4 Subarea has no sunset. The Amendment No. 5 Subarea was approved by the City Council in 2012, and debt certified in 2012; therefore fiscal year 2032/2033 is the last year that tax increment can be collected in the Amendment No. 5 Subarea. Amendment No. 6 and 7 did not add land so no sunset date applies. Likewise, no sunset applies to the Amendment No. 8 Subarea because Amendment No. 8 primarily removed property, and the property added by Amendment No. 8 was public right of way and no increment will be collected therefrom. The Amendment No. 9 Subarea was approved by the City Council in 2018, a TIF Ordinance placed on

the Subarea in 2018, and debt certified in 2018; therefore, fiscal year 2038/2039 will the last year that tax increment can be collected in the Amendment No. 9 Subarea. The Amendment No. 10 Subarea was approved by the City Council in 2019, a TIF Ordinance placed on the Subarea in 2019, and debt certified in 2019; therefore, fiscal year 2039/2040 will be the last year that tax increment can be collected in the Amendment No. 10 Subarea. The Amendment No. 11 Subarea was approved by the City Council in 2020, a TIF Ordinance placed on the Subarea in 2020, and debt certified in 2020; therefore fiscal year 2040/2041 will be the last year that tax increment can be collected in the Amendment No. 11 Subarea. The Amendment No. 12 Subarea was approved by the City Council in 2021, a TIF Ordinance placed on the Subarea in 2021, and debt certified in 2021; therefore fiscal year 2041/2042 will be the last year that tax increment can be collected in the Amendment No. 12 Subarea. No sunset date applies to the Amendment No. 13 Subarea because the City did not place the Amendment No. 13 Subarea into a TIF Ordinance. No sunset applies to the Amendment No. 14 Subarea or the Amendment No. 15 Subarea as they are non-taxable, public right-of-way which the City does not intend to place into a TIF Ordinance.

EXHIBIT A
LEGAL DESCRIPTION OF AMENDMENT NO. 15 SUBAREA

IRVINEDALE/ORALABOR (EAST):

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 27 AND IN THE NORTHWEST 1/4 OF SECTION 34 ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 27 AND BEING THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN IN BOOK 7206, PAGE 400-403 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE WESTERLY TO A POINT 33.00 FEET SOUTH OF THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 5911, PAGE 374 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE TO THE INTERSECTION OF THE EAST LINE OF SAID SURVEY AND THE EXISTING RIGHT-OF-WAY LINE OF SAID SW ORALABOR ROAD; THENCE NORTH TO THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 5911, PAGE 374; THENCE NORTH TO A CORNER ON THE SOUTH LINE OF PARCEL "F" AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 11295, PAGE 669-674 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL "F" FOR THE NEXT 4 CALLS (USING PARCEL "F" BASIS OF BEARING);THENCE SOUTH 85°56'10" EAST, 387.27 FEET; THENCE NORTH 86°38'47" EAST, 351.25 FEET; THENCE SOUTH 89°26'00" EAST, 866.90 FEET; THENCE SOUTH 88°05'30" EAST TO THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 27 BEING THE END OF SAID CALLS FOR THE SOUTHERLY LINE OF PARCEL "F"; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

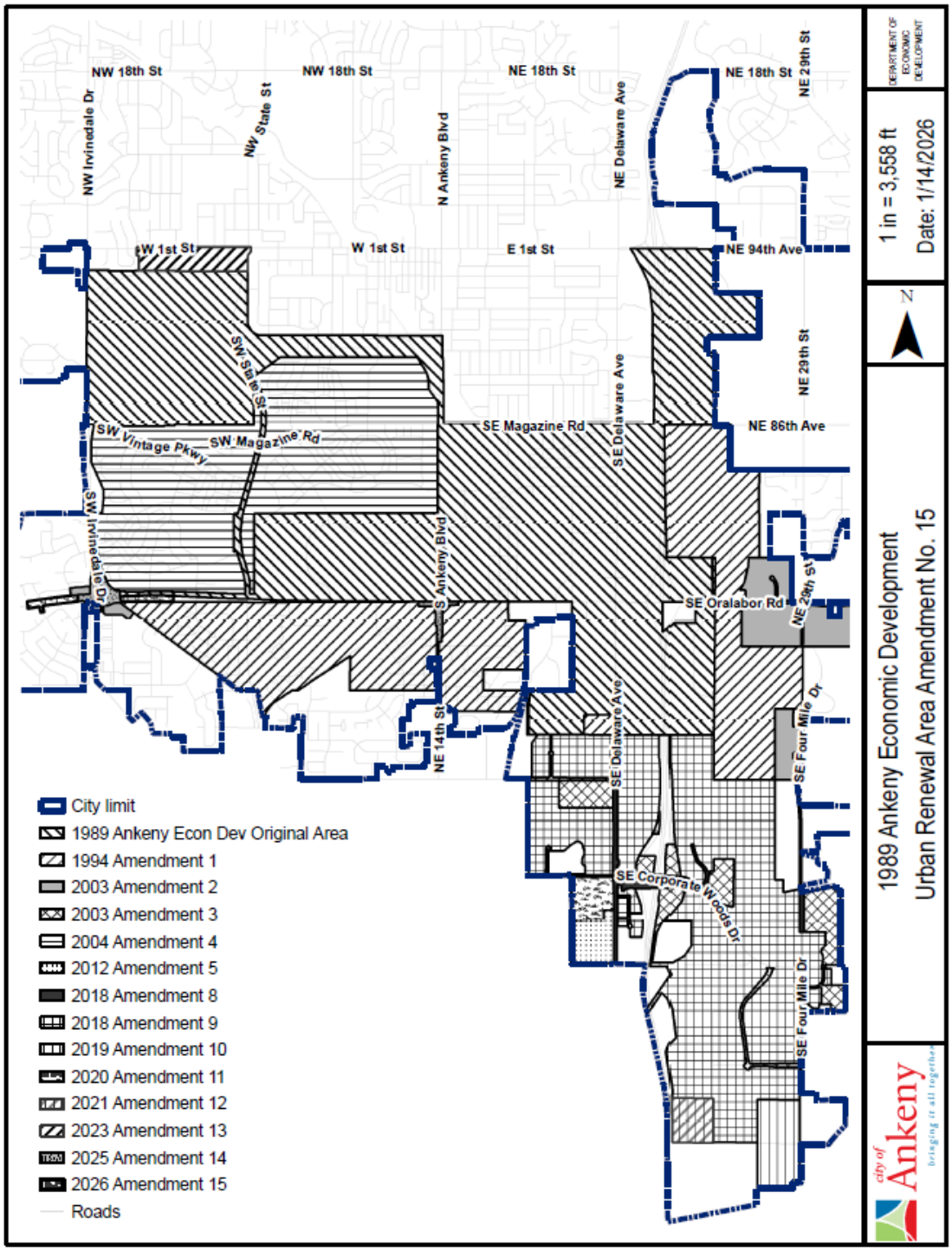
AND

IRVINEDALE/ORALABOR (WEST)

A PART OF SW ORALABOR ROAD RIGHT-OF-WAY, AND A PART OF SW GLENBROOKE BLVD RIGHT-OF-WAY LYING IN THE SOUTHEAST 1/4 OF SECTION 28 AND IN THE NORTHEAST ¼ OF SECTION 33 AND ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF OUTLOT “Y” OF GLENBROOKE PLAT 1, BEING AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GLENBROOK PLAT 1 TO THE NORTHEAST CORNER OF LOT “A” OF SAID GLENBROOK PLAT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT “A” TO THE INTERSECTION OF THE SOUTH LINE OF OUTLOT “W” OF SAID GLENBROOK PLAT 1 EXTENDED EASTERLY; THENCE WEST ALONG SAID SOUTH LINE OF OUTLOT “W” EXTENDED EASTERLY TO THE WEST LINE OF SAID LOT “A”; THENCE NORTH ALONG THE WEST LINE OF SAID LOT “A” TO THE NORTHWEST CORNER OF LOT “A” AND BEING A CORNER ON THE NORTH LINE OF SAID OUTLOT “W”; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OUTLOT “W” TO THE NORTHWEST CORNER OF SAID OUTLOT “W”; THENCE DUE NORTH TO THE SOUTH LINE OF THE WESTWINDS PLAT 2, BEING AN OFFICIAL PLAT; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE WESTWINDS PLAT 2 AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 1, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF THE WESTWINDS PLAT 3, BEING AN OFFICIAL PLAT, AND ALONG THE SOUTH LINE OF SAID THE WESTWINDS PLAT 8 TO THE INTERSECTION OF A LINE BEGINNING AT SAID NORTHEAST CORNER OF OUTLOT “Y” OF GLENBROOKE PLAT 1 THENCE DUE NORTH; THENCE DUE SOUTH TO THE POINT OF BEGINNING.

EXHIBIT B
MAP OF URBAN RENEWAL AREA FOLLOWING ADOPTION OF AMENDMENT NO. 15, SHOWING ALL SUBAREAS



4911-7616-3716-1\10174-769

CERTIFICATE

STATE OF IOWA	)
	) SS
COUNTY OF POLK	)

I, the undersigned City Clerk of the City of Ankeny, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

_____

City Clerk, City of Ankeny, State of Iowa

(SEAL)

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

PH 2026-07 Proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Ensure economic vitality

ACTION REQUESTED
Resolution
Public Hearing

LEGAL
Items has been reviewed and approved by legal counsel.

EXECUTIVE SUMMARY

Proposed Amendment No. 5 to the 1991 Amended and Restated City of Ankeny Urban Renewal Plan, which was last amended in 2025, includes the following updates:

- The addition of SW 4th Street road reconstruction and on-street parking between SW Maple Street and SW Cherry Street
- The addition of on-street parking on the south side of SW 2nd Street, east of SW Cherry Street
- The ability to conduct property acquisition activities and create facade improvement program

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve the updates to the plan as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

This Urban Renewal Area was created in 1991 and the plan was amended in 2018, 2019, 2021, 2023 and 2025 to include projects.

FISCAL IMPACT

There is no fiscal impact with the adoption of this plan. Projects included in this plan are approved separately by the City Council.

PUBLIC OUTREACH EFFORTS

A consultation meeting with all affected taxing entities was held on January 27, 2026. No one attended the meeting and no written comments were received. A report from that meeting is attached.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-07.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt **RESOLUTION** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan.

ATTACHMENTS

1. PH Coversheet
2. Amendment No. 5 1991 Consult Notes
3. Amend No. 5 to A&R 1991 URP - Authorizing Resolution FINAL
4. Amend No. 5 to A&R 1991 URP - Final

PUBLIC HEARING 2026-07

February 16, 2026 at 5:30 P.M.

PROPOSED AMENDMENT NO. 5 TO THE AMENDED AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL PLAN

Mayor:

This is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan.

Notice of this hearing was published in the Des Moines Register on the 6th day of February, 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 Derek Lord, Economic Development Director, acting as the designated representative for the City of Ankeny with respect to the consultation meeting held with the affected taxing entities to discuss the proposed amendment. A consultation meeting was held on January 27, at 10:30 a.m., in the Ankeny City Hall.

After Lord's comments, the Mayor states:

Because this is a Public Hearing those wishing to be heard for or against this item, 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 2026-07.
- ❑ Consider **MOTION** to receive and file the report from the consultation meeting held on January 27, 2026.
- ❑ Consider **MOTION** to adopt **RESOLUTION** determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan.

Derek Lord
Economic Development Director
(p) 515.965.6430
dlord@ankenyiowa.gov

MEMORANDUM

TO: Honorable Mayor and City Council

DATE: January 28, 2026

RE: *Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan – Consultation Meeting*

City staff held a consultation meeting on Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan at 10:30 AM on January 27, 2026 at Ankeny City Hall. Notices of this meeting were sent to the Ankeny Community School District and Polk County.

No representatives from the Ankeny Community School District or Polk County attended this consultation meeting or reached out to discuss this amendment.

No written comments were received regarding this amendment.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 5 TO THE AMENDED AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 236-91, adopted December 2, 1991, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the 1991 City of Ankeny Urban Renewal Plan (the "Original Plan") for the 1991 City of Ankeny Urban Renewal Area described therein; and

WHEREAS, by Resolution No. 2018-149, adopted March 19, 2018, this Council approved and adopted the Amended and Restated 1991 City of Ankeny Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the 1991 City of Ankeny Urban Renewal Area ("Area" or "Urban Renewal Area"); and

WHEREAS, the Plan has subsequently been amended, most recently by Amendment No. 4 to the Plan, adopted by Resolution No. 2025-049 on February 17, 2025; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

ALLTHAT PART OF ANKENY, IOWA LOCATED WITHIN THE FOLLOWING BOUNDARY:

BEGINNING AT A POINT ON THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 BEING THE NORTHEAST CORNER OF LOT 8 LAKESHORE ESTATES; THEN SOUTHERLY ALONG THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 TO THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN WEST ALONG THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE EAST R.O.W. LINE OF EAST DELAWARE AVENUE; THEN SOUTH TO THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN EAST ALONG THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE WEST R.O.W. LINE OF U.S. INTERSTATE 35; THEN SOUTHERLY ALONG THE WEST R.O.W. LINE OF U.S. INTERSTATE 35 TO THE SOUTHEAST CORNER OF LOT 2, MAPLEWOOD VILLAGE PLAT 4; THEN WEST ALONG THE SOUTH LINE OF SAID LOT 2

TO THE EAST LINE OF LOT 1, MAPLEWOOD VILLAGE PLAT 3; THEN SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, THEN WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 1, MAPLEWOOD VILLAGE PLAT 2 TO THE WEST R.O.W. LINE OF EAST DELAWARE AVENUE; THEN NORTH ALONG THE WEST R.O.W. LINE OF EAST DELAWARE AVENUE TO THE SOUTHEAST CORNER OF ART-LUND PLAT 1; THEN WEST ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE SOUTHWEST CORNER OF ART-LUND PLAT 1; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 1 TO THE SOUTH R.O.W. LINE OF S.E. 4TH STREET; THEN NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 9, TRIPLETT VILLAGE NO. 10; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTHEAST LOWELL DRIVE TO THE SOUTH LINE OF TRIPLETT COMMERCIAL PARK PLAT 2; THEN WEST ALONG THE SOUTH LINE OF SAID PLAT 2, AND CONTINUING ALONG THE SOUTH LINE OF TRIPLETT COMMERCIAL PARK PLAT 1 TO THE NORTHWEST CORNER OF TRIPLETT VILLAGE NO. 11; THEN NORTH ALONG THE EAST LINE OF TRIPLETT VILLAGE NO. 5 TO THE NORTHEAST CORNER OF SAID PLAT; THEN WEST ALONG THE NORTH LINE OF SAID PLAT TO THE WEST R.O.W. LINE OF SOUTHEAST TRILEIN DRIVE; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTHEAST TRILEIN DRIVE TO THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN WEST ALONG THE SOUTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET) TO THE EAST R.O.W. LINE OF SOUTHEAST CRESTMOOR PLACE; THEN SOUTH ALONG THE EAST R.O.W. LINE OF SOUTHEAST CRESTMOOR PLACE TO THE SOUTHWEST CORNER OF LOT 6, RICHARD'S MANOR PLAT 1; THEN WEST ALONG THE SOUTH LINE OF NAPA MANOR TO THE WEST R.O.W. LINE OF SOUTH GRANT STREET; THEN NORTH ALONG THE WEST R.O.W. LINE OF SOUTH GRANT STREET TO THE NORTHEAST CORNER OF LOT 22, RICHARD'S MANOR PLAT 1; THEN WEST ALONG THE NORTH LINE OF SAID LOT 22 TO THE NORTHWEST CORNER OF SAID LOT 22; THEN SOUTHERLY ALONG THE WEST LINE OF RICHARD'S MANOR PLAT 1 TO THE SOUTH LINE OF SAID PLAT 1; THEN EAST ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE WEST R.O.W. LINE OF SOUTH GRANT STREET; THEN SOUTH TO THE NORTH R.O.W. LINE OF SOUTHEAST 3RD STREET; THEN WEST ALONG THE NORTH R.O.W. LINE OF SOUTHEAST 3RD STREET TO THE SOUTHWEST CORNER OF LOT 12, TRIPLETT VILLAGE; THEN SOUTH ALONG THE WEST LINE OF LOTS 18 THROUGH 23, TRIPLETT VILLAGE AND CONTINUING SOUTH ALONG THE WEST LINE OF CHURCH PLAT NO. 2 AND CHURCH PLAT NO.3 TO THE NORTH R.O.W. LINE OF SOUTHEAST PETERSON DRIVE; THEN EAST ALONG SAID NORTH R.O.W. LINE; THEN SOUTH ALONG THE EAST R.O.W. LINE OF PARKVIEW DRIVE TO THE NORTH R.O.W. LINE OF SOUTHEAST 8TH STREET; THEN EAST ALONG SAID NORTH R.O.W. LINE; THEN SOUTH ALONG THE WEST LINE OF LOT 46, PETERS BELMOUNT PARK PLAT 1 AND CONTINUING SOUTH ALONG THE WEST LINE OF PETERS

BELMOUNT PARK PLAT 2 TO THE NORTH LINE OF SPAHR MANOR PLAT 5; THEN WEST ALONG THE NORTH LINE OF SAID PLAT 5 TO THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (SOUTH ANKENY BOULEVARD); THEN NORTH ALONG SAID EAST R.O.W. LINE TO THE NORTH LINE OF PETERS BELMOUNT PARK PLAT 1; THEN WEST ALONG THE SOUTH LINE OF SOUTHLAWN PLACE REPLAT TO THE WEST R.O.W. LINE OF THE CHICAGO NORTHWESTERN RAILROAD; THEN NORTHWESTERLY ALONG THE WEST R.O.W. LINE OF SAID RAILROAD TO THE EAST R.O.W. LINE OF SOUTHWEST WALNUT STREET; THEN NORTH TO THE NORTH LINE OF THOMAS ADDITION; THEN WEST ALONG THE NORTH LINE OF THOMAS ADDITION TO THE WEST R.O.W. LINE OF MAIN STREET; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF SOUTHWEST 4TH STREET; THEN WEST ALONG SAID SOUTH R.O.W. LINE; THEN NORTH ALONG THE WEST LINE OF ANKENY VILLAGE PLAT 3 TO THE NORTHWEST CORNER OF SAID PLAT 3; THEN WEST ALONG THE SOUTH LINE OF LOTS 18 THROUGH 20, ANKENY VILLAGE PLAT 4, TO THE WEST LINE OF SAID PLAT 4; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 4 AND CONTINUING NORTH ALONG THE WEST LINE OF ARTHUR PLACE TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF THE CHICAGO NORTHWESTERN RAILROAD AND THE WEST R.O.W. LINE OF NORTHWEST ASH DRIVE; THEN NORTH ALONG THE WEST R.O.W. LINE OF NORTHWEST ASH DRIVE; THEN EAST ALONG THE SOUTH LINE OF PARKVIEW TERRACE PLAT 8 TO THE WEST LINE OF PARKVIEW TERRACE PLAT 3; THEN SOUTH ALONG THE WEST LINE OF SAID PLAT 3 TO THE SOUTH LINE OF SAID PLAT 3; THEN EAST ALONG THE SOUTH LINE OF SAID PLAT 3 TO THE WEST R.O.W. LINE OF NORTHWEST SCHOOL STREET; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE NORTH R.O.W. LINE OF NORTHWEST 5TH STREET; THEN EAST ALONG SAID NORTH R.O.W. LINE TO THE SOUTHEAST CORNER OF LOT 27, PARKVIEW TERRACE PLAT 1; THEN NORTH ALONG THE EAST LINE OF SAID PLAT 1 TO THE SOUTH R.O.W. LINE OF NORTHWEST 9TH STREET; THEN NORTHERLY TO THE SOUTHEAST CORNER OF LOT 6, PARKVIEW TERRACE PLAT 11; THEN NORTH ALONG THE EAST LINE OF SAID LOT 6 TO THE NORTH LINE OF SAID LOT 6; THEN WEST ALONG THE NORTH LINE OF PARKVIEW TERRACE PLAT 11 AND PARKVIEW TERRACE PLAT 10 TO THE EAST LINE OF PARKVIEW CAMPUS PLAT 2; THEN NORTH ALONG THE EAST LINE OF SAID PLAT 2, AND CONTINUING NORTH ALONG THE EAST LINE OF PARKVIEW CAMPUS PLAT 4 TO THE SOUTH R.O.W. LINE OF NORTHWEST 18TH STREET; THEN EAST ALONG SAID SOUTH R.O.W. LINE TO A POINT APPROXIMATELY 475 FEET EAST OF THE EAST R.O.W. LINE OF .U.S. HIGHWAY 69 (NORTH ANKENY BOULEVARD); THEN SOUTH PARALLEL TO THE EAST R.O.W. LINE OF U.S. HIGHWAY 69 (NORTH ANKENY BOULEVARD) TO A POINT ON THE EAST R.O.W. LINE OF NORTH GRANT STREET AT THE NORTH END OF THE PRESENT STREET

R.O.W.; THEN WEST TO THE WEST R.O.W. LINE OF NORTH GRANT STREET; THEN SOUTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF NORTHEAST 5TH STREET; THEN WEST ALONG SAID SOUTH R.O.W. LINE TO THE EAST LINE OF ANKENY MALL; THEN SOUTH ALONG SAID EAST LINE TO THE NORTH R.O.W. LINE OF IOWA HIGHWAY 931 (EAST FIRST STREET); THEN EAST ALONG SAID NORTH R.O.W. LINE TO THE WEST LINE OF HAYES ACRES PLAT 1; THEN NORTH ALONG THE WEST LINE OF SAID PLAT 1 TO THE NORTHWEST CORNER OF LOT 6, HAYES ACRES PLAT 1; THEN EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE WEST R.O.W. LINE OF NORTHEAST TRILEIN DRIVE; THEN NORTH ALONG SAID WEST R.O.W. LINE TO THE SOUTH R.O.W. LINE OF NORTHEAST 5TH STREET; THEN EAST ALONG SAID SOUTH R.O.W. LINE AND CONTINUING EAST TO THE WEST R.O.W. LINE OF NORTHEAST DELAWARE AVENUE; THEN NORTH ALONG SAID WEST R.O.W. LINE; THEN EAST ALONG THE NORTH LINE OF LAKESHORE ESTATES TO THE POINT OF BEGINNING.

EXCLUDED FROM THE ABOVE DESCRIBED AREA IS THE FOLLOWING:
BLOCKS 1 & 2, ORIGINAL PLAT
LOTS 1 THROUGH 4, SUBDIVISION OF OUTLOT 1
BLOCKS 1 THROUGH 4, HILDRETH'S ADDITION
BLOCKS 1 THROUGH 4, HILDRETH'S 2ND ADDITION
WEST 1/2 BLOCK A, HAULMANS ADDITION
BLOCKS B AND C, HAULMANS ADDITION
WEST 1/2 BLOCK D, HAULMANS ADDITION; and

WHEREAS, a proposed Amendment No. 5 to the Plan ("Amendment No. 5" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm proposed urban renewal projects for the Area; and

WHEREAS, this proposed Amendment No. 5 to the Urban Renewal Area adds no new land; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 5; and

WHEREAS, by resolution adopted on January 20, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 5 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 5 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Director, or

his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 5 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Des Moines Register, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 5, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 5 concerning the area of the City of Ankeny, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 5 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and

spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan of the City of Ankeny, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan for the City of Ankeny, State of Iowa"; Amendment No. 5, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 5 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 5 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 5 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Polk County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 5, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT 1

AMENDMENT NO. 5

to the

AMENDED AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL PLAN

for

1991 URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

Original Plan – December 1991
Amended and Restated Plan – March 2018
Amendment No. 1 to the Amended and Restated Plan – March 2019
Amendment No. 2 to the Amended and Restated Plan – October 2021
Amendment No. 3 to the Amended and Restated Plan – March 2023
Amendment No. 4 to the Amended and Restated Plan – February 2025
Amendment No. 5 to the Amended and Restated Plan – February 2026

AMENDMENT NO. 5
TO THE
AMENDED AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL PLAN
FOR THE
1991 URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

INTRODUCTION AND HISTORY

The City of Ankeny, Iowa (the "City") adopted the 1991 City of Ankeny Urban Renewal Plan for the 1991 Urban Renewal Area (the "Urban Renewal Area" or "Area") in 1991. In 2018, the City adopted the Amended and Restated 1991 City of Ankeny Urban Renewal Plan (the "Amended and Restated Plan" or "Plan") for the Urban Renewal Area. The Amended and Restated Plan previously has been amended in 2019, 2021, 2023, and 2025.

The Amended and Restated Plan is being further amended with the adoption of this Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan ("Amendment No. 5" or "Amendment") in order to add and/or confirm proposed urban renewal projects for the Area.

Except as modified by this Amendment, the provisions of the Amended and Restated Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The Plan, as amended, and this Amendment, including the urban renewal projects identified herein, are in conformity with The Ankeny 2040 Plan.

The Plan, as amended, does not in any way replace the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan and this Amendment. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

ELIGIBLE URBAN RENEWAL PROJECTS
(Amendment No. 5)

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Amendment include:

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
SW 4th Street road reconstruction including on street parking between SW Maple Street and SW Cherry Street and angled on-street parking on the south side of SW 2nd Street east of SW Cherry Street	2026-2029	$1,230,000-$2,460,000	Improve condition of main commercial street and improve parking in commercial district

2. Property Acquisition: The City may acquire property in the Area, or assist other entities to acquire property in the Area, to facilitate redevelopment of the Area as contemplated by the Plan, as amended, including for new commercial development. The cost of such land acquisition is not expected to exceed $1,000,000-$3,000,000.

3. Façade Program: The City may consider providing incentives to commercial building owners to provide financial assistance necessary to rehabilitate building facades, including signage. Such incentives may be in the form of loans, grants, or other incentives that make the rehabilitation cost financially feasible to the owners. Rehabilitation of deteriorating, privately-owned commercial buildings in the Uptown commercial district will promote economic activity and job creation and retention. This cost of the program is not expected to exceed $500,000-$1,500,000.

FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	$550,929,953
2.	Current Outstanding General Obligation Debt	$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 5) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal	$2,730,000-$6,960,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area

	Projects (Amendment No. 5) as described above to be funded by TIF Funds will be approximately as stated in the next column:	

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

REPEALER AND SEVERABILITY

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Amended and Restated Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

This Amendment will become effective upon its adoption by the City Council. The Amended and Restated Plan, as amended, shall remain in effect until repealed by the City Council.

The use of incremental property tax revenues, or the "division of revenues," as those words are used in Chapter 403 of the Code of Iowa, shall continue on the Area for the maximum period allowed by law.

Because the original Plan was adopted in 1991, before the effective date (January 1, 1995) of the Iowa Code Section 403.17 requirement that the division of revenue be limited to twenty years in areas that are established on the basis of an economic development finding, the division of revenue in the Area has no statutorily required expiration date or sunset. With the adoption of the Amended and Restated Plan, the City extended a self-imposed sunset date on the division of revenue that had been in the original 1991 City of Ankeny Urban Renewal Plan to June 30, 2038 and thereafter for so long as necessary for incremental taxes pursuant to Section 403.19, Code of Iowa, or successor provisions, to fully pay all loans, monies advanced or indebtedness incurred by the City of Ankeny, Iowa, to finance or refinance projects approved prior to June 30, 2038. Nothing in this Amendment alters the Amended and Restated Plan with respect to the time period for the division of revenue in the Area.

CERTIFICATE

STATE OF IOWA	)
	) SS
COUNTY OF POLK	)

I, the undersigned City Clerk of the City of Ankeny, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

_____
City Clerk, City of Ankeny, State of Iowa

(SEAL)

4917-8906-5096-1\10174-768

AMENDMENT NO. 5

to the

AMENDED AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL PLAN

for

1991 URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

Original Plan – December 1991
Amended and Restated Plan – March 2018
Amendment No. 1 to the Amended and Restated Plan – March 2019
Amendment No. 2 to the Amended and Restated Plan – October 2021
Amendment No. 3 to the Amended and Restated Plan – March 2023
Amendment No. 4 to the Amended and Restated Plan – February 2025
Amendment No. 5 to the Amended and Restated Plan – February 2026

Final

AMENDMENT NO. 5
TO THE
AMENDED AND RESTATED 1991 CITY OF ANKENY URBAN RENEWAL PLAN
FOR THE
1991 URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

INTRODUCTION AND HISTORY

The City of Ankeny, Iowa (the "City") adopted the 1991 City of Ankeny Urban Renewal Plan for the 1991 Urban Renewal Area (the "Urban Renewal Area" or "Area") in 1991. In 2018, the City adopted the Amended and Restated 1991 City of Ankeny Urban Renewal Plan (the "Amended and Restated Plan" or "Plan") for the Urban Renewal Area. The Amended and Restated Plan previously has been amended in 2019, 2021, 2023, and 2025.

The Amended and Restated Plan is being further amended with the adoption of this Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan ("Amendment No. 5" or "Amendment") in order to add and/or confirm proposed urban renewal projects for the Area.

Except as modified by this Amendment, the provisions of the Amended and Restated Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The Plan, as amended, and this Amendment, including the urban renewal projects identified herein, are in conformity with The Ankeny 2040 Plan.

The Plan, as amended, does not in any way replace the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan and this Amendment. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

ELIGIBLE URBAN RENEWAL PROJECTS
(Amendment No. 5)

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Amendment include:

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
SW 4th Street road reconstruction including on street parking between SW Maple Street and SW Cherry Street and angled on-street parking on the south side of SW 2nd Street east of SW Cherry Street	2026-2029	$1,230,000-$2,460,000	Improve condition of main commercial street and improve parking in commercial district

2. Property Acquisition: The City may acquire property in the Area, or assist other entities to acquire property in the Area, to facilitate redevelopment of the Area as contemplated by the Plan, as amended, including for new commercial development. The cost of such land acquisition is not expected to exceed $1,000,000-$3,000,000.

3. Façade Program: The City may consider providing incentives to commercial building owners to provide financial assistance necessary to rehabilitate building facades, including signage. Such incentives may be in the form of loans, grants, or other incentives that make the rehabilitation cost financially feasible to the owners. Rehabilitation of deteriorating, privately-owned commercial buildings in the Uptown commercial district will promote economic activity and job creation and retention. This cost of the program is not expected to exceed $500,000-$1,500,000.

FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	$550,929,953
2.	Current Outstanding General Obligation Debt	$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 5) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal	$2,730,000-$6,960,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area

	Projects (Amendment No. 5) as described above to be funded by TIF Funds will be approximately as stated in the next column:	

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

REPEALER AND SEVERABILITY

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Amended and Restated Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

This Amendment will become effective upon its adoption by the City Council. The Amended and Restated Plan, as amended, shall remain in effect until repealed by the City Council.

The use of incremental property tax revenues, or the "division of revenues," as those words are used in Chapter 403 of the Code of Iowa, shall continue on the Area for the maximum period allowed by law.

Because the original Plan was adopted in 1991, before the effective date (January 1, 1995) of the Iowa Code Section 403.17 requirement that the division of revenue be limited to twenty years in areas that are established on the basis of an economic development finding, the division of revenue in the Area has no statutorily required expiration date or sunset. With the adoption of the Amended and Restated Plan, the City extended a self-imposed sunset date on the division of revenue that had been in the original 1991 City of Ankeny Urban Renewal Plan to June 30, 2038 and thereafter for so long as necessary for incremental taxes pursuant to Section 403.19, Code of Iowa, or successor provisions, to fully pay all loans, monies advanced or indebtedness incurred by the City of Ankeny, Iowa, to finance or refinance projects approved prior to June 30, 2038. Nothing in this Amendment alters the Amended and Restated Plan with respect to the time period for the division of revenue in the Area.

4913-9190-7716-1\10174-768

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

PH 2026-08 Proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Ensure economic vitality.

ACTION REQUESTED
Resolution
Public Hearing

LEGAL
This item has been reviewed and approved by legal counsel.

EXECUTIVE SUMMARY

Proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan, which was last amended in 2025, includes the following updates:

- Updates the description of the design and construction of NE Spectrum Drive over Otter Creek to include an RCB culvert or bridge, as well as increases est. costs.
- Adds land use planning for NE 36th Street corridor and increases planning, engineering, attorney fees and admin costs for future work in this area.

The amendment adds right-of-way east of NE 29th Street/NE Four Mile Drive, as well as six additional parcels fronting both the north and south sides of NE 36th Street, east of NE 29th Street/NE Four Mile Drive.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve the updates to the plan as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

This Urban Renewal Area was created in 2010 and the plan was amended and restated in 2021 to include projects and right-of-way. Additional projects and area were added in 2025.

FISCAL IMPACT

There is no fiscal impact with the adoption of this plan. Projects included in this plan are approved separately by the City Council.

PUBLIC OUTREACH EFFORTS

A consultation meeting with all affected taxing entities was held on January 27, 2026. No one attended the meeting and no written comments were received. A report from that meeting is attached.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-08.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt **RESOLUTION** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan.

ATTACHMENTS

1. PH Coversheet
2. NE Ankeny No. 2 Consultation Notes
3. Amend No. 2 to A&R NE Ankeny URP - Authorizing Resolution FINAL
4. Amend No. 2 to A&R Northeast Ankeny URP - Final

PUBLIC HEARING 2026-08

February 16, 2026 at 5:30 P.M.

PROPOSED AMENDMENT NO. 2 TO THE AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN

Mayor:

This is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan.

Notice of this hearing was published in the Des Moines Register on the 6th day of February, 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 Derek Lord, Economic Development Director, acting as the designated representative for the City of Ankeny with respect to the consultation meeting held with the affected taxing entities to discuss the proposed amendment. A consultation meeting was held on January 27, at 10:30 a.m., in the Ankeny City Hall.

After Lord's comments, the Mayor states:

Because this is a Public Hearing those wishing to be heard for or against this item, 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 2026-08.
- ❑ Consider **MOTION** to receive and file the report from the consultation meeting held on January 27, 2026.
- ❑ Consider **MOTION** to adopt **RESOLUTION** determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan.

Derek Lord
Economic Development Director
(p) 515.965.6430
dlord@ankenyiowa.gov

MEMORANDUM

TO: Honorable Mayor and City Council

DATE: January 28, 2026

RE: *Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan – Consultation Meeting*

City staff held a consultation meeting on Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan at 10:30 AM on January 27, 2026 at Ankeny City Hall. Notices of this meeting were sent to the Ankeny Community School District and Polk County.

No representatives from the Ankeny Community School District or Polk County attended this consultation meeting or reached out to discuss this amendment.

No written comments were received regarding this amendment.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 2 TO THE AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 2010-287, adopted October 18, 2010, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Northeast Ankeny Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which plan was subsequently amended and restated on October 4, 2021 when the City adopted the Amended and Restated Northeast Ankeny Urban Renewal Plan (the "Amended and Restated Plan" or "Plan"), and which Plan, as amended, is on file in the office of the Polk County Recorder; and

WHEREAS, by Resolution No. 2025-048, adopted February 17, 2025, this City Council approved and adopted an Amendment No. 1 to the Amended and Restated Plan; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL URBAN RENEWAL SUBAREA

Commencing at the southwest corner of section 12, township 80 north, range 24 west of the 5th P.M.; thence east along the center line of NE 18th Street right-of-way a distance of 736.32 feet; thence northerly along the east line of Northpointe Village Center Plat 1 a distance of 227.23 feet; thence north easterly along said plat line a distance of 417.10 feet; thence northerly along said plat line 386.94 feet; thence north westerly along said plat line a distance of 249.85 feet; thence northerly along said plat line to the most north eastern point of Northpointe Village Center Plat 1 a distance of 93.9 feet; thence north along the east line of Northpointe Professional Park Plat 1 and Northpointe Village Center Plat 2 a distance of 524.18 feet; thence north westerly along said plat line a distance of 700.27 feet; thence northerly along said plat line to the most north eastern point of Northpointe Professional Park Plat 1 a distance of 303.56 feet; thence continuing northerly along the east lot line of Lot 3, Briarwood Plat 17 to the southern right-of-way line of NE 28th Street; thence continuing northeasterly to the north right-of-way line of said street and the southeast corner of Lot 1, Briarwood Plat 21, a distance of 60 feet; thence northerly following the east line of said Plat 21 a distance of 160.43 feet; thence northerly 31.60 feet; continuing northwesterly along said plat line 163.63 feet; thence northerly 100 feet; continuing northeasterly along said plat line 101.31

feet; thence northerly a distance of 232.83 feet; thence continuing north 367.27 ft., 144.78 ft., 32.8 ft., 239.5 ft., 62.04 ft., and 138.35 ft. to the south line of Outlot X, Briarwood Plat 14; thence west 64.01 feet to the southwest corner of Briarwood Plat 14; thence north to the southern right of way line of NE 36th Street a distance of 451 feet; thence east along said right-of-way line to the western right-of-way line of NE Delaware Avenue a distance of 4835.22 feet; thence along the 50 foot radial curve of said right-of-way 78.49 feet southeasterly; thence 200 feet south; thence 50 feet east to the centerline of NE Delaware Avenue; thence northeasterly along the intersection right-of-way line 327.86 feet to the southern right-of-way line of NE 36th Street; thence easterly along said right-of-way to the eastern right-of-way line of NE Milan Avenue approximately 1000 feet; thence following the 25 foot radial curve of said right-of-way 41.33 feet southwesterly; thence 116.73 feet south along the western property line of Lot 1 Briar Creek Plat 1; thence following the 25 foot radial curve of the northern right-of-way line of NE 31st Street southeasterly; thence following the said right-of way southeasterly 354.48 feet; thence following the southern property line of Lot 1 Briar Creek Plat 1 northeasterly 275.23 feet to the western property line of Lot 1 Albaugh Golf and Commercial; thence following said western property line to the southwestern most point 4643.77 feet; thence following said property line easterly 389.45 feet; thence northeasterly 235 feet; thence southeasterly 166.97 feet; thence southwesterly 80 feet; thence easterly 315 feet to the eastern right of way line of I-35; thence continuing easterly 2300 feet; thence southerly 1321.4 to the south line of section 7, township 80 north, range 23west; thence easterly along said section line 1150 feet to the southeast corner of said section; thence north along the eastern line of said section to the southeast corner of section 6, township 80 north, range 23 west; thence continuing north along the eastern line of said section to the northeast corner of the southeast ¼ of said section 6; thence westerly to the northwest corner of the southeast ¼ of said section 6; thence continuing westerly 278 feet to the western I-35 right-of-way line; thence southerly 1825 feet to the northeast corner of Outlot Z, Otter Creek Redevelopment Plat 1; thence westerly 751 feet along the northern property line to the northwest corner of said Outlot; thence north westerly 195 feet to a northeast corner of Outlot Y, Otter Creek Redevelopment Plat 1;thence northwesterly 142.22 feet; thence southwesterly 115.34 feet; thence southerly 253.67 feet; thence southwesterly 192 feet; thence northwesterly 67.33 feet to the northwestern most corner of NE Otter Creek Drive right-of-way; thence southerly 838.62 feet following the western right-of-way line of said drive to the northern right-of-way line of NE 36th Street; thence westerly along said NE 36th Street right-of-way line 1317.28 feet; thence northwesterly 144 feet to eastern NE Delaware Avenue right-of-way line; thence west 94 feet to the western right-of-way line of NE Delaware Avenue; thence southwesterly 145 feet along said right-of-way line to the northern right-of-way line of NE 36th Street; thence westerly along said right-of-way 2150 feet to the southwest corner of Lot 1, AFUMC Christian Life Center; thence south 5 feet; thence west 217.99 feet; thence northwesterly 126.19 feet; thence west 128.01 feet; thence north 11 feet; thence west 202.58 feet; thence south 115 feet; thence west along the north NE 36th Street right-of-way line 680 feet to the southeast corner of Outlot B, The Woodland Reserve Plat 1; thence north along eastern property line

of said, Lot B 185.5 feet; thence west 655.03 feet to the northwest corner of Outlot C, The Woodland Reserve Plat 1; thence north along the west line of The Woodland Reserve Plat 1 a distance of 1026.36 feet; thence westerly along the south right-of-way line of NE 41st Street to the east right-of-way line of U.S. Highway 69 a distance of 1058.18 feet; thence westerly to the northeast corner of Lot 1, Johnson Estates Plat 1, 120 feet; thence west 340.57 feet; thence southerly a distance of 478.36 feet; thence westerly a distance of 400.00 feet; thence southerly a distance of 400.00 feet; thence westerly a distance of 700.00 feet; thence southerly to the center right-of-way line of NW 36th Street a distance of 400.00 feet; thence easterly to the western right-of-way line of U.S. Highway 69 a distance of 1,448.77 feet; thence southerly along the said right-of-way line of U.S. Highway 69 a distance of 4,061.66 feet; thence westerly along the north line of Georgetown Plat 2 a distance of 744.6 feet to the north west most corner of said plat; thence south westerly along the west line of Georgetown Plat 2 a distance of 274.17 feet; thence south westerly along the west line of said plat to the north easterly most corner of Lot 1 Georgetown Plat 3 a distance of 222.17 feet; thence southerly along the east line of Georgetown Plat 3 to the south eastern most corner of Lot 4 of Georgetown Plat 3 a distance of 255.05 feet; thence southerly along the eastern line of said plat to the south eastern most corner of Lot 7 Georgetown Plat 3 a distance of 189.8 feet; thence southerly along the east line of said plat to the south eastern most corner of Lot 10 Georgetown Plat 3 a distance of 189.76 feet; thence southerly along the east line of said plat to the center right-of-way line of NW 18th Street a distance of 138.54 feet; thence easterly along the center right-of-way line to the point of beginning a distance of 1072.07. The area includes all streets and their right-of-way within the Urban Renewal Area and all streets and their right-of-way forming the boundary of the Area.

AMENDED AND RESTATED PLAN SUBAREA

A PORTION OF THE EAST ½ OF NE 29TH ST RIGHT OF WAY AND A PORTION OF NE 110TH AVE RIGHT OF WAY, GENERALLY DESCRIBED AS BEGINNING AT THE SW CORNER OF SECTION 5, TOWNSHIP 80 NORTH, RANGE 23 WEST THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 5 APPROXIMATELY 450 FEET; THENCE EAST APPROXIMATELY 33 FEET TO THE EAST RIGHT OF WAY LINE OF SAID NE 29TH ST; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE APPROXIMATELY 405 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NE 110TH AVE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE APPROXIMATELY 367 FEET; THENCE SOUTH APPROXIMATELY 78 FEET TO THE SOUTH RIGHT OF WAY LINE OF NE 110TH AVE; THEN WEST ALONG SAID SOUTH RIGHT OF WAY LINE APPROXIMATELY 367 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NE 29TH ST; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE APPROXIMATELY 367 FEET; THENCE WEST APPROXIMATELY 33 FEET TO THE WEST LINE OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST; THENCE NORTH ALONG THE

WEST LINE OF SAID SECTION 8 APPROXIMATELY 400 FEET TO THE POINT OF BEGINNING.

AMENDMENT NO. 1 SUBAREA

All of NE Delaware Ave ROW lying north of the south ROW line of NE 18th St and lying south of the north line of Lot F of Briar Creek Plat 1 and south of a line beginning at the Northwest corner of Lot F and extending west perpendicular to the centerline of NE Delaware Ave; AND All of NE 18th St ROW lying east of the west ROW line of NE Delaware Ave and extending easterly to the east line of Lot 3 of Greenwood Acres Plat 2 extended north to the north line of NE 18th St; and

LOT 1, OUTLOT "Y", AND OUTLOT "Z" OF PIPER PROPERTIES PLAT 4, AND LOT 1, LOT 2 AND OUTLOT "Z" OF 36TH STREET CENTRE PLAT 1, AND PARCEL 2023-76 AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 19460, PAGE 977 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF OUTLOT "Z" OF PIPER PROPERTIES PLAT 1 ALL BEING AN OFFICIAL PLAT, AND PARCEL 2017-112 AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 16727, PAGE 247-248 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY IOWA; and

WHEREAS, a proposed Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of two previously proposed urban renewal projects for the Area, and to add new property to the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners has been obtained; and

WHEREAS, this proposed Amendment No. 2 adds the following land to the Urban Renewal Area:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF SECTION 5, AND THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF SECTION 8, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, IOWA; and

WHEREAS, by resolution adopted on January 20, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss

the proposed Amendment No. 2 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 2 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Director, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 2 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Des Moines Register, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 2, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 2 concerning the area of the City of Ankeny, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 2 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan of the City of Ankeny, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan for the City of Ankeny, State of Iowa"; Amendment No. 2, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 2 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 2 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 2 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Polk County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 2, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT 1

AMENDMENT NO. 2

to the

AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN

for the

NORTHEAST ANKENY URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

Original Plan – October 2010
Amended and Restated Plan – October 2021
Amendment No. 1 to the Amended and Restated Plan – February 2025
Amendment No. 2 to the Amended and Restated Plan – February 2026

Final

AMENDMENT NO. 2
TO THE
AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN
FOR THE
NORTHEAST ANKENY URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

INTRODUCTION

The City of Ankeny, Iowa (the "City") adopted the Northeast Ankeny Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area" or "Area") on October 18, 2010. In 2021, the City adopted the Amended and Restated Northeast Ankeny Urban Renewal Plan (the "Amended and Restated Plan" or "Plan") for the Urban Renewal Area. The Amended and Restated Plan was amended in 2025 by an Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Amendment No. 1"), and is being further amended with the adoption of this Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Amendment No. 2" or "Amendment") to update the description of two previously proposed urban renewal projects for the Area, and to add new property to the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the Amended and Restated Northeast Ankeny Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF AREA

The property included in the Urban Renewal Area includes the area included in the original Northeast Ankeny Urban Renewal Plan (the "Original Urban Renewal Subarea"), the land added to the Urban Renewal Area by the Amended and Restated Plan (the "Amended and Restated Plan Subarea"), the property added to the Urban Renewal Area by Amendment No. 1 (the "Amendment No. 1 Subarea"), and the property to be added to the Urban Renewal Area by this Amendment No. 2 (the "Amendment No. 2 Subarea). The Subareas make up the total Urban Renewal Area.

The legal description of the property being added to the Urban Renewal Area by this Amendment No. 2 is attached hereto as Exhibit A. A depiction of the Area after this Amendment, including all Subareas, is set out in Exhibit B.

BASE VALUE

Nothing in this Amendment affects already established frozen base values for any pre-existing Subarea previously placed in a tax increment financing ordinance. If the Amendment No. 2 Subarea, or a portion thereof, is placed in a Tax Increment Financing (TIF) ordinance prior to December 1, 2026, the taxable valuation of the property added to the TIF ordinance as of January 1, 2025, will be considered the frozen "base valuation" for the portion of the Amendment No. 2

Subarea added to the TIF ordinance. If a TIF ordinance for the Amendment No. 2 Subarea is not adopted until a later date, the frozen "base value" will be the assessed value of the taxable property within that area added to the TIF ordinance as of January 1 of the calendar year preceding the effective date of the TIF ordinance incorporating the Amendment No. 2 Subarea.

AREA DESIGNATION

The Area was originally designated as appropriate for the promotion of commercial and industrial economic development. The Area, as amended, continues to be appropriate for the promotion of commercial and industrial economic development.

DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The Plan and this Amendment, including the urban renewal projects updated herein, are in conformity with The Ankeny 2040 Plan.

The Amended and Restated Plan, as amended, does not in any way replace or modify the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, and this Amendment. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects not listed in this Amendment were authorized prior to the date of this Amendment and are continuing. Except as noted below, these previously approved projects are not being amended by this Amendment.

With the adoption of this Amendment No. 2, the City is updating the description of the following two urban renewal projects which were last updated in Amendment No. 1 ("Updated Projects"):

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
Design and complete construction of NE Spectrum Drive bridge or RCB culvert for Otter Creek	2025-2029	$1,450,000 - $4,000,000	Improve access to commercial businesses and facilitate new commercial development.

2. Planning, engineering fees (for urban renewal plans), attorney fees, administration, other related costs to support urban renewal projects and planning:

Project	Estimated Date	Estimated Cost to be funded by TIF Funds
Costs associated with attorney and bond counsel review of urban renewal activities and development agreements; land use planning, including for NE 36th Street corridor; economic planning and engineering related studies; and other administrative costs.	Market or program driven as need arises, although land use planning for NE 36th Street corridor is expected to commence in 2026	Not to Exceed $1,000,000

FINANCIAL DATA

1.	Current constitutional debt limit:	$550,929,953
2.	Current outstanding general obligation debt:	$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Projects (Amendment No. 2) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Updated Projects (Amendment No. 2) as described above to be funded by TIF Funds will be approximately as stated in the next column:	$2,450,000-$5,000,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased

taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

CONSENT TO INCLUDE AGRICULTURAL LAND

Because the Amendment No. 2 Subarea contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the City must have consent from the owner(s) of the agricultural land to include the "agricultural land" property in the Urban Renewal Area pursuant to this Amendment. The City will obtain consent of the owner(s) of the agricultural land to include their property within the Amendment No. 2 Subarea. A copy of the agreement is attached hereto, as Exhibit C. The original signed agreement(s) will be on file at the City Clerk's office.

REPEALER AND SEVERABILITY

Any parts of the Plan in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Amended and Restated Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the original Urban Renewal Plan or any prior amendment, resolution, or document, this Amendment No. 2 shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, shall continue with respect to the Area, including each separate Subarea, for the maximum period allowed by law.

EXHIBIT A
LEGAL DESCRIPTION OF AMENDMENT NO. 2 SUBAREA

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF SECTION 5, AND THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF SECTION 8, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, IOWA.

EXHIBIT B
MAP OF URBAN RENEWAL AREA FOLLOWING ADOPTION OF AMENDMENT NO. 2, SHOWING EACH SUBAREA

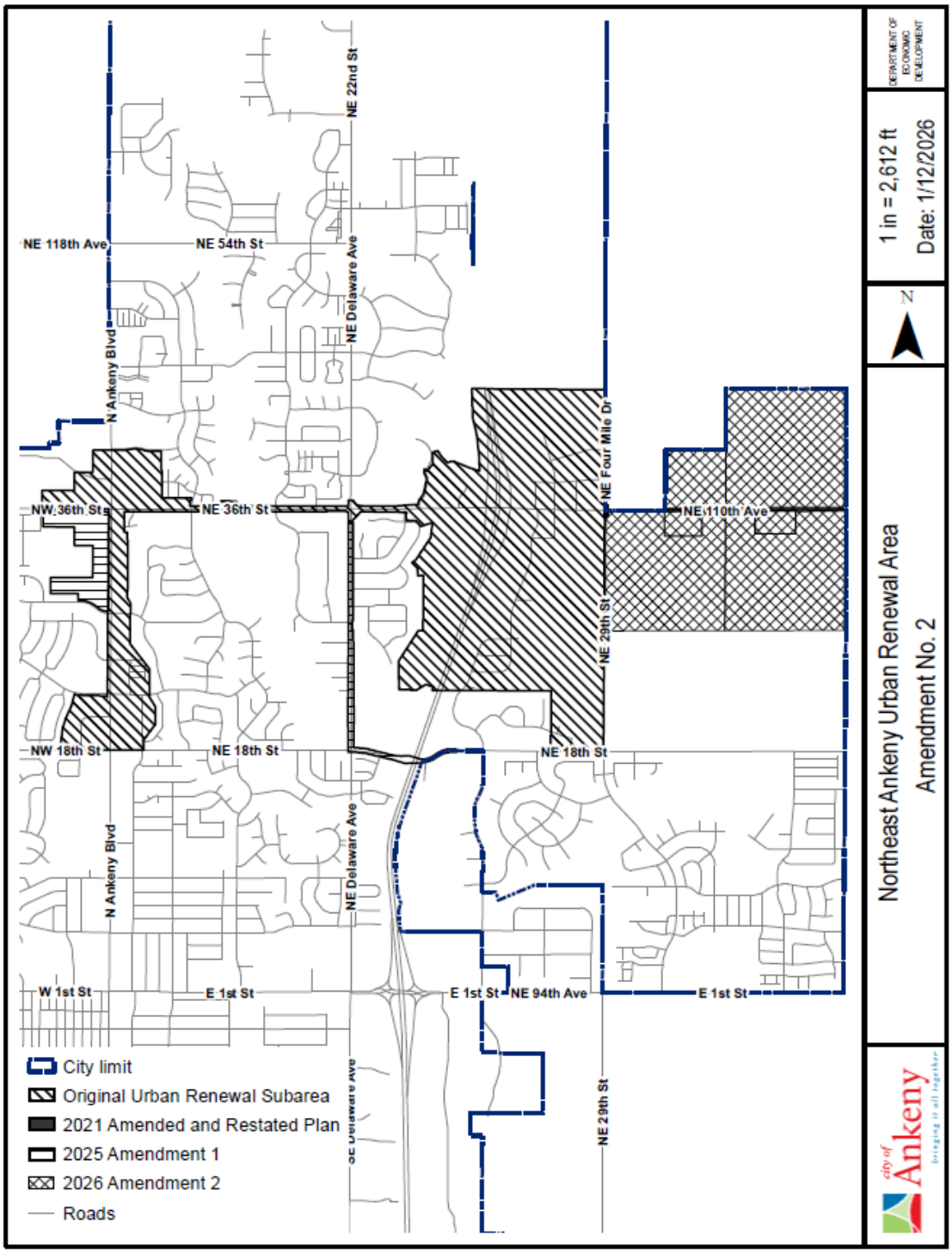


EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the proposed Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 28th day of Jan, 2026.

Agricultural Land Owner's Name:

DRA Properties LC

Signature: [signature]
Date: 1/28/26
Witness: Julianah Bodgere

Agricultural Land Co-Owner's Name (if applicable):

Signature: _____
Date: _____
Witness: _____

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the proposed Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 2nd day of Feb, 2026.

Agricultural Land Owner's Name:
Jason Smith

Signature: [signature]
Date: 2/2/26
Witness: [signature]

Agricultural Land Co-Owner's Name (if applicable):
Melissa Smith

Signature: [signature]
Date: 2/2/26
Witness: [signature]

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the proposed Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 29 day of January, 2026.

Agricultural Land Owner's Name:

Signature: Brian A Martin
Date: January 29, 2026
Witness: [illegible]

Agricultural Land Co-Owner's Name (if applicable):

Signature: _____
Date: _____
Witness: _____

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the proposed Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter; provided, however, this authorization shall not be construed as consent to condemnation under Iowa Code Section 403.7.

DATED this 5th day of February, 2026.

Agricultural Land Owner's Name:
John G. Jensen Revocable Trust
John G. Jensen, Trustee
3555 NE 110th Avenue
Ankeny, IA 50021

Signature: John G. Jensen
Date: 2/6/26
Witness: John Sutter

Agricultural Land Co-Owner's Name
Karen E. Jensen Trust
John W. Jensen, Trustee
3555 NE 110th Avenue
Ankeny, IA 50021

Signature:
Date: 2/6/26
Witness: Melinda Life

4926-5262-6309-1\10174-767
4901-0426-1773-1\10174-767

4925-8885-6452-1\10174-767

CERTIFICATE

STATE OF IOWA	)
	) SS
COUNTY OF POLK	)

I, the undersigned City Clerk of the City of Ankeny, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

_____
City Clerk, City of Ankeny, State of Iowa

(SEAL)

4898-7321-9977-1\10174-767

AMENDMENT NO. 2

to the

AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN

for the

NORTHEAST ANKENY URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

Original Plan – October 2010
Amended and Restated Plan – October 2021
Amendment No. 1 to the Amended and Restated Plan – February 2025
Amendment No. 2 to the Amended and Restated Plan – February 2026

Final

AMENDMENT NO. 2
TO THE
AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN
FOR THE
NORTHEAST ANKENY URBAN RENEWAL AREA

CITY OF ANKENY, IOWA

INTRODUCTION

The City of Ankeny, Iowa (the "City") adopted the Northeast Ankeny Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area" or "Area") on October 18, 2010. In 2021, the City adopted the Amended and Restated Northeast Ankeny Urban Renewal Plan (the "Amended and Restated Plan" or "Plan") for the Urban Renewal Area. The Amended and Restated Plan was amended in 2025 by an Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Amendment No. 1"), and is being further amended with the adoption of this Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Amendment No. 2" or "Amendment") to update the description of two previously proposed urban renewal projects for the Area, and to add new property to the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the Amended and Restated Northeast Ankeny Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF AREA

The property included in the Urban Renewal Area includes the area included in the original Northeast Ankeny Urban Renewal Plan (the "Original Urban Renewal Subarea"), the land added to the Urban Renewal Area by the Amended and Restated Plan (the "Amended and Restated Plan Subarea"), the property added to the Urban Renewal Area by Amendment No. 1 (the "Amendment No. 1 Subarea"), and the property to be added to the Urban Renewal Area by this Amendment No. 2 (the "Amendment No. 2 Subarea). The Subareas make up the total Urban Renewal Area.

The legal description of the property being added to the Urban Renewal Area by this Amendment No. 2 is attached hereto as Exhibit A. A depiction of the Area after this Amendment, including all Subareas, is set out in Exhibit B.

BASE VALUE

Nothing in this Amendment affects already established frozen base values for any pre-existing Subarea previously placed in a tax increment financing ordinance. If the Amendment No. 2 Subarea, or a portion thereof, is placed in a Tax Increment Financing (TIF) ordinance prior to December 1, 2026, the taxable valuation of the property added to the TIF ordinance as of January

1, 2025, will be considered the frozen "base valuation" for the portion of the Amendment No. 2 Subarea added to the TIF ordinance. If a TIF ordinance for the Amendment No. 2 Subarea is not adopted until a later date, the frozen "base value" will be the assessed value of the taxable property within that area added to the TIF ordinance as of January 1 of the calendar year preceding the effective date of the TIF ordinance incorporating the Amendment No. 2 Subarea.

AREA DESIGNATION

The Area was originally designated as appropriate for the promotion of commercial and industrial economic development. The Area, as amended, continues to be appropriate for the promotion of commercial and industrial economic development.

DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018 and most recently updated September 24, 2024. The Plan and this Amendment, including the urban renewal projects updated herein, are in conformity with The Ankeny 2040 Plan.

The Amended and Restated Plan, as amended, does not in any way replace or modify the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, and this Amendment. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects not listed in this Amendment were authorized prior to the date of this Amendment and are continuing. Except as noted below, these previously approved projects are not being amended by this Amendment.

With the adoption of this Amendment No. 2, the City is updating the description of the following two urban renewal projects which were last updated in Amendment No. 1 ("Updated Projects"):

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
Design and complete construction of NE Spectrum Drive bridge or RCB culvert for Otter Creek	2025-2029	$1,450,000 - $4,000,000	Improve access to commercial businesses and facilitate new commercial development.

2. Planning, engineering fees (for urban renewal plans), attorney fees, administration, other related costs to support urban renewal projects and planning:

Project	Estimated Date	Estimated Cost to be funded by TIF Funds
Costs associated with attorney and bond counsel review of urban renewal activities and development agreements; land use planning, including for NE 36th Street corridor; economic planning and engineering related studies; and other administrative costs.	Market or program driven as need arises, although land use planning for NE 36th Street corridor is expected to commence in 2026	Not to Exceed $1,000,000

FINANCIAL DATA

1.	Current constitutional debt limit:	$550,929,953
2.	Current outstanding general obligation debt:	$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Projects (Amendment No. 2) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Updated Projects (Amendment No. 2) as described above to be funded by TIF Funds will be approximately as stated in the next column:	$2,450,000-$5,000,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects.

Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

CONSENT TO INCLUDE AGRICULTURAL LAND

Because the Amendment No. 2 Subarea contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the City must have consent from the owner(s) of the agricultural land to include the "agricultural land" property in the Urban Renewal Area pursuant to this Amendment. The City will obtain consent of the owner(s) of the agricultural land to include their property within the Amendment No. 2 Subarea. A copy of the agreement is attached hereto, as Exhibit C. The original signed agreement(s) will be on file at the City Clerk's office.

REPEALER AND SEVERABILITY

Any parts of the Plan in conflict with this Amendment are hereby repealed. If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Amended and Restated Plan as a whole, or any part of this Amendment or the Plan not determined to be invalid or unconstitutional.

EFFECTIVE PERIOD

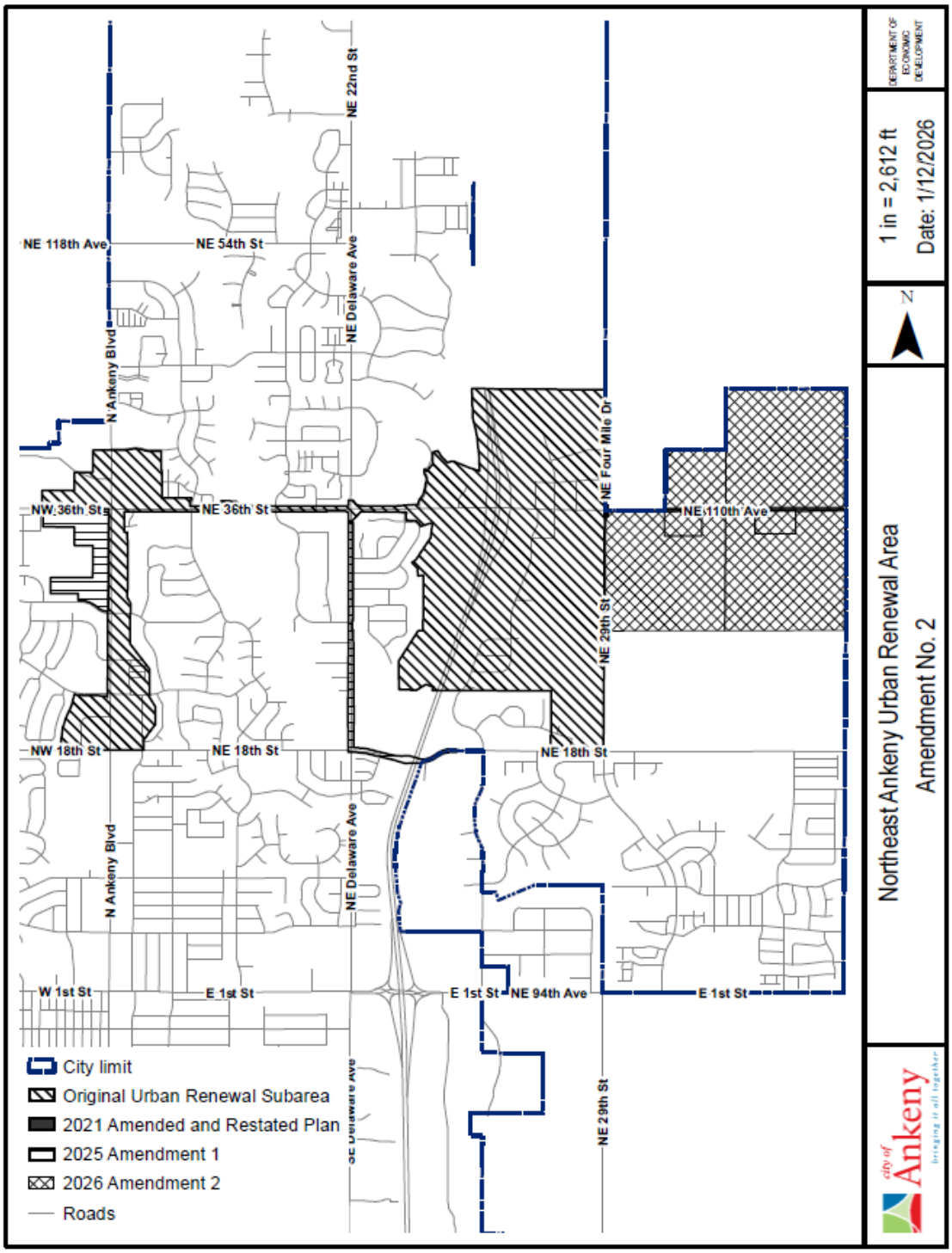
This Amendment No. 2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the original Urban Renewal Plan or any prior amendment, resolution, or document, this Amendment No. 2 shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, shall continue with respect to the Area, including each separate Subarea, for the maximum period allowed by law.

EXHIBIT A
LEGAL DESCRIPTION OF AMENDMENT NO. 2 SUBAREA

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF SECTION 5, AND THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF SECTION 8, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, IOWA.

EXHIBIT B
MAP OF URBAN RENEWAL AREA FOLLOWING ADOPTION OF AMENDMENT NO. 2, SHOWING EACH SUBAREA



Final

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the proposed Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 28th day of Jan, 2026.

Agricultural Land Owner's Name:	Agricultural Land Co-Owner's Name (if applicable):
DRA Properties LC	
Signature:	Signature:
Date: 1/28/26	Date:
Witness: Julianah Bodgere	Witness:

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the proposed Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 2nd day of Feb, 2026.

Agricultural Land Owner's Name:
Jason Smith

Signature: [signature]
Date: 2/2/26
Witness: [signature]

Agricultural Land Co-Owner's Name (if applicable):
Melissa Smith

Signature: [signature]
Date: 2/2/26
Witness: [signature]

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the proposed Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 29 day of January, 2026.

Agricultural Land Owner's Name:

Signature: Brian A Martin
Date: January 29, 2026
Witness: [illegible]

Agricultural Land Co-Owner's Name (if applicable):

Signature: _____
Date: _____
Witness: _____

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE NORTHEAST ANKENY URBAN RENEWAL AREA

WHEREAS, the City of Ankeny, Iowa, (the "City") has proposed to amend the Amended and Restated Northeast Ankeny Urban Renewal Plan ("Plan") for the Northeast Ankeny Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will be amended to include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be included within the proposed Urban Renewal Area and agrees that the City may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter; provided, however, this authorization shall not be construed as consent to condemnation under Iowa Code Section 403.7.

DATED this 5th day of February, 2026.

Agricultural Land Owner's Name:
John G. Jensen Revocable Trust
John G. Jensen, Trustee
3555 NE 110th Avenue
Ankeny, IA 50021

Signature: John G. Jensen
Date: 2/6/26
Witness: John Sutter

Agricultural Land Co-Owner's Name
Karen E. Jensen Trust
John W. Jensen, Trustee
3555 NE 110th Avenue
Ankeny, IA 50021

Signature:
Date: 2/6/26
Witness: Melinda Life

4926-5262-6309-1\10174-767
4901-0426-1773-1\10174-767

4925-8885-6452-1\10174-767

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

PH 2026-09 Proposed 2026 Corporate Woods Business Park Urban Renewal Plan I

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Ensure economic vitality.

ACTION REQUESTED
Resolution
Public Hearing
Ordinance – 1st Reading

LEGAL
This item has been reviewed and approved by legal counsel.

EXECUTIVE SUMMARY

This Urban Renewal Area and supporting Urban Renewal Plan includes a single parcel located at 1600 SE Corporate Woods Drive. Establishing this urban renewal area will allow the City to support new investment and job creation by providing tax incentives for future business expansion on this parcel. Any such incentives will be incorporated into a development agreement in accordance with the City Council's Targeted Industry Incentive Policy and will need to be considered by the City Council following a public hearing on any such incentives. Establishing this urban renewal area now puts the City in a position to support economic growth should new investment on this parcel be contemplated in the future.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve the plan as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

None.

FISCAL IMPACT

There is no fiscal impact with the adoption of this plan. Projects included in this plan are approved separately by the City Council.

PUBLIC OUTREACH EFFORTS

A consultation meeting with all affected taxing entities was held on January 27, 2026. No one attended the meeting and no written comments were received. A report from that meeting is attached.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-09.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to receive and file the report of the Planning & Zoning Commission meeting held on February 3, 2026.

Consider motion to adopt **RESOLUTION** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the 2026 Corporate Woods Business Park Urban Renewal Plan I.

Consider motion to accept first consideration of **ORDINANCE 2248**, an Ordinance providing that general property taxes levied and collected each year on all property located within the 2026 Corporate Woods Business Park Urban Renewal Area I, in City of Ankeny, County of Polk, State of Iowa, by and for the benefit of the State of Iowa, City of Ankeny, County of Polk, Saydel Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the city in connection with the 2026 Corporate Woods Business Park Urban Renewal Area I. **(The 2026 Corporate Woods Business Park Urban Renewal Plan I)**

ATTACHMENTS

1. PH Coversheet
2. Corporate Woods Business Park 2026 Consult Notes
3. Corporate Woods Business Park 2026 P&Z notes
4. Corporate Woods Business Park URP - Authorizing Resolution FINAL
5. Corporate Woods Business Park URP - Ordinance
6. 2026 Corporate Woods Business Park URP I - Final

PUBLIC HEARING 2026-09

February 16, 2026 at 5:30 P.M.

PROPOSED 2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL PLAN I

Mayor:

This is the time and place for a public hearing on the matter of the adoption of the proposed 2026 Corporate Woods Business Park Urban Renewal Plan I.

Notice of this hearing was published in the Des Moines Register on the 6th day of February, 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 Derek Lord, Economic Development Director, acting as the designated representative for the City of Ankeny with respect to the consultation meeting held with the affected taxing entities to discuss the proposed amendment. A consultation meeting was held on January 27, at 10:30 a.m., in the Ankeny City Hall.

After Lord's comments, the Mayor states:

Because this is a Public Hearing those wishing to be heard for or against this item, 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 2026-09.
- ❑ Consider **MOTION** to receive and file the report from the consultation meeting held on January 27, 2026.
- ❑ Consider **MOTION** to receive and file the report of the Planning & Zoning Commission meeting held on February 3, 2026.
- ❑ Consider **MOTION** to adopt **RESOLUTION** determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the 2026 Corporate Woods Business Park Urban Renewal Plan I.
- ❑ Consider **MOTION** to accept first consideration of **ORDINANCE** 2248, an Ordinance providing that general property taxes levied and collected each year on all property located

within the 2026 Corporate Woods Business Park Urban Renewal Area I, in City of Ankeny, County of Polk, State of Iowa, by and for the benefit of the State of Iowa, City of Ankeny, County of Polk, Saydel Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the city in connection with the 2026 Corporate Woods Business Park Urban Renewal Area I (The 2026 Corporate Woods Business Park Urban Renewal Plan I)

Derek Lord
Economic Development Director
(p) 515.965.6430
dlord@ankenyiowa.gov

MEMORANDUM

TO: Honorable Mayor and City Council

DATE: January 27, 2026

RE: *2026 Corporate Woods Business Park Urban Renewal Plan I – Consultation Meeting*

City staff held a consultation meeting on the 2026 Corporate Woods Business Park Urban Renewal Plan I at 10:30 AM on January 27, 2026 at Ankeny City Hall. Notices of this meeting were sent to the Saydel Community School District and Polk County.

No representatives from the Saydel Community School District or Polk County attended this consultation meeting or reached out to discuss this amendment.

No written comments were received regarding this amendment.

Derek Lord
Economic Development Director
(p) 515.965.6430
dlord@ankenyiowa.gov

MEMORANDUM

TO: Honorable Mayor and City Council

DATE: February 5, 2026

RE: *2026 Corporate Woods Business Park Urban Renewal Plan I – Planning & Zoning Commission Report*

The City of Ankeny Planning & Zoning Commission met on February 3, 2026, to consider the 2026 Corporate Woods Business Park Urban Renewal Plan I. Following a presentation by Economic Development Director Derek Lord, the Planning & Zoning Commission unanimously determined that the proposed 2026 Corporate Woods Business Park Urban Renewal Plan I conforms with the Ankeny 2040 Plan.
.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL PLAN I

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, this Council has caused there to be prepared a proposed 2026 Corporate Woods Business Park Urban Renewal Plan I ("Plan" or "Urban Renewal Plan") for the 2026 Corporate Woods Business Park Urban Renewal Area I ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the 2026 Corporate Woods Business Park Urban Renewal Area I as an area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "2026 Corporate Woods Business Park Urban Renewal Plan I"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its

written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on January 20, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Director, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Des Moines Register, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "2026 Corporate Woods Business Park Urban Renewal Plan I" for the area of the City of Ankeny, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "2026 Corporate Woods Business Park Urban Renewal Area I"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "2026 Corporate Woods Business Park Urban Renewal Plan I for the 2026 Corporate Woods Business Park Urban Renewal Area I"; the Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified

by the City Clerk, along with a copy of this Resolution, to the Recorder for Polk County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT 1

2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL PLAN I

for the

2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I

CITY OF ANKENY, IOWA

2026

TABLE OF CONTENTS

SECTION

A. INTRODUCTION

B. DESCRIPTION OF THE URBAN RENEWAL AREA

C. AREA DESIGNATION

D. BASE VALUE

E. DEVELOPMENT PLAN/ZONING

F. PLAN OBJECTIVES

G. TYPES OF RENEWAL ACTIVITIES

H. ELIGIBLE URBAN RENEWAL PROJECTS

I. FINANCIAL INFORMATION

J. URBAN RENEWAL FINANCING

K. PROPERTY ACQUISITION/DISPOSITION

L. RELOCATION

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

N. STATE AND LOCAL REQUIREMENTS

O. URBAN RENEWAL PLAN AMENDMENTS

P. EFFECTIVE PERIOD

Q. SEVERABILITY

EXHIBITS

A. LEGAL DESCRIPTION OF URBAN RENEWAL AREA

B. URBAN RENEWAL AREA MAP

2026 Corporate Woods Business Park Urban Renewal Plan I
for the
2026 Corporate Woods Business Park Urban Renewal Area I

City of Ankeny, Iowa

A. INTRODUCTION

The 2026 Corporate Woods Business Park Urban Renewal Plan I ("Plan" or "Urban Renewal Plan") for the 2026 Corporate Woods Business Park Urban Renewal Area I ("Area" or "Urban Renewal Area") has been developed to help local officials promote commercial and industrial economic development in the City of Ankeny, Iowa (the "City"). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit "A" and illustrated in Exhibit "B." The City reserves the right to modify the boundaries of the Area at some future date.

C. DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen "base value" will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018, and most recently updated September 16, 2024. The Plan, including the urban renewal projects described herein, are in conformity with The Ankeny 2040 Plan.

This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.

3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.

4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.

5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.

6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.

7. To improve the conditions and opportunities for economic development (commercial and industrial).

8. To help develop a sound economic base that will serve as the foundation for future growth and development.

9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

10. To enhance the health, safety, living environment, general character, and general welfare of Ankeny, Iowa.

11. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.

2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.

3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.

4. To borrow money and to provide security therefor.

5. To acquire or dispose of property.

6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.

7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.

8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Development Agreement(s): The City may enter into one or more development agreements with an existing business to provide incentives for expansion that will result in job creation or retention in the Area. Construction for this project is expected to commence as early as 2026 and may include additional phases during the life of the Urban Renewal Area. Subject to the terms and conditions of the development agreement(s), the City would provide economic development grants funded through tax increment created by an expansion project, with the aggregate amount of grants not expected to exceed $1,000,000 to $3,000,000. This summary of the project does not identify all the terms and conditions to be included in the detailed development agreement(s).

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed $50,000

I. FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	$550,929,953
2.	Current Outstanding General Obligation Debt	$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	$1,050,000-$3,050,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

N. STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue in the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

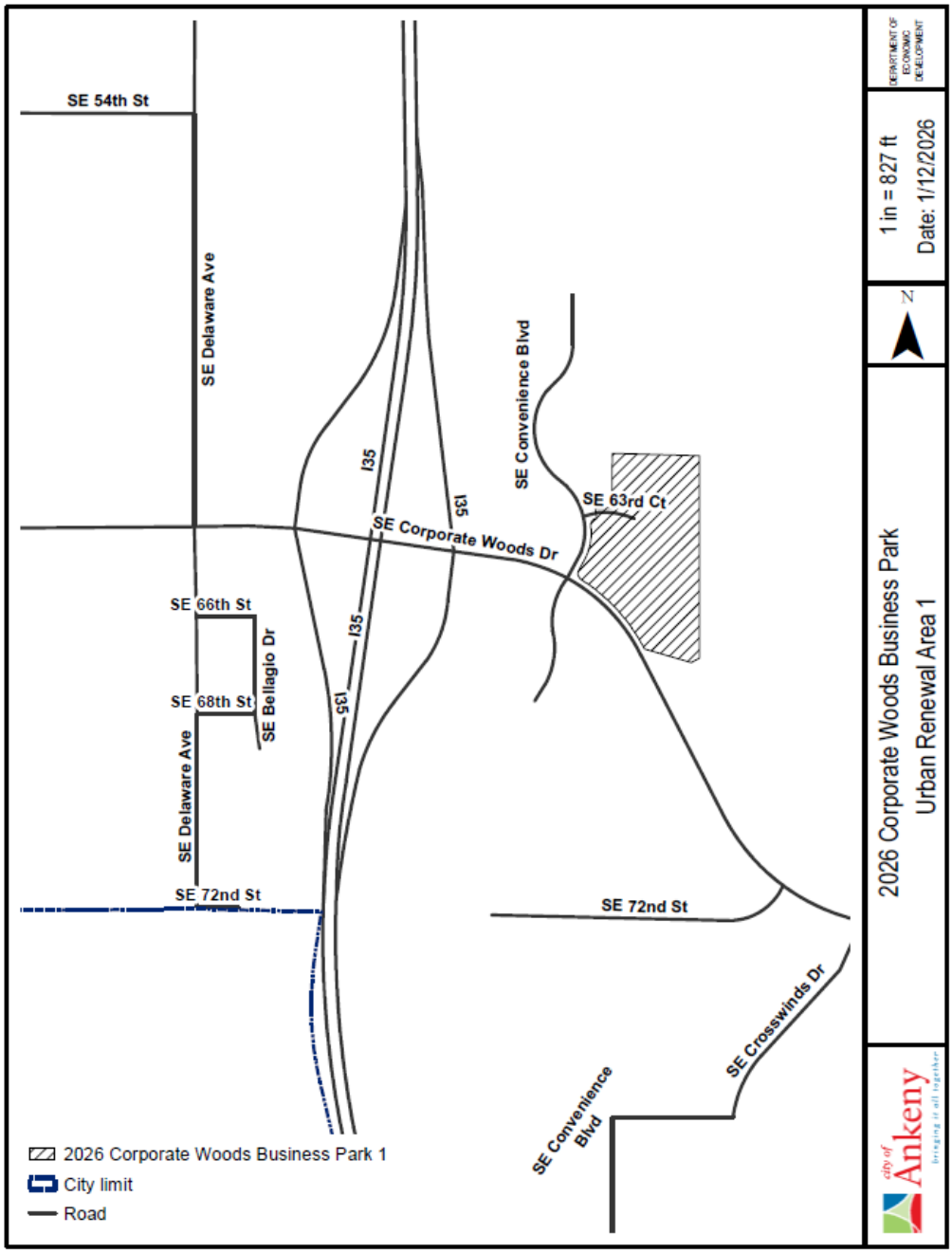
Q. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF
2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I

Lot 1 Corporate Woods Business Park Plat 3, forming a part of the City of Ankeny, County of Polk, Iowa.

EXHIBIT B
MAP OF 2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I



4920-7771-0726-1\10174-773

CERTIFICATE

STATE OF IOWA	)
	) SS
COUNTY OF POLK	)

I, the undersigned City Clerk of the City of Ankeny, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

_____
City Clerk, City of Ankeny, State of Iowa

(SEAL)

4898-9179-7128-1\10174-773

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE 2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I, IN CITY OF ANKENY, COUNTY OF POLK STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF ANKENY, COUNTY OF POLK, SAYDEL COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE 2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I (**THE 2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL PLAN I**)

WHEREAS, the City Council of the City of Ankeny, State of Iowa, after public notice and hearing as prescribed by law and pursuant to a Resolution passed and approved on the 16th day of February, 2026, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the 2026 Corporate Woods Business Park Urban Renewal Area I (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Lot 1 Corporate Woods Business Park Plat 3, forming a part of the City of Ankeny, County of Polk, Iowa; and

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Ankeny, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Ankeny, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Ankeny, County of Polk, Saydel Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Ankeny, State of Iowa,

certifies to the Auditor of Polk County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Ankeny, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Ankeny, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Ankeny, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Read First Time: _____, 2026

Read Second Time: _____, 2026

Read Third Time: _____, 2026

PASSED AND APPROVED: _____, 2026.

I, _____, City Clerk of the City of Ankeny, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2026, signed by the Mayor on _____, 2026, and published in the Des Moines Register on _____, 2026.

_____
City Clerk, City of Ankeny, State of Iowa

(SEAL)

4920-3554-5480-1\10174-773

2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL PLAN I

for the

2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I

CITY OF ANKENY, IOWA

2026

Final

TABLE OF CONTENTS

SECTION

A. INTRODUCTION

B. DESCRIPTION OF THE URBAN RENEWAL AREA

C. AREA DESIGNATION

D. BASE VALUE

E. DEVELOPMENT PLAN/ZONING

F. PLAN OBJECTIVES

G. TYPES OF RENEWAL ACTIVITIES

H. ELIGIBLE URBAN RENEWAL PROJECTS

I. FINANCIAL INFORMATION

J. URBAN RENEWAL FINANCING

K. PROPERTY ACQUISITION/DISPOSITION

L. RELOCATION

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

N. STATE AND LOCAL REQUIREMENTS

O. URBAN RENEWAL PLAN AMENDMENTS

P. EFFECTIVE PERIOD

Q. SEVERABILITY

EXHIBITS

A. LEGAL DESCRIPTION OF URBAN RENEWAL AREA

B. URBAN RENEWAL AREA MAP

2026 Corporate Woods Business Park Urban Renewal Plan I
for the
2026 Corporate Woods Business Park Urban Renewal Area I

City of Ankeny, Iowa

A. INTRODUCTION

The 2026 Corporate Woods Business Park Urban Renewal Plan I ("Plan" or "Urban Renewal Plan") for the 2026 Corporate Woods Business Park Urban Renewal Area I ("Area" or "Urban Renewal Area") has been developed to help local officials promote commercial and industrial economic development in the City of Ankeny, Iowa (the "City"). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit "A" and illustrated in Exhibit "B." The City reserves the right to modify the boundaries of the Area at some future date.

C. DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen "base value" will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018, and most recently updated September 16, 2024. The Plan, including the urban renewal projects described herein, are in conformity with The Ankeny 2040 Plan.

This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan.

As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.

3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.

4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.

5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.

6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.

7. To improve the conditions and opportunities for economic development (commercial and industrial).

8. To help develop a sound economic base that will serve as the foundation for future growth and development.

9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

10. To enhance the health, safety, living environment, general character, and general welfare of Ankeny, Iowa.

11. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.

2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.

3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.

4. To borrow money and to provide security therefor.

5. To acquire or dispose of property.

6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.

7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.

8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Development Agreement(s): The City may enter into one or more development agreements with an existing business to provide incentives for expansion that will result in job creation or retention in the Area. Construction for this project is expected to commence as early as 2026 and may include additional phases during the life of the Urban Renewal Area. Subject to the terms and conditions of the development agreement(s), the City would provide economic development grants funded through tax increment created by an expansion project, with the aggregate amount of grants not expected to exceed $1,000,000 to $3,000,000. This summary of the project does not identify all the terms and conditions to be included in the detailed development agreement(s).

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed $50,000

I. FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	$550,929,953
2.	Current Outstanding General Obligation Debt	$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	$1,050,000-$3,050,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

N. STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue in the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

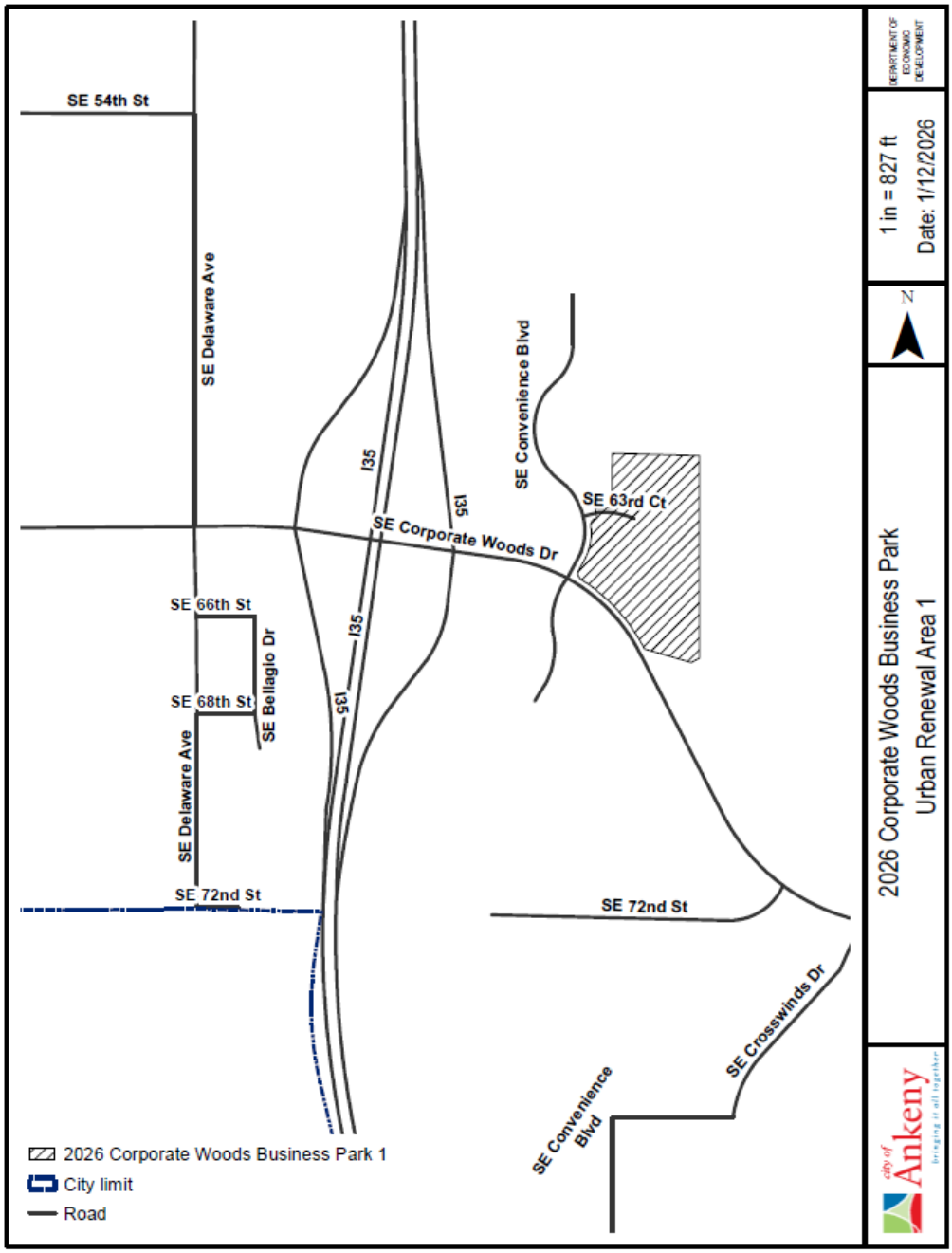
Q. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF
2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I

Lot 1 Corporate Woods Business Park Plat 3, forming a part of the City of Ankeny, County of Polk, Iowa.

EXHIBIT B
MAP OF 2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I



4920-7771-0726-1\10174-773

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Approval of official council actions of the regular meeting of February 2, 2026, as published, subject to correction, as recommended by the City Clerk.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Minutes

MINUTES OF THE ANKENY CITY COUNCIL
Monday, February 2, 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, Justin Hollinrake, Jeff Perry, and Todd Shafer were in attendance. Council Member Dustin Graber was absent. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

APPROVAL OF AGENDA

1. Council Member Shafer moved, Perry seconded, to approve and accept the February 2, 2026 agenda without amendment. Ayes: 4.

PUBLIC HEARINGS

1. PH 2026-02. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 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.

   Mark Mueller, Public Works Director, reported that the 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.

   Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Shafer moved, Davis seconded, to close public hearing 2026-02. Ayes: 4. Council Member Davis moved, Shafer seconded, to adopt 1) **RESOLUTION 2026-030** 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 2026-031** making award of construction contract with Con-Struct, Inc. in the amount of $7,218,190.00 and 4) adopt **RESOLUTION 2026-032** approving contract and bonds with Con-Struct, Inc. in the amount of $7,218,190.00. Ayes: Davis, Shafer, Hollinrake, Perry.

2. PH 2026-03. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 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.

Mark Mueller, Public Works Director, reported that the 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.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Perry moved, Shafer seconded, to close public hearing 2026-03. Ayes: 4. Council Member Davis moved, Shafer seconded, to adopt 1) **RESOLUTION 2026-033** 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 2026-034** making award of construction contract with JAS Construction LLC in the amount of $660,024.00 and 4) adopt **RESOLUTION 2026-035** approving contract and bonds with JAS Construction LLC in the amount of $660,024.00. Ayes: Davis, Shafer, Hollinrake, Perry.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of January 20, 2025, as published.
2. Receive and file minutes of the Library Board of Trustee meeting of November 20, 2025.
3. Receive and file minutes of the Park Board meeting of December 29, 2025.

Licenses and Permits

4. Issuance of Device Retailer Licenses.
5. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

6. 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.
7. 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.
8. 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.
9. 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.
10. Payment #22 in the amount of $5,450.75 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordnance Road Water Main project.
11. 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.

12. 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.
13. 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.
14. Payment #1 in the amount of $5,080.50 to Snyder & Associates, Inc., for engineering services on North Ankeny Boulevard: 1st Street to N. 11th Street Landscaping Improvements project.
15. February 2, 2026 Accounts Payable by fund: General $255,743; Fire Gift $606; Hotel Motel Tax $2,500; Police Gift $250; Road Use Tax $158,415; Friends of Ankeny Library $1,382; Solid Waste $250; Water $830,927; Sewer $56,366; Storm Water $1,763; Golf Course $10,015; Enterprise Project $24,461; Revolving $35,063; Risk Management $198; Health Insurance $1,211; Capital Projects $233,056; Payroll Totals $2,500,313; Transfers/ACH ($239,684); Agenda Payments Approved Separately ($114,728); Grand Total $3,758,107.

Personnel Items

16. **RESOLUTION 2026-036** authorizing the Fiscal Year 2026 and 2027 pay scales for seasonal employees.

Community Development Items

17. **RESOLUTION 2026-037** waiving approval of the final plat for The Woodlands at Moulton Preserve Plat 1.
18. **RESOLUTION 2026-038** 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

19. **RESOLUTION 2026-039** 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.
20. **RESOLUTION 2026-040** 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.)
21. **RESOLUTION 2026-041** 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.)
22. **RESOLUTION 2026-042** 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.)
23. 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

24. **RESOLUTION 2026-043** 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

25. **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.
    RESOLUTION 2026-044 authorizing the sale of property vacated by the City of Ankeny, Iowa, to Hope K. Farms, LLC.

APPROVAL OF CONSENT AGENDA

1. Council Member Hollinrake moved, seconded by Davis, to approve the recommendations for Consent Agenda Items CA-1 through CA-25. Ayes: Hollinrake, Davis, Perry, Shafer.

PUBLIC FORUM

Andrew Collings, Executive Director of Mid-Iowa Planning Alliance for Community Development, provided an update.

ADJOURNMENT

Meeting was adjourned at 6:18 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 2/13/26.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Receive and file minutes of the Plan and Zoning Commission meeting of December 16, 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. P&Z Minutes 2025-12-16

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

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

ROLL CALL
Members present: Ted Rapp, Randy Weisheit, Glenn Hunter, Trina Flack, Lisa West, Todd Ripper and Phil Tuning.
Staff present: Eric Jensen, Eric Carstens, Derek Lord, Bryan Morrissey, Laura Hutzell, Ryan Kirschman, Deb Gervais, Jake Heil, Megan Flynn, Brenda Fuglsang.

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the December 16, 2025, agenda without amendments. Second by R. Weisheit. All voted aye. Motion carried 7 – 0.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes of the December 2, 2025 Plan and Zoning Commission meeting
Consider MOTION to approve and accept the December 2, 2025, minutes of the Plan and Zoning Commission meeting.

Motion by G. Hunter to approve the recommendations for Consent Agenda Item #1. Second by L. West. All voted aye. Motion carried 7 – 0.

REPORTS

Economic Update
Economic Update provided by Economic Development Director, Derek Lord

City Council Meeting
E. Jensen reported on the December 15, 2025, City Council meeting.

Director's Report
E. Jensen presented the tentative agenda items for Tuesday January 6, 2026, Plan and Zoning Commission meeting. Glenn Hunter recognized for his considerable years of service on the Zoning Board of Adjustment from February 2003 – 2013 and Planning and Zoning Commission from March 2013 – December 2025. Brenda Fuglsang is recognized for her many years of service.

Commissioner's Reports
There were no reports.

ADJOURNMENT
There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 7:28 p.m.

Submitted by Megan Flynn
Recording Secretary
Plan & Zoning Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Receive and file minutes of the Zoning Board of Adjustment meeting of December 16, 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. ZBOA Minutes 2025-12-16

Meeting Minutes
Zoning Board of Adjustment
Tuesday, December 16, 2025
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER
Chair Matt Ott called the December 16, 2025 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

Chair Matt Ott read the Zoning Board of Adjustment Opening Statement.

ROLL CALL
Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Brett Walker, and Eric Strom.
Staff: E. Jensen, E. Carstens, D. Gervais, J. Heil, B. Morrissey, L. Hutzell, R. Kirschman, M. Flynn, and B. Fuglsang.

AMENDMENTS TO THE AGENDA
There were no amendments to the agenda.

MINUTES OF THE DECEMBER 2, 2025 REGULAR MEETING
Motion by J. Baxter to approve the meeting minutes as submitted. Second by N. Sungren. Motion carried 5 – 0.

COMMUNICATIONS / CORRESPONDENCE
No correspondence were received.

PUBLIC HEARINGS:

#25-15 Terry Murphy
on behalf of Jeffrey Kallem
for the property located at
2401 SW Westbrooke Circle
LOT 4 THE WESTWINDS PLAT 2
RE: Variance - Minimum Lot Width

Chair M. Ott opened the public hearing.

Terry Murphy, 2402 SW Westbrook Circle Ankeny, purchased his property in July 2021 and had a survey done in June 2025, by Snyder & Associates, which found the property line was not where they thought. The neighbor, Jeffrey Kallem, listed their property for sale and is currently sale pending. Murphy has submitted a request, on behalf of Jeffrey Kallem, for a variance to the 80-foot lot requirement and has offered to purchase the land in question, which is roughly 2,000 sq feet, from Mr. Kallem and has submitted missing permits for the structures in the disputed area.

M. Ott asked to view the survey from Snyder on the proposed plat and for confirmation that the neighbors are wanting to sell the land to T. Murphy. T. Murphy confirmed the area in question on the map and restated that the sale of the land in question is in best interest for both parties and both parties are in favor.

N. Sungren inquired if any current easements would be impacted by the sale. E. Carstens and T. Murphy both confirm that no current easements will be impacted by the sale.

Laura Hutzell, city staff, presented a request for a variance to Ordinance No. 1219, which requires a minimum lot width of 80 feet. The applicant, Mr. Murphy is requesting approval to allow a reduced lot width of 70 ft for Lot 4, Plat 2 on behalf of Jeffrey Kallum. This variance will allow Mr. Murphy to purchase a small strip of land to alleviate a long-standing property encroachment and realign the boundary to match existing landscaping conditions. The subject property is located in the SW quadrant of Ankeny; specifically at the bulb of the SW Westbrook cul-de-sac in the Westwinds development; located West of SW Irvinedale Drive and North of SW Oralabor Rd. The property was rezoned in 1995 to R2 with a condition that the minimum lot width is 80 ft. The surrounding properties are also zoned R2; except for to the West which are properties outside of city limits and considered Polk County.

L. Hutzell presented various maps showing aerial views of the properties in question. The first map is of J. Kallem's approximate 2 acre heavily wooded property. It is a ranch home constructed in 2003 and he has been the sole owner of the property. The property is under contract to sell next month. The second map is Lot 5, owned by T. Murphy, which is approximately .8 acres and heavily wooded, was purchased by Murphy in 2021 and contains a single story ranch home with a privacy screen, landscaping, and a deck on the side of the property. T. Murphy's home was built in 2005 and the deck and landscaping were added shortly after the building in 2005-2006. The current owners recently discovered the deck encroaches in the adjacent property and does not meet setback statements. Staff also found no record of a permit for deck or fence structure. T. Murphy is asking to purchase .05 acres from Mr. Kallum which would legalize the longstanding improvements and bring the deck into compliance. The purchase would reduce the land width from 80 feet to 70 feet, which is why the variance is requested. Mr. Kallam has provided a letter confirming he is the owner of Lot 4 and T. Murphy, owner of Lot 5, is able to act in his interest in this matter. Staff were also informed that the pending buyers are aware of the variance request.

The property was acquired in good faith and the need for the variance is not a result of recent action by the applicant. Exceptional conditions do exist as the property is a large parcel with topographical challenges. Strict enforcement would create unnecessary hardship. The change in lot width would still meet current Ankeny R2 standards for lot sizes and widths. Should the variance not be granted, it would create continued non-compliance and unnecessary hardship on both property owners. All residents within 250ft have been notified and no correspondence has been received.

Laura Hutzell with City Staff recommends approval of a variance to Ordinance No. 1219, which requires a minimum lot width of 80 feet in the R-2 District with single-family restrictions within the Westwinds Development. The applicant is requesting approval to allow a reduced lot width of 70 feet for Lot 4 of The Westwinds Plat 2, located at 2401 SW Westbrooke Circle.

This variance would allow the applicant, Mr. Murphy—who owns the adjacent Lot 5—to purchase a narrow strip of land from Lot 4 in order to resolve a long-standing property line encroachment and realign the boundary to match existing landscaping conditions.

Staff recommends the Zoning Board of Adjustment grant a Variance to Ordinance No. 1219 to allow a 70-foot minimum lot width on Lot 4 The Westwinds Plat 2 located at 2401 SW Westbrooke Circle, subject to the applicant obtaining a permit for the existing fence screen and deck on the west side of the home on Lot 5.

The staff position is based on a determination that the decreased minimum lot width from the resulting boundary adjustment would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

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

N. Sungren inquired if city staff foresee any issues with the awkward shape of the parcel after the purchase. E. Jensen confirmed it is not an issue. L. Hutzell stated a plat survey would be completed post purchase. T. Murphy confirmed there is a natural ravine along what would be the new property line.

T. Murphy stated permits were submitted on December 16th for both the deck and fence. M. Ott asked what prompted the initial inquiry by T. Murphy into where the property line fell. T. Murphy stated he was curious where the line fell.

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

BOARD DISCUSSION

No concerns from board members. J. Baxter stated not approving the variance would create unnecessary hardship for both parties. M. Ott acknowledged both parties are in favor of the variance.

Motion by J. Baxter that the Zoning Board of Adjustment grant a Variance to Ordinance 1219 to allow a 70-foot minimum lot width on Lot 4 The Westwinds Plat 2 located at 2401 SW Westbrooke Circle, subject to the applicant obtaining a permit for the existing fence screen and deck on the west side of the home on Lot 5.

The Board's position is based on a determination that:

1. The decreased minimum lot width would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and
2. That this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

Second by N. Sungren. All voted aye. Motion carried 5-0

REPORTS

Renewed Special Use Permits

#10-06 Lindo Jalisco Mexican, 1810 SW White Birch Cir., Ste. 118
#12-02 The Sports Page, 1701 N Ankeny Blvd.
#15-01 Main Street Café and Bakery, 2510 SW White Birch Dr., Ste. 1 & 2

ADJOURNMENT

There being no further business motion made by M. Ott to adjourn the meeting. Meeting adjourned at 5:24 p.m.

Submitted by Megan Flynn, Recording Secretary
Zoning Board of Adjustment

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Receive and file minutes of the Civil Service Commission meeting of February 10, 2026, subject to correction as recommended by the Clerk of the Commission.

ORIGINATING DEPARTMENT
Human Resources

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Civil Service Minutes

Meeting Minutes

Civil Service Commission

Tuesday, Feb. 10, 2026
12:00 p.m.
Ankeny Council Chambers
1250 SW District Dr, Ankeny, Iowa

Ray Blase
Laura Murphy
David Kinsley

ELECTRONIC MEETING INFORMATION

Join Zoom Meeting
https://us06web.zoom.us/j/7604242870?pwd=L2dkVW51NFRLK0pRTUVpOEQ4OFBydz09&omn=82222871454
Meeting ID: 760 424 2870
Passcode: 1234
Dial in: =1 312 626 6799; Meeting ID: 760 424 2870; Passcode: 1234

CALL TO ORDER - ROLL CALL

The meeting was called to order by Ray Blase. Blase – present, Murphy – present by phone, Kinsley – present by phone.

1. **MOTION TO APPROVE THE MINUTES OF 9-25-25**
   Murphy moved to approve the minutes from September 25, 2025. Kinsley seconded the motion. All voted aye and the motion carried.

2. **MOTION TO RECEIVE AND FILE EMAIL CORRESPONDENCE SHOWING WITHDRAWAL OF THE APPEAL FROM DAN MILLER**
   Kinsley moved to receive and file email correspondence from Appellant withdrawing his civil service appeal. Murphy seconded the motion. All voted aye and the motion carried.

3. **MOTION TO CERTIFY LIST OF EMPLOYEES ELIGIBLE FOR PROMOTION TO PERMIT TECHNICIAN II IN THE COMMUNITY DEVELOPMENT DEPARTMENT**
   Blase moved to certify the list of employees eligible for promotion to Permit Technician II in the Community Development department, and the list remains

active for a period of two years. Murphy seconded the motion. All voted aye and the motion carried.

4. MOTION TO CERTIFY LIST OF EMPLOYEES ELIGIBLE FOR PROMOTION TO PARK MAINTENANCE TECHNICIAN II IN THE PARKS AND RECREATION DEPARTMENT

Kinsley moved to certify the list of employees eligible for promotion to Park Maintenance Technician II in the Parks and Recreation department, and the list remains active for a period of two years. Murphy seconded the motion. All voted aye and the motion carried.

5. ADJOURNMENT

Being there was no further business, Blase adjourned the meeting at 12:07 pm.

Respectfully submitted,
Dawn Gean
Dawn Gean
Clerk of the Civil Service Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve the issuance of Cigarette, Tobacco, Vapor, and Nicotine Permits.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

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

1. Slow Burn Liquor LLC, dba Sip & Burn, 1200 NW 36th St, Ste 101, Cigarette, Tobacco, Vapor Product, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.

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 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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. Cazador Mexican Restaurant Inc. d/b/a Cazador Mexican Restaurant, 103 NE Delaware Ave. - Class C Retail Alcohol License (LC) (Renewal) - Effective March 3, 2026.
2. 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) (5 Days) Effective March 3, 2026.
3. 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 March 21, 2026.
4. Pheasants Forever d/b/a Northern Polk Pheasants Forever, 1055 SW Prairie Trail Pkwy (FFA Bldg) - Class C Retail Alcohol License (LC) (5 Days) Effective February 25, 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 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to receive and file Financial Reports for January 2026.

ORIGINATING DEPARTMENT
Finance

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Finance Report - January

Luke Bormann
Accounting Manager
515-965-6419
lbormann@ankenyiowa.gov

Memorandum

To: Honorable Mayor and City Council
Date: February 16, 2026
Re: Monthly Finance Report – January 2026

The financial reports for January are submitted herewith. During this month, the City's financial activities typically slow due to reduced construction and recreation programming. This shift in activity allows City departments to focus on planning, engineering, snow removal and budgeting for the upcoming fiscal year. As a result, changes in the City's financial position are generally minimal during the winter months. This slower pace also provides an opportunity to analyze other aspects of the monthly financial reports, including the City's Investment Schedule, which often receives less attention.

The Investment Schedule is presented to the City Council as part of the monthly financial reports. This schedule outlines all of the City's investments by fund, excluding the general checking accounts. For each investment, the report includes details such as the purchasing institution, type of investment, effective interest rate, purchase and maturity dates, investment duration and principal amounts, including any accrued interest and premiums or discounts. Additionally, cumulative interest earnings and current book balances for each investment are shown. This information allows the Council and the public to review the City's investments, ensuring due diligence and sound management by the Finance Department.

At the end of the investment schedule, there is a summary showing total amounts by institution and by type of investment. The City's investments totaled $154,032,967 in January and were held with six financial institutions and two brokerage firms. Of the City's investments, $43,500,000 is invested in certificates of deposit, $66,283,905 in money markets, $28,389,407 in Treasury securities, $9,026,606 in government-sponsored enterprise securities and $6,833,049 in commercial paper.

Current investment rates range from 2.722% to 4.180%. While the investment portfolio includes some commercial paper, which may offer more attractive rates compared to other investment types, its use is limited to ensure security and diversification is in line with the City's Investment Policy.

For fiscal year 2026, interest income represents 6.50% of the general fund's revenue budget, a moderate increase from the original fiscal year 2025 budget of 5.97%. Moreover, interest income projections for fiscal year 2026 are proposed to be revised from $3,400,000 to $3,500,000.

The interest rate environment is expected to gradually decline as the Federal Reserve responds to slowing inflation and economic growth. While the City has benefited from strong interest income on investments made during higher-rate periods, declining rates may reduce future reinvestment yields.

Interest income is a key revenue source for the City, helping to offset utility rates and property taxes. The Investment Schedule gives the City Council a detailed overview of where the City's funds are invested and the returns being earned. Maintaining and managing the City's investment portfolio is crucial for funding services and ensuring timely payments to vendors, debt holders and for payroll. This information is provided to the City Council on a monthly basis through the Investment Schedule.

CITY OF ANKENY
CASH AND INVESTMENT RECONCILIATION
ALL FUNDS
January 31, 2026

Cash Basis Fund Balances	$ 179,834,464.77
Investments	$ 154,032,966.90
Checking Account Balance (per bank)	21,803,850.87
Deposits in Transit	5,154,742.16
Outstanding Checks	(1,160,170.16)
Cash Drawer/Petty Cash *	3,075.00
Total	$ 179,834,464.77

* Cash Drawer/Petty Cash:

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

City of Ankeny
Cash Balance Summary
January 31, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance January 31, 2026
General:							
General	100	$ 42,551,807.12	$ 31,415,343.95	$ -	$ 30,319,759.48	$ 1,739,226.04	$ 41,908,165.55
Hotel/Motel Tax	233	1,137,852.82	-	1,739,226.04	1,131,943.35	-	1,745,135.51
Special Revenue:							
Fire Gift	220	32,715.31	5,345.00	-	1,515.00	-	36,545.31
Hawkeye Park Player Fees	240	30,588.07	2,360.00	-	2,354.20	-	30,593.87
Police Gift	250	13,853.60	3,700.00	-	-	-	17,553.60
Road Use Tax	260	11,424,243.75	6,635,731.75	-	5,682,136.66	-	12,377,838.84
Police Seizure	270	106,764.42	65,169.21	-	33,458.66	-	138,474.97
Tax Increment Financing	280	1,898,492.35	4,804,501.46	-	61,651.00	-	6,641,342.81
Police and Fire Retirement	290	1,521,051.91	1,722,049.68	-	2,054,330.22	-	1,188,771.37
Employee Benefits	292	-	972,866.85	-	-	-	972,866.85
Landfill Post-Closure	295	77,793.17	-	-	-	-	77,793.17
Friends of the Ankeny Library	430	82,845.54	16,330.43	-	30,031.22	-	69,144.75
Park Dedication	440	384,614.05	2,532.00	-	-	-	387,146.05
Sports Complex Foundation	445	182,060.69	10,275.00	-	-	-	192,335.69
Ankeny Garden Club	446	14,211.73	725.00	-	-	-	14,936.73
Miracle Park Fund	448	77,861.39	402.00	-	7,051.96	-	71,211.43
Dog Park Trust Fund	449	1,899.43	-	-	-	-	1,899.43
P&R Scholarship Fund	450	29,537.91	-	-	1,438.50	-	28,099.41
Civic Trust Fund	484	-	-	-	-	-	-
Debt Service	300	2,068,846.71	9,761,330.76	-	2,159,968.54	-	9,670,208.93
Enterprise:							
Solid Waste	500	642,622.45	911,689.91	-	906,853.05	-	647,459.31
Utility Deposits	505	434,165.22	129,716.79	-	100,975.00	-	462,907.01
Water Operations	510	22,970,210.88	22,439,179.60	-	24,579,412.38	1,814,957.97	19,015,020.13
Water Improvement	520	1,761,600.00	-	-	-	-	1,761,600.00
Water Sinking	530	3,018,710.34	-	1,814,957.97	404,401.02	-	4,429,267.29
Sewer Operations	550	20,257,578.54	11,088,700.65	-	8,221,586.44	-	23,124,692.75
Sewer Improvement	560	3,401,518.12	-	-	-	-	3,401,518.12
Storm Water	580	3,195,447.08	2,698,307.09	-	875,048.86	-	5,018,705.31
Golf Course	590	2,930,368.21	1,680,279.71	-	1,408,618.88	-	3,202,029.04
Capital Project:							
Utility Fund Capital Projects	6**	14,221,529.32	846,050.10	-	7,651,257.20	-	7,416,322.22
Special Assessments	8**	2,790,607.42	76,685.30	-	-	-	2,867,292.72
Capital Projects	8** & 9**	29,784,422.42	1,344,899.86	0.03	10,372,068.70	0.03	20,757,253.58
Total Budgeted		$ 167,045,819.97	$ 96,634,172.10	$ 3,554,184.04	$ 96,005,860.32	$ 3,554,184.04	$ 167,674,131.75
Internal Service:							
Revolving	710	768,919.09	743,484.54	-	841,191.50	-	671,212.13
Risk Management	720	1,260,346.96	2,125,991.02	-	1,551,732.52	-	1,834,605.46
Health Insurance	730	7,761,924.58	3,886,729.44	-	3,634,024.63	-	8,014,629.39
Sustainability Revolving Loan	770	32,663.90	-	-	-	-	32,663.90
Economic Development Revolving	780	302,957.05	-	-	-	-	302,957.05
Equipment Reserve	790	1,080,091.48	224,173.61	-	-	-	1,304,265.09
Total Unbudgeted		$ 11,206,903.06	$ 6,980,378.61	$ -	$ 6,026,948.65	$ -	$ 12,160,333.02
Total [1]		$ 178,252,723.03	$ 103,614,550.71	$ 3,554,184.04	$ 102,032,808.97	$ 3,554,184.04	$ 179,834,464.77

[1] Includes interfund transactions.

City of Ankeny
Utility Capital Projects Cash Balance Summary
January 31, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance January 31, 2026
Utility Fund Capital Projects:							
Water Main Replacement	610	$ 2,825,264.64	$ -	$ -	$ 420,288.99	$ -	$ 2,404,975.65
Northwest Water Tower	611	-	-	-	2,345,133.70	-	(2,345,133.70)
SE Magazine Storage Tank Repaint	612	21,745.00	-	-	3,925.00	-	17,820.00
East Water Tower	617	385,270.00	-	-	44,190.00	-	341,080.00
NE 36th St & NE 38th St Water Main Loop	618	972,133.22	-	-	-	-	972,133.22
SW Irvinedale Dr Transmission Main-Ph 3	623	(5,000.00)	-	-	-	-	(5,000.00)
High Trestle Trail Transmission Main	629	-	-	-	1,433.00	-	(1,433.00)
Aquifer Storage Replacement #1	632	143,766.06	-	-	178,619.39	-	(34,853.33)
S Ankeny Blvd Transmission Main	633	(131,782.45)	-	-	-	-	(131,782.45)
SW Walnut/SW Ordnance Water	635	115,334.71	846,050.10	-	1,137,839.50	-	(176,454.69)
SE Delaware Grnd Storage Tank Repaint	638	4,125.00	-	-	-	-	4,125.00
Sanitary Sewer Replacement	650	3,237,419.01	-	-	758,005.73	-	2,479,413.28
Trestle Ridge Trunk Sewer Cost Share	651	600,000.00	-	-	-	-	600,000.00
Otter Creek Trunk Sewer-Phase 4	655	174,327.72	-	-	22,545.38	-	151,782.34
SE 3rd Trunk Swr Ext-SE Grant to SE Sharon	658	811,308.44	-	-	483,668.43	-	327,640.01
Deer Creek Trunk Sewer	661	230,000.00	-	-	184,700.00	-	45,300.00
Storm Sewer Replacement	680	739,228.86	-	-	315,309.66	-	423,919.20
NW 17th St Storm Sewer & Pavement	681	11,500.00	-	-	-	-	11,500.00
Sawgrass Park Dam Improvement	686	665,008.32	-	-	119,933.61	-	545,074.71
High Trestle Trail Channel Stab. - Phase 1	688	(160,833.99)	-	-	-	-	(160,833.99)
Four Mile Creek 36th to 47th	691	439,000.00	-	-	131,276.49	-	307,723.51
Four Mile Creek Stabilization-Heritage	693	138,000.00	-	-	78,240.44	-	59,759.56
Four Mile Creek Channel Stabilization	694	690,186.32	-	-	646.77	-	689,539.55
SE 3rd Street Storm Sewer Improvements	695	1,276,863.22	-	-	526,022.66	-	750,840.56
Tributary to Four Mile Creek Stabilization	696	8,079.54	-	-	3,080.98	-	4,998.56
SW Des Moines St Utility Improvements	699	1,030,585.70	-	-	896,397.47	-	134,188.23
Total Utility Fund Capital Projects		$ 14,221,529.32	$ 846,050.10	$ -	$ 7,651,257.20	$ -	$ 7,416,322.22

City of Ankeny
Capital Projects Cash Balance Summary
January 31, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance January 31, 2026
Capital Project Funds:							
NW 18 Reconstruction-State St to Ash Dr	883	$ 200,000.00	$ -	$ -	$ 96,833.22	$ -	$ 103,166.78
S Anky Blvd Imprv-SE Pete to 1st Street	886	(353,153.15)	-	-	1,135.00	-	(354,288.15)
SW Magazine & SW State Intersection	887	363.00	-	-	-	-	363.00
Fiber Optic Network Upgrade	888	974,809.18	-	-	589,914.21	-	384,894.97
SE Corp Woods & SE Crosswinds Traffic	889	111,566.25	-	-	48,281.15	-	63,285.10
SW Oralabor & SW Irvinedale Intersection	891	202,890.08	-	-	161,537.36	-	41,352.72
NE 62nd RBC Culvert for 4 Mile Creek	892	173,592.65	-	-	-	-	173,592.65
NW 36th & NW Weigel Asphalt Overlays	895	3,585.44	-	-	-	-	3,585.44
Des Moines Street Parks Development	897	256,723.98	-	-	162,069.47	-	94,654.51
S Anky Blvd & SW Oralabor Improvement	899	105,461.70	-	-	69,457.60	-	36,004.10
BAN/Bond Activity	900	2,228,724.82	866,695.83	-	84,262.13	-	3,011,158.52
Fire Station No. 4	901	1,237,425.20	28,207.00	-	549,054.83	-	716,577.37
PRSC Softball Batting Cage Replace	902	133,500.00	25,000.00	-	163,615.82	-	(5,115.82)
Lakeside Center Repurposing	903	305,131.74	-	-	-	-	305,131.74
Senior Center	905	410,703.58	-	-	42,191.50	-	368,512.08
Public Works Winter Ops Satellite Facility	907	85,367.40	-	-	36,365.70	-	49,001.70
HTT Overlay W 1st St to NW 18th St	909	(24,709.63)	-	-	-	-	(24,709.63)
N Ankeny Blvd & 18th St Int Improvements	913	10,353.40	-	-	5,334.44	-	5,018.96
Pavement Preservation Program	915	36,850.30	-	-	104,506.98	-	(67,656.68)
Annual Street Replacement Program	916	3,016,611.72	-	-	729,214.31	-	2,287,397.41
Prairie Ridge Sports Complex	920	53,871.77	-	-	-	-	53,871.77
Sunrise Park Parking Lot	921	150,000.00	-	-	-	-	150,000.00
NW Irvinedale & NW 18th Inters Imprvmts	922	4,178,688.55	-	-	2,345,979.73	-	1,832,708.82
East of I-35 Land Acquisition	923	330,000.00	-	-	-	-	330,000.00
Miracle Field	925	41,534.66	-	-	-	-	41,534.66
Community Entrance Signage	927	50,861.49	-	-	-	-	50,861.49
Library	928	95,065.17	-	-	14,662.35	-	80,402.82
SW Oralabor & SW Edgewood Intersection	929	(120,191.70)	142,047.73	-	-	-	21,856.03
Public Facility Improvements	930	19,156.54	-	-	-	-	19,156.54
Annual Sidewalks/Trails	936	381,361.63	-	-	294,364.43	-	86,997.20
NW Prairie Ridge/Ash & 9th St Intersection	939	372,460.00	-	-	117,141.75	-	255,318.25
Facility Parking Lot Improvements	942	150,000.00	-	-	-	-	150,000.00
I35 & Corp Woods Interchange Report	946	50,000.00	-	-	-	-	50,000.00
I35/NE 36th Interchange Impvmts	948	427,247.00	-	-	39,763.78	-	387,483.22
N Ankny Blvd Imprvmnts - 1st St to 11th St	949	1,985,811.08	-	-	107,210.70	-	1,878,600.38
Asphalt Street Resurfacing	950	685,460.77	-	-	770,196.44	-	(84,735.67)
NW 18th Recon-NW Ash to N Anky Blvd	953	14,820.88	-	-	-	-	14,820.88
SE Creekview Drive Extension	954	(3,391.20)	1,151.21	-	277,177.22	-	(279,417.21)
Public Street Design Standard	956	1,500,000.00	-	-	-	-	1,500,000.00
Rock Creek Trail & Native Plantings	957	12,727.77	-	-	12,727.77	-	0.00
Uptown Lighting Upgrade	958	34,781.38	-	-	918.00	-	33,863.38
Street Patching Program	963	2,050,527.65	-	-	1,141,749.86	-	908,777.79
Traffic Signalization	965	1,036,800.13	-	-	319,626.11	-	717,174.02
NW 26th Street Widening	967	250,000.00	-	-	-	-	250,000.00
E 1st Widening-Frisk to Four Mile	969	26,500.00	-	-	-	-	26,500.00
W 1st Widening & Improvements-Phase 1	970	(0.01)	-	0.02	-	0.01	-
W 1st Widening & Improvements-Phase 2	971	1,019,125.61	-	0.01	902,671.36	0.02	116,454.24
Park Development	973	1,020,051.29	2,600.00	-	605,415.01	-	417,236.28
Park Land Acquisition	974	81,688.18	-	-	-	-	81,688.18
Uptown Parking Improvements	975	172,206.96	-	-	-	-	172,206.96
Prairie Trail Public Improvements	977	1,044,397.83	-	-	-	-	1,044,397.83
NE Delaware Reconstruction 5th-18th	979	380,685.81	-	-	230,213.12	-	150,472.69
SW Magazine/SW District Dr Signal	981	60,000.00	-	-	18,480.00	-	41,520.00
PRSC Parking Lot Improvements	987	90,667.00	-	-	-	-	90,667.00
High Trestle Trail Experience Park	990	189,173.99	-	-	-	-	189,173.99
NW 36th Widening from Ash to Anky Blvd	992	5,940.86	-	-	7,722.86	-	(1,782.00)
Street/Sidewalk Oversizing	995	85,750.27	-	-	52,159.50	-	33,590.77
Capital Projects Reserve	997	3,370,103.39	-	-	-	-	3,370,103.39
SW Oralabor & State Safety Improvements	998	(625,259.99)	279,198.09	-	270,114.99	-	(616,176.89)
Total Non Utility Fund Capital Projects		$ 29,784,422.42	$ 1,344,899.86	$ 0.03	$ 10,372,068.70	$ 0.03	$ 20,757,253.58

City of Ankeny
Revenue Summary by Fund
January 31, 2026

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of January 31, 2026	Variance	Percent [2]
General:							
General	100	$ 48,493,748.05	$ 54,016,360.69	$ 52,319,987.00	$ 31,415,343.95	$ (20,904,643.05)	60.04%
Hotel/Motel Tax	233	45,641.96	62,792.84	51,000.00	-	(51,000.00)	0.00%
Special Revenue:							
Fire Gift	220	4,284	4,175	6,100.00	5,345.00	(755.00)	87.62%
Hawkeye Park Player Fees	240	8,251.33	7,613.73	7,000.00	2,360.00	(4,640.00)	33.71%
Police Gift	250	24,323.44	4,163.18	5,700.00	3,700.00	(2,000.00)	64.91%
Road Use Tax	260	10,139,300.19	10,449,513.50	11,008,537.00	6,635,731.75	(4,372,805.25)	60.28%
Police Seizure	270	18,168.91	37,247.61	14,000.00	65,169.21	51,169.21	465.49%
Tax Increment Financing	280	11,270,675.11	8,226,882.14	8,570,035.00	4,804,501.46	(3,765,533.54)	56.06%
Police and Fire Retirement	290	2,684,595.94	3,078,145.10	3,255,339.00	1,722,049.68	(1,533,289.32)	52.90%
Employee Benefits	292	-	1,071,628.40	1,831,719.00	972,866.85	(858,852.15)	53.11%
Landfill Post-Closure	295	4,443.71	3,521.26	2,000.00	-	(2,000.00)	0.00%
Friends of the Ankeny Library	430	47,303.55	51,481.91	46,000.00	16,330.43	(29,669.57)	35.50%
Park Dedication	440	32,245.76	52,606.34	13,000.00	2,532.00	(10,468.00)	19.48%
Sports Complex Foundation	445	28,451.27	22,135.36	20,000.00	10,275.00	(9,725.00)	51.38%
Ankeny Garden Club	446	2,307.93	2,336.96	2,175.00	725.00	(1,450.00)	33.33%
Miracle Park Fund	448	9,716.92	12,027.34	7,000.00	402.00	(6,598.00)	5.74%
Dog Park Trust Fund	449	71.22	451.75	-	-	-	
P&R Scholarship Fund	450	1,392.57	1,263.19	800.00	-	(800.00)	0.00%
Civic Trust Fund	484	17,267.92	-	-	-	-	
Debt Service	300	15,695,498.14	17,625,104.02	18,530,034.00	9,761,330.76	(8,768,703.24)	52.68%
Enterprise:							
Solid Waste	500	1,472,676.35	1,537,316.46	1,613,000.00	911,689.91	(701,310.09)	56.52%
Utility Deposits	505	192,087.05	177,691.05	203,000.00	129,716.79	(73,283.21)	63.90%
Water Operations	510	21,463,858.13	22,294,169.41	31,534,315.00	22,439,179.60	(9,095,135.40)	71.16%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	325,572.37	-	-	-	-	
Sewer Operations	550	17,443,893.47	17,995,508.89	18,431,849.00	11,088,700.65	(7,343,148.35)	60.16%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	3,815,898.23	4,527,731.07	4,651,469.00	2,698,307.09	(1,953,161.91)	58.01%
Golf Course	590	2,760,675.08	2,922,037.01	2,540,000.00	1,680,279.71	(859,720.29)	66.15%
Capital Project:							
Utility Fund Capital Projects	6**	12,199,161.59	6,734,674.03	10,473,711.00	846,050.10	(9,627,660.90)	8.08%
Special Assessments	8**	1,537,275.87	1,231,173.84	-	76,685.30	76,685.30	
Capital Projects	9**	26,184,641.53	20,751,599.41	28,989,823.00	1,344,899.86	(27,644,923.14)	4.64%
Total Budgeted Revenues		$ 175,923,427.85	$ 172,901,351.63	$ 194,127,593.00	$ 96,634,172.10	$ (97,493,420.90)	49.78%
Internal Service:							
Revolving	710	$ 1,536,759.05	$ 1,415,410.58	$ 1,738,208.00	$ 743,484.54	$ (994,723.46)	42.77%
Risk Management	720	1,582,252.79	2,511,399.01	2,203,000.00	2,125,991.02	(77,008.98)	96.50%
Health Insurance	730	5,957,327.24	5,724,527.31	6,287,000.00	3,886,729.44	(2,400,270.56)	61.82%
Sustainability Revolving Loan	770	1,538.22	1,396.89	1,100.00	-	(1,100.00)	0.00%
Economic Development Revolving	780	16,809.16	12,956.04	10,000.00	-	(10,000.00)	0.00%
Equipment Reserve	790	183,214.75	340,647.82	483,224.00	224,173.61	(259,050.39)	46.39%
Total Unbudgeted Revenues		$ 9,277,901.21	$ 10,006,337.65	$ 10,722,532.00	$ 6,980,378.61	$ (3,742,153.39)	65.10%
Total All Revenues [1]		$ 185,201,329.06	$ 182,907,689.28	$ 204,850,125.00	$ 103,614,550.71	$ (101,235,574.29)	50.58%

[1] Includes interfund transactions.
[2] January is 58.3% of the fiscal year.

City of Ankeny
Expenditure Summary by Fund
January 31, 2026

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of January 31, 2026	Variance	Percent [2]
General:							
General	100	$ 42,720,711.66	$ 47,578,157.18	$ 52,267,500.00	$ 30,319,759.48	$ (21,947,740.52)	58.01%
Hotel/Motel Tax	233	1,352,529.65	1,843,584.12	1,840,989.00	1,131,943.35	(709,045.65)	61.49%
Special Revenue:							
Fire Gift	220	3,237	5,611	5,000.00	1,515.00	(3,485.00)	30.30%
Hawkeye Park Player Fees	240	16,781.40	6,346.37	11,159.00	2,354.20	(8,804.80)	21.10%
Police Gift	250	10,825.66	13,983.89	5,000.00	-	(5,000.00)	0.00%
Road Use Tax	260	8,431,134.88	8,870,082.92	9,543,022.00	5,682,136.66	(3,860,885.34)	59.54%
Police Seizure	270	34,989.64	13,054.50	17,900.00	33,458.66	15,558.66	186.92%
Tax Increment Financing	280	2,777,575.00	3,337,427.00	3,212,250.00	61,651.00	(3,150,599.00)	1.92%
Police and Fire Retirement	290	2,682,675.57	3,106,641.02	3,465,256.00	2,054,330.22	(1,410,925.78)	59.28%
Employee Benefits	292	-	-	-	-	-	
Landfill Post-Closure	295	-	-	-	-	-	
Friends of the Ankeny Library	430	51,417.36	51,340.13	49,000.00	30,031.22	(18,968.78)	61.29%
Park Dedication	440	-	-	-	-	-	
Sports Complex Foundation	445	-	-	-	-	-	
Ankeny Garden Club	446	-	-	1,000.00	-	(1,000.00)	0.00%
Miracle Park Fund	448	6,628.94	7,250.75	10,000.00	7,051.96	(2,948.04)	70.52%
Dog Park Trust Fund	449	-	-	-	-	-	
P&R Scholarship Fund	450	291.75	-	5,000.00	1,438.50	(3,561.50)	28.77%
Civic Trust Fund	484	-	-	-	-	-	
Debt Service	300	25,026,906.95	26,083,554.20	27,055,475.00	2,159,968.54	(24,895,506.46)	7.98%
Enterprise:							
Solid Waste	500	1,401,504.36	1,442,193.97	1,604,402.00	906,853.05	(697,548.95)	56.52%
Utility Deposits	505	164,525.00	177,350.00	182,000.00	100,975.00	(81,025.00)	55.48%
Water Operations	510	14,024,275.57	13,854,596.88	32,088,357.00	24,579,412.38	(7,508,944.62)	76.60%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	1,956,233.57	3,039,213.97	3,705,682.00	404,401.02	(3,301,280.98)	10.91%
Sewer Operations	550	9,615,399.02	10,777,154.67	12,606,218.00	8,221,586.44	(4,384,631.56)	65.22%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	1,170,265.90	1,279,558.17	1,592,893.00	875,048.86	(717,844.14)	54.93%
Golf Course	590	2,173,561.80	2,402,423.11	2,420,922.00	1,408,618.88	(1,012,303.12)	58.19%
Capital Project:							
Utility Fund Capital Projects	6**	15,117,017.15	12,723,363.58	17,139,011.00	7,651,257.20	(9,487,753.80)	44.64%
Special Assessments	8**	-	-	-	-	-	
Capital Projects	9**	29,734,504.44	29,334,724.83	29,219,591.00	10,372,068.70	(18,847,522.30)	35.50%
Total Budgeted Expenditures		$ 158,472,992.27	$ 165,947,612.49	$ 198,047,627.00	$ 96,005,860.32	$ (102,041,766.68)	48.48%
Internal Service:							
Revolving	710	$ 1,428,264.89	$ 1,366,232.29	$ 1,738,208.00	$ 841,191.50	$ (897,016.50)	48.39%
Risk Management	720	1,520,781.12	2,273,482.32	2,203,000.00	1,551,732.52	(651,267.48)	70.44%
Health Insurance	730	4,924,283.10	5,432,868.05	6,833,000.00	3,634,024.63	(3,198,975.37)	53.18%
Sustainability Revolving Loan	770	-	-	-	-	-	
Economic Development Revolving	780	-	-	-	-	-	
Equipment Reserve	790	-	1,527,716.00	-	-	-	
Total Unbudgeted Expenditures		$ 7,873,329.11	$ 10,600,298.66	$ 10,774,208.00	$ 6,026,948.65	$ (4,747,259.35)	55.94%
Total All Expenditures [1]		$ 166,346,321.38	$ 176,547,911.15	$ 208,821,835.00	$ 102,032,808.97	$ (106,789,026.03)	48.86%

[1] Includes interfund transactions.

[2] January is 58.3% of the fiscal year.

City of Ankeny
Major Operating Funds
Detailed Revenue Summary
January 31, 2026

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of January 31, 2026	Over (under) Budget	Percent [1]
General Fund:						
Property Tax:						
General Property Tax	$ 28,789,590	$ 32,340,315	$ 33,649,856	$ 17,900,829	$ (15,749,027)	53.20%
Airport Authority Levy	681,792	707,692	734,794	390,898	(343,896)	53.20%
Ag Land Tax	14,655	14,400	15,370	10,851	(4,519)	70.60%
Subtotal	$ 29,486,038	$ 33,062,407	$ 34,400,020	$ 18,302,578	$ (16,097,442)	53.21%
Non-Property Taxes:						
Hotel/Motel Tax	$ 2,120,556	$ 2,659,074	$ 2,362,000	$ 1,739,226	$ (622,774)	73.63%
Cable TV Franchise Tax	181,794	145,653	116,000	84,603	(31,397)	72.93%
Mobile Home Tax	17,380	15,863	16,300	13,131	(3,169)	80.56%
Utility Excise Tax	199,256	189,666	185,283	91,706	(93,577)	49.50%
Utility Franchise Tax	1,527,814	1,632,678	1,616,000	1,216,674	(399,326)	75.29%
Subtotal	$ 4,046,800	$ 4,642,934	$ 4,295,583	$ 3,145,341	$ (1,150,242)	73.22%
Licenses and Permits:						
Miscellaneous Licenses and Permits:						
Alarm Permits	$ 11,810	$ 11,270	$ 12,000	$ 6,140	$ (5,860)	51.17%
Liquor Licenses	104,637	79,542	79,000	51,733	(27,267)	65.48%
Cigarette Permits	5,500	8,150	5,000	10,375	5,375	207.50%
Solicitor Licenses	5,080	9,460	7,000	3,535	(3,465)	50.50%
Miscellaneous Business Licenses	1,240	1,295	1,000	960	(40)	96.00%
Garbage Licenses	1,400	1,200	1,400	-	(1,400)	0.00%
Pet Licenses	42,441	37,753	41,000	22,408	(18,592)	54.65%
Mobile Food Vendor Licenses	18,350	9,895	8,000	2,340	(5,660)	29.25%
Special Event Permits	800	720	-	400	400	
Code Enforcement Permits:						
Operational Permits	22,400	32,653	15,000	18,700	3,700	124.67%
Building Permits	1,414,027	2,027,145	1,414,000	873,209	(540,791)	61.75%
Electrical Permits	126,394	170,655	126,000	71,017	(54,983)	56.36%
Heating Permits	88,137	101,214	88,000	62,883	(25,117)	71.46%
Plumbing Permits	75,496	118,070	75,000	57,524	(17,476)	76.70%
Driveway Permits	12,600	10,605	12,000	6,885	(5,115)	57.38%
Sidewalk Permits	12,510	11,305	12,000	7,115	(4,885)	59.29%
Moving/Demolition Permits	300	275	200	250	50	125.00%
Miscellaneous Permits	54,657	71,931	60,000	55,848	(4,152)	93.08%
Subtotal	$ 1,997,779	$ 2,703,138	$ 1,956,600	$ 1,251,322	$ (705,278)	63.95%
Use of Money and Property:						
Interest	$ 4,120,576	$ 4,264,554	$ 3,400,000	$ 3,593,588	$ 193,588	105.69%
Commissions	22,627	27,124	21,000	8,385	(12,615)	39.93%
Leases	62,820	51,048	52,358	9,902	(42,456)	18.91%
Aquatic Center Rentals	38,883	37,593	34,000	654	(33,346)	1.92%
Community Centers Rental	119,478	116,165	104,000	70,037	(33,963)	67.34%
Library Rentals	89,826	70,306	24,000	24,854	854	103.56%
Park Shelter Rentals	21,989	22,849	22,000	10,330	(11,670)	46.95%
Sports Complex Rentals	170,400	163,732	142,000	130,262	(11,739)	91.73%
Miscellaneous Rentals	1,366	1,907	1,000	1,469	469	146.88%
Subtotal	$ 4,647,965	$ 4,755,279	$ 3,800,358	$ 3,849,480	$ 49,122	101.29%
Intergovernmental:						
Local:						
Fire Protection	$ 571,591	$ 457,894	$ 474,000	$ 453,501	$ (20,499)	95.68%
School/Police Agreements	225,186	251,307	311,914	184,660	(127,254)	59.20%
County Library Contribution	161,032	158,260	158,260	93,252	(65,008)	58.92%
Other Local Contributions	104,917	82,318	80,000	42,725	(37,275)	53.41%
Miscellaneous Grants	5,535	124,925	-	(65,006)	(65,006)	

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of January 31, 2026	Over (under) Budget	Percent [1]
State:						
Commercial & Industrial Replacement	401,351	261,005	127,956	63,989	(63,967)	50.01%
Business Property Tax Credit	211,780	215,718	184,322	102,865	(81,457)	55.81%
Library Contribution	26,085	26,689	26,689	28,295	1,606	106.02%
Miscellaneous Grants	4,950	9,919	-	-	-	
Federal:						
Public Safety Grants	91,127	83,423	60,000	58,799	(1,201)	98.00%
Subtotal	$ 1,803,554	$ 1,671,458	$ 1,423,141	$ 963,079	$ (460,062)	67.67%
Service Charges:						
Public Safety:						
Police Reports	$ 12,042	$ 13,600	$ 12,000	$ 7,199	$ (4,801)	60.00%
Fire/Ambulance Reports	80	120	100	60	(40)	60.00%
False Alarm Fees	775	450	1,000	525	(475)	52.50%
Ambulance Charges	2,842,156	2,931,267	2,880,447	1,959,629	(920,818)	68.03%
Fingerprinting	11,442	8,832	11,000	3,505	(7,495)	31.86%
Towing Surcharge	2,050	1,500	2,000	1,260	(740)	63.00%
Animal Impound Fees	2,468	2,848	2,000	543	(1,457)	27.15%
RAD Course	2,174	1,671	1,000	2,306	1,306	230.62%
Miscellaneous Charges	5,485	225	1,000	163	(837)	16.34%
Culture and Recreation:						
Community Center Passes	60,997	118,180	91,000	94,124	3,124	103.43%
Dog Park Passes	29,779	28,103	30,000	17,631	(12,369)	58.77%
Aquatic Center Passes	453,553	454,253	456,000	23,330	(432,670)	5.12%
Admissions	718,279	682,870	598,000	438,131	(159,869)	73.27%
Special Programs	129,071	149,813	139,000	73,620	(65,380)	52.96%
Recreation Programs	594,583	680,525	570,000	373,762	(196,238)	65.57%
Swimming Lessons	122,998	143,534	125,000	11,212	(113,788)	8.97%
Field Preperations Fees	8,625	6,815	6,000	4,478	(1,523)	74.63%
Copy Charges	12,026	12,574	10,000	9,316	(684)	93.16%
Miscellaneous Charges	1,205	1,228	1,000	635	(365)	63.54%
Community and Economic Development:						
Housing Code	86,324	146,255	86,000	80,735	(5,265)	93.88%
Plan Review Fees	203,934	419,151	201,000	143,340	(57,660)	71.31%
Site Plan Review	13,560	16,400	13,000	7,800	(5,200)	60.00%
Zoning	13,595	6,635	5,000	1,235	(3,765)	24.70%
Subdivision Filing Fees	9,985	9,045	7,000	6,415	(585)	91.64%
Board of Adjustment Fees	2,660	1,950	2,000	2,100	100	105.00%
Architect Review Board Fees	2,065	2,665	2,000	930	(1,070)	46.50%
Miscellaneous Service Charges:						
Information Systems Charges	396,142	385,687	436,424	209,408	(227,016)	47.98%
Miscellaneous Charges	18,190	71,139	57,800	30,119	(27,681)	52.11%
Subtotal	$ 5,756,243	$ 6,297,335	$ 5,746,771	$ 3,503,512	$ (2,243,259)	60.96%
Miscellaneous:						
Concessions	$ 310,217	$ 282,984	$ 277,000	$ 159,026	$ (117,974)	57.41%
Map Sales	35	10	-	-	-	
Salvage Sales	11,139	97,705	-	24,364	24,364	
Private Contributions	23,714	17,700	-	5,130	5,130	
Sponsorships	31,415	30,218	28,000	15,690	(12,310)	56.03%
Rebates, Refunds & Reimbursements	28,001	32,461	5,000	56,785	51,785	1135.69%
Overtime Reimbursement	18,390	19,470	12,000	17,515	5,515	145.96%
Maintenance Reimbursement	263,863	329,636	311,114	91,663	(219,452)	29.46%
Fines/Parking Tickets	42,272	46,019	42,000	14,828	(27,172)	35.30%
Library Fines	18,257	18,085	16,000	9,586	(6,414)	59.91%
Lost/Damaged Materials	6,537	6,838	6,000	3,863	(2,137)	64.38%
Miscellaneous Revenues	436	499	400	513	113	128.18%
Overages/Shortages	1,095	2,185	-	1,071	1,071	
Subtotal	$ 755,370	$ 883,810	$ 697,514	$ 400,032	$ (297,482)	57.35%
Fund Total	$ 48,493,748	$ 54,016,361	$ 52,319,987	$ 31,415,344	$ (20,904,643)	60.04%

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of January 31, 2026	Over (under) Budget	Percent [1]
Hotel/Motel Tax Fund						
Other Revenue:						
Interest	$ 45,642	$ 62,793	$ 51,000	$ -	$ (51,000)	0.00%
Fund Total	$ 45,642	$ 62,793	$ 51,000	$ -	$ (51,000)	0.00%
Road Use Tax Fund:						
Intergovernmental Revenue:						
Road Use Taxes	$ 9,595,382	$ 9,966,603	$ 10,654,537	$ 6,358,360	$ (4,296,177)	59.68%
Interest	540,503	456,352	351,000	-	(351,000)	0.00%
Grants	(4,950)	4,950	-	-	-	
Salvage Sales	3,556	2,589	3,000	2,381	(619)	79.37%
Refunds	1,026	17,782	-	250,375	250,375	
Reimbursements	3,783	1,238	-	24,616	24,616	
Fund Total	$ 10,139,300	$ 10,449,514	$ 11,008,537	$ 6,635,732	$ (4,372,805)	60.28%
Tax Increment Financing Fund:						
Property Tax:						
TIF District Urban Renewal I	$ 8,914,746	$ 6,902,828	$ 7,092,254	$ 4,112,569	$ (2,979,685)	57.99%
TIF District Urban Renewal II	568,305	516,006	620,625	351,705	(268,920)	56.67%
TIF District Urban Renewal III	863,401	514,613	609,156	340,228	(268,928)	55.85%
Use of Money and Property:						
Interest	384,371	293,435	248,000	-	(248,000)	0.00%
Other Reimbursements	539,853	-	-	-	-	
Fund Total	$ 11,270,675	$ 8,226,882	$ 8,570,035	$ 4,804,501	$ (3,765,534)	56.06%
Police and Fire Retirement Fund:						
Property Tax:						
General Property Tax	$ 2,552,663	$ 2,953,611	$ 3,134,545	$ 1,667,372	$ (1,467,173)	53.19%
Non-property Taxes:						
Mobile Home Tax	1,500	1,410	1,000	1,184	184	118.38%
Utility Replacement Tax	17,258	16,950	16,891	8,360	(8,531)	49.49%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	34,746	23,316	11,665	5,831	(5,834)	49.99%
School Police Agreements	33,836	37,534	54,435	29,926	(24,509)	54.98%
Business Property Tax Credit	18,343	19,018	16,803	9,377	(7,426)	55.81%
Use of Money and Property:						
Interest	26,250	26,306	20,000	-	(20,000)	0.00%
Fund Total	$ 2,684,596	$ 3,078,145	$ 3,255,339	$ 1,722,050	$ (1,533,289)	52.90%
Debt Service Fund:						
Property Tax:						
General Property Tax	$ 15,015,401	$ 17,016,365	$ 18,048,107	$ 9,624,562	$ (8,423,545)	53.33%
Non-property Taxes:						
Mobile Home Tax	8,190	7,691	8,000	6,457	(1,543)	80.71%
Utility Replacement Tax	94,137	92,457	92,130	45,600	(46,530)	49.50%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	204,349	134,342	67,144	33,563	(33,581)	49.99%
Business Property Tax Credit	100,053	103,732	91,653	51,149	(40,504)	55.81%
Use of Money and Property:						
Interest	273,368	270,517	223,000	-	(223,000)	0.00%
Fund Total	$ 15,695,498	$ 17,625,104	$ 18,530,034	$ 9,761,331	$ (8,768,703)	52.68%
Solid Waste Fund:						
Recycling Fees	$ 1,425,436	$ 1,490,959	1,571,000	899,586	(671,414)	57.26%
Service Charges	21,010	20,583	21,000	12,104	(8,896)	57.64%
Interest	26,230	25,774	21,000	-	(21,000)	0.00%
Fund Total	$ 1,472,676	$ 1,537,316	$ 1,613,000	$ 911,690	$ (701,310)	56.52%

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of January 31, 2026	Over (under) Budget	Percent [1]
Water Fund:						
Refunds	$ 12,449	$ 15,791	10,000	3,412	$ (6,588)	34.12%
Sales Tax	22	171	-	25	25	
Excise Tax	1,087,401	1,125,223	1,250,000	688,411	(561,589)	55.07%
Cell Tower Lease	56,144	56,744	60,725	26,629	(34,096)	43.85%
Outside Billing	29,060	34,903	28,000	6,000	(22,000)	21.43%
Water Sales	15,460,204	15,858,730	16,559,770	9,738,546	(6,821,224)	58.81%
Hook Up Fees	263,502	299,542	200,000	106,067	(93,933)	53.03%
Meter Sales	414,112	466,957	431,000	214,798	(216,202)	49.84%
Temporary Water Sales	54,460	75,020	60,000	32,260	(27,740)	53.77%
Water Availability	3,810,091	4,094,002	4,203,820	2,535,235	(1,668,585)	60.31%
Service Charges	169,199	154,356	151,000	92,076	(58,924)	60.98%
Unapplied Credits	(4,310)	(684)	-	(5,768)	(5,768)	
Deposits	192,087	177,691	203,000	129,717	(73,283)	63.90%
Interest	105,000	105,223	80,000	-	(80,000)	0.00%
Bond Proceeds	325,572	-	8,500,000	-	(8,500,000)	0.00%
Loan/Note Proceeds	-	-	-	8,998,780	8,998,780	
Miscellaneous	6,525	8,190	-	2,709	2,709	
Fund Total	$ 21,981,518	$ 22,471,860	$ 31,737,315	$ 22,568,896	$ (9,168,419)	71.11%
Sewer Fund:						
Sales Tax	$ 260,283	$ 255,460	$ 300,000	$ 153,913	$ (146,087)	51.30%
Miscellaneous	9,649	-	-	-	-	
Miscellaneous Service Charge	60,577	51,995	60,000	31,148	(28,852)	51.91%
Sewer Usage	9,597,819	10,215,955	10,523,849	6,361,445	(4,162,404)	60.45%
Hook Up Fees	886,353	606,438	300,000	191,348	(108,652)	63.78%
Sewer Availability	6,534,713	6,756,739	7,166,000	4,308,588	(2,857,412)	60.13%
Interest	94,500	108,922	82,000	42,257	(39,743)	51.53%
Fund Total	$ 17,443,893	$ 17,995,509	$ 18,431,849	$ 11,088,701	$ (7,343,148)	60.16%
Storm Water Fund						
Permits	$ 73,760	$ 79,361	$ 72,000	$ 73,495	$ 1,495	102.08%
Interest	166,196	162,649	130,000	-	(130,000)	0.00%
Sales Tax	69,187	84,786	95,000	51,739	(43,261)	54.46%
Service Charges	3,496,365	4,197,835	4,339,469	2,569,873	(1,769,596)	59.22%
Miscellaneous	10,391	3,100	15,000	3,200	(11,800)	21.33%
Fund Total	$ 3,815,898	$ 4,527,731	$ 4,651,469	$ 2,698,307	$ (1,953,162)	58.01%
Golf Course Fund:						
Refunds	$ 1,836	$ 1,284	$ 1,000	$ 1,443	$ 443	144.32%
Commissions	1,008	3,432	1,000	3,638	2,638	363.80%
Miscellaneous Service Charges	25,582	59,201	74,000	47,507	(26,493)	64.20%
Gift Certificates	10,517	4,575	-	(5,227)	(5,227)	
Driving Range	228,752	247,012	202,000	136,163	(65,837)	67.41%
Rec Program Fees	28,930	28,772	26,000	(70)	(26,070)	-0.27%
Overages (Shortages)	(1,372)	(432)	-	56	56	
Food and Beverage Sales	306,141	288,601	270,000	195,574	(74,426)	72.43%
Clubhouse and Banquet Rental	24,291	18,643	27,000	9,230	(17,770)	34.19%
Alcoholic Beverage Sales	332,115	356,616	313,000	218,475	(94,525)	69.80%
Season Passes	110,772	112,831	112,000	2,987	(109,013)	2.67%
Greens Fees	824,833	871,453	717,000	573,768	(143,232)	80.02%
Merchandise Sales	141,340	154,435	130,000	80,624	(49,376)	62.02%
Cart Rental	470,217	501,143	427,000	316,316	(110,684)	74.08%
Equipment Rental	3,230	3,645	3,000	3,883	883	129.42%
Sales Tax	48,454	53,349	43,000	29,818	(13,182)	69.34%
Miscellaneous Revenue	98,393	102,470	102,000	66,083	(35,917)	64.79%
Interest	104,588	115,008	92,000	-	(92,000)	0.00%
Other Reimbursement	1,050	-	-	11	11	
Fund Total	$ 2,760,675	$ 2,922,037	$ 2,540,000	$ 1,680,280	$ (859,720)	66.15%
Total - Major Operating Funds	$ 135,804,120	$ 142,913,252	$ 152,708,565	$ 93,286,832	$ (59,421,734)	61.09%

[1] January is 58.3% of the fiscal year.

City of Ankeny
Major Operating Funds
Budget versus Actual
January 31, 2026

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
General Fund									
Public Safety:									
Police Administration	1111	$ 3,000	$ 15,850	$ 12,850	528%	$ 2,167,272	$ 1,257,290	$ (909,982)	58%
Police Operations	1112	428,914	215,030	(213,884)	50%	9,606,991	5,656,581	(3,950,410)	59%
Police Support Services	1114	36,000	21,285	(14,715)	59%	2,902,423	1,708,418	(1,194,005)	59%
Crossing Guards	1119	-	-	-	N/A	139,709	56,974	(82,735)	41%
Emergency Preparedness	1140	-	-	-	N/A	440,700	443,806	3,106	101%
Fire Administration	1141	494,100	473,658	(20,442)	96%	1,498,229	849,242	(648,987)	57%
Fire Suppression	1142	1,000	15,931	14,931	1593%	4,807,584	2,727,373	(2,080,211)	57%
Emergency Medical Services	1144	2,880,447	1,960,983	(919,464)	68%	8,423,107	4,307,995	(4,115,112)	51%
Code Enforcement	1460	2,023,200	1,312,700	(710,500)	65%	2,374,112	1,440,976	(933,136)	61%
Animal Control	2224	2,000	543	(1,457)	27%	32,000	8,645	(23,355)	27%
Subtotal		$ 5,868,661	$ 4,015,982	$ (1,852,679)	68%	$ 32,392,127	$ 18,457,299	$ (13,934,828)	57%
Culture & Recreation:									
Library	2331	$ 242,349	$ 171,003	$ (71,346)	71%	$ 3,053,793	$ 1,845,814	$ (1,207,979)	60%
Park Administration	2440	72,000	27,957	(44,043)	39%	393,676	255,102	(138,574)	65%
Park Maintenance	2441	-	214	214	N/A	2,236,523	1,407,934	(828,589)	63%
Recreation	2442	675,000	405,218	(269,782)	60%	1,004,800	630,371	(374,429)	63%
Community Centers	2443	292,000	240,427	(51,573)	82%	634,584	368,708	(265,876)	58%
Aquatic Centers	2444	1,463,000	660,137	(802,863)	45%	1,833,898	1,181,713	(652,185)	64%
Prairie Ridge Sports Complex	2445	476,167	206,652	(269,515)	43%	1,310,628	769,856	(540,772)	59%
Hawkeye Concessions	2446	67,800	53,205	(14,595)	78%	71,430	26,791	(44,639)	38%
Cemetery	3547	-	-	-	N/A	600	-	(600)	0%
Subtotal		$ 3,288,316	$ 1,764,813	$ (1,523,503)	54%	$ 10,539,932	$ 6,486,289	$ (4,053,643)	62%
Public Works:									
Airport Authority	3548	$ 745,727	$ 396,702	$ (349,025)	53%	$ 745,736	$ 372,868	-	50%
Subtotal		$ 745,727	$ 396,702	$ (349,025)	53%	$ 745,736	$ 372,868	$ -	50%
Community & Economic Development:									
Development Engineering	3545	$ 48,000	$ 49,573	$ 1,573	103%	$ 1,103,229	$ 712,679	$ (390,550)	65%
Housing Authority	3648	-	-	-	N/A	14,237	9,237	(5,000)	65%
Economic Development	4886	-	-	-	N/A	417,927	261,152	(156,775)	62%
Community Development	4887	30,000	19,680	(10,320)	66%	1,414,869	788,032	(626,837)	56%
Subtotal		$ 78,000	$ 69,253	$ (8,747)	89%	$ 2,950,262	$ 1,771,100	$ (1,179,162)	60%
General Government:									
Communications	2335	$ -	$ 12	$ 12	N/A	$ 489,943	$ 277,091	$ (212,852)	57%
Mayor and City Council	4881	-	-	-	N/A	184,967	150,372	(34,595)	81%
Human Resources	4882	-	-	-	N/A	574,002	400,709	(173,293)	70%
City Manager	4883	-	2,525	2,525	N/A	1,278,364	583,790	(694,574)	46%
City Clerk	4884	142,400	92,259	(50,141)	65%	582,129	364,950	(217,179)	63%
Finance	4885	41,760,459	24,864,364	(16,896,095)	60%	679,983	454,178	(225,805)	67%
Information Technology	4889	436,424	209,408	(227,016)	48%	1,745,696	927,975	(817,721)	53%
City Hall Building	4891	-	25	25	N/A	104,359	73,138	(31,221)	70%
Subtotal		$ 42,339,283	$ 25,168,594	$ (17,170,689)	59%	$ 5,639,443	$ 3,232,203	$ (2,407,240)	57%
Total General Fund		$ 52,319,987	$ 31,415,344	$ (20,904,643)	60%	$ 52,267,500	$ 30,319,759	$ (21,947,741)	58%
Hotel/Motel Tax Fund									
Community and Economic Development	2233	$ 51,000	$ -	$ (51,000)	0%	$ 1,840,989	$ 1,131,943	$ (709,046)	61%
Road Use Tax Fund									
Public Works:									
Street Lighting	1260	$ -	$ -	$ -	N/A	$ 750,000	$ 407,149	$ (342,851)	54%

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
Public Works Engineering	3261	11,008,537	6,635,732	(4,372,805)	60%	2,435,550	1,433,420	(1,002,130)	59%
Public Works Maintenance	3262	-	-	-	N/A	3,397,314	2,041,456	(1,355,858)	60%
Snow and Ice Control	3263	-	-	-	N/A	1,214,930	962,095	(252,835)	79%
Traffic Engineering	3265	-	-	-	N/A	1,745,228	838,017	(907,211)	48%
Total Road Use Tax Fund		$ 11,008,537	$ 6,635,732	$ (4,372,805)	60%	$ 9,543,022	$ 5,682,137	$ (3,860,885)	60%
Tax Increment Financing									
Community and Economic Development	4280	$ 8,570,035	$ 4,804,501	$ (3,765,534)	56%	$ 3,212,250	$ 61,651	$ (3,150,599)	2%
Police and Fire Retirement									
Public Safety:	4290	$ 3,255,339	$ 1,722,050	$ (1,533,289)	53%	$ 3,465,256	$ 2,054,330	$ (1,410,926)	59%
Debt Service									
Debt Service:	4300	$ 18,530,034	$ 9,761,331	$ (8,768,703)	53%	$ 27,055,475	$ 2,159,969	$ (24,895,506)	8%
Solid Waste									
Enterprise:	3500	$ 1,613,000	$ 911,690	$ (701,310)	57%	$ 1,604,402	$ 906,853	$ (697,549)	57%
Water									
Enterprise:									
Utility Deposits	3505	$ 203,000	$ 129,717	$ (73,283)	64%	$ 182,000	$ 100,975	$ (81,025)	55%
Water Administration	3510	31,534,315	22,439,180	(9,095,135)	71%	28,720,114	22,843,912	(5,876,202)	80%
Water Maintenance	3512	-	-	-	N/A	3,368,243	1,735,500	(1,632,743)	52%
Water Improvement	3520	-	-	-	N/A	-	-	-	N/A
Water Sinking	3530	-	-	-	N/A	3,705,682	404,401	(3,301,281)	11%
Total Water Fund		$ 31,737,315	$ 22,568,896	$ (9,168,419)	71%	$ 35,976,039	$ 25,084,788	$ (10,891,251)	70%
Sewer									
Enterprise:									
Sewer Administration	3550	$ 18,431,849	$ 11,088,701	$ (7,343,148)	60%	$ 10,395,128	$ 6,733,842	$ (3,661,286)	65%
Sewer Maintenance	3552	-	-	-	N/A	2,211,090	1,487,744	(723,346)	67%
Sewer Improvement	3560	-	-	-	N/A	-	-	-	N/A
Total Sewer Fund		$ 18,431,849	$ 11,088,701	$ (7,343,148)	60%	$ 12,606,218	$ 8,221,586	$ (4,384,632)	65%
Storm Water									
Enterprise:									
Storm Water Administration	3580	$ 4,651,469	$ 2,698,307	$ (1,953,162)	58%	$ 1,319,639	$ 754,235	$ (565,404)	57%
Street Cleaning	3584	-	-	-	N/A	273,254	120,814	(152,440)	44%
Total Storm Water Fund		$ 4,651,469	$ 2,698,307	$ (1,953,162)	58%	$ 1,592,893	$ 875,049	$ (717,844)	55%
Golf Course									
Enterprise:									
Golf Course Maintenance	2591	$ 1,000	$ 1,188	$ 188	119%	$ 824,355	$ 502,101	$ (322,254)	61%
Golf Course Pro Shop	2592	1,795,000	1,177,659	(617,341)	66%	802,722	418,175	(384,547)	52%
Golf Course Banquet Services	2595	744,000	501,432	(242,568)	67%	793,845	488,343	(305,502)	62%
Total Golf Course Fund		$ 2,540,000	$ 1,680,280	$ (859,720)	66%	$ 2,420,922	$ 1,408,619	$ (1,012,303)	58%
Total		$ 152,708,565	$ 93,286,832	$ (59,421,733)	61%	$ 151,584,966	$ 77,906,685	$ (73,678,281)	51%

City of Ankeny
Investment Schedule
January 2026

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance January 31, 2026
Capital Projects													
	Robert W. Baird & Co.	FNMA	Federal Security	4.407%	9/3/2024	8/25/2025	356	$ 5,000,000.00	$ -	$ (188,525.65)	$ 197,900.65	$ 4,811,474.35	$ -
104092373377	Community Choice Cre	CD	CD	4.250%	9/27/2024	9/27/2025	364	4,000,000.00	-	-	169,028.12	4,000,000.00	-
	Robert W. Baird & Co.	T-Note	T-Note	4.128%	9/5/2024	2/15/2026	528	5,000,000.00	-	(170,858.59)	40,625.00	-	4,829,141.41
	RBC Wealth Managem	MUFG Bank	Commercial Paper	3.953%	10/1/2025	6/26/2026	268	1,942,826.66	-	-	-	-	1,942,826.66
	RBC Wealth Managem	T-Note	T-Note	3.891%	9/3/2024	8/15/2026	711	5,000,000.00	-	43,848.75	109,375.00	-	5,043,848.75
	Robert W. Baird & Co.	T-Note	T-Note	3.660%	10/2/2025	10/31/2026	394	5,000,000.00	23,692.26	(131,603.12)	4,432.74	-	4,868,396.88
	RBC Wealth Managem	Federal Farm Credits	Federal Security	3.557%	10/2/2025	8/27/2027	694	5,000,000.00	17,621.53	6,021.30	-	-	5,023,642.83
	RBC Wealth Managem	Federal Farm Credits	Federal Security	3.507%	12/18/2025	12/9/2027	721	4,000,000.00	3,500.00	(537.04)	-	-	4,002,962.96
	RBC Wealth Managem	T-Note	T-Note	3.625%	12/18/2025	12/31/2028	1109	4,000,000.00	25,557.07	(246,300.00)	1,942.93	-	3,753,700.00
Subtotal								$ 38,942,826.66	$ 70,370.86	$ (687,954.35)	$ 523,304.44	$ 8,811,474.35	$ 29,464,519.49
Equipment Reserve													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	$ 1,000,000.00	$ -	$ -	$ -	$ -	$ 1,000,000.00
Subtotal								$ 1,000,000.00	$ -	$ -	$ -	$ -	$ 1,000,000.00
General Funds													
	Robert W. Baird & Co.	Natixis	Commercial Paper	4.468%	12/12/2024	8/7/2025	238	$ 4,856,538.90	$ -	$ -	$ 143,461.10	$ 4,856,538.90	$ -
	Robert W. Baird & Co.	T-Note	T-Note	4.282%	12/13/2024	8/31/2025	261	5,000,000.00	-	(139,860.95)	146,110.95	4,860,139.05	-
	RBC Wealth Managem	MUFG Bank	Commercial Paper	4.442%	12/12/2024	9/5/2025	267	4,840,541.65	-	-	159,458.35	4,840,541.65	-
0015592889-1003	Green State Credit Uni	CD	CD	4.500%	9/16/2024	9/16/2025	365	5,000,000.00	-	-	225,294.73	5,000,000.00	-
40029324	Two Rivers Bank & Tru	CD	CD	4.250%	9/27/2024	9/27/2025	365	5,000,000.00	-	-	212,499.53	5,000,000.00	-
260007020	Community State	CD	CD	4.400%	4/4/2025	10/1/2025	180	5,000,000.00	-	-	106,273.98	5,000,000.00	-
	RBC Wealth Managem	FHLMC	Federal Security	4.204%	4/16/2025	10/15/2025	182	1,310,000.00	21.83	(23,056.00)	26,964.17	1,286,944.00	-
	RBC Wealth Managem	FHLMC	Federal Security	4.197%	4/16/2025	10/27/2025	194	1,140,000.00	-	(21,318.00)	24,738.00	1,118,682.00	-
	Robert W. Baird & Co.	T-Note	T-Note	4.256%	12/13/2024	11/30/2025	352	5,000,000.00	-	(179,750.00)	189,125.00	4,820,250.00	-
	Robert W. Baird & Co.	T-Note	T-Note	4.068%	4/16/2025	1/31/2026	290	5,000,000.00	27,192.68	(55,531.25)	159,588.57	4,944,468.75	-
6901143053	BMO	CD	CD	4.180%	4/4/2025	4/4/2026	365	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	T-Note	T-Note	3.955%	4/16/2025	4/15/2026	364	5,000,000.00	512.30	(9,828.12)	93,237.70	-	4,990,171.88
0028778	Community Choice Cre	CD	CD	4.000%	10/16/2025	4/16/2026	181	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	Lloyds Bank	Commercial Paper	3.885%	10/17/2025	5/31/2026	226	4,890,222.20	-	-	-	-	4,890,222.20
1393737	IPAIT	CD	CD	3.710%	12/22/2025	6/22/2026	182	5,000,000.00	-	-	-	-	5,000,000.00
3001266051	Lincoln Savings Bank	CD	CD	4.000%	10/16/2025	7/17/2026	273	5,000,000.00	-	-	-	-	5,000,000.00
3001275234	Lincoln Savings Bank	CD	CD	3.710%	12/22/2025	9/22/2026	273	5,000,000.00	-	-	-	-	5,000,000.00
0028661	Community Choice Cre	CD	CD	4.000%	10/1/2025	10/1/2026	364	2,000,000.00	-	-	-	-	2,000,000.00
3001266043	Lincoln Savings Bank	CD	CD	4.000%	10/16/2025	10/16/2026	364	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	T-Note	T-Note	3.554%	10/20/2025	10/31/2026	376	5,000,000.00	38,196.33	(95,851.56)	2,428.67	-	4,904,148.44
3001274814	Lincoln Savings Bank	CD	CD	3.760%	12/22/2025	12/22/2026	364	5,000,000.00	-	-	-	-	5,000,000.00
3000907325	Lincoln Savings Bank	MM	Money market	2.722%	N/A	N/A	MM	7,842,215.12	-	-	127,727.56	3,500,021.40	4,342,193.72
IA02-39246-101	IPAIT	MM	Money market	3.485%	N/A	N/A	MM	88,020,614.83	-	-	1,208,362.11	51,000,000.00	37,020,614.83
	Farmers State Bank	MM	Money market	3.440%	N/A	N/A	MM	25,921,096.34	-	-	579,034.59	1,000,000.00	24,921,096.34
Subtotal								$ 215,821,229.04	$ 65,923.14	$ (525,195.88)	$ 3,404,305.01	$ 97,227,585.75	$ 118,068,447.41
Police/Fire Pension													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	$ 500,000.00	$ -	$ -	$ -	$ -	$ 500,000.00
Subtotal								$ 500,000.00	$ -	$ -	$ -	$ -	$ 500,000.00
Sewer Improvement Fund													
104092373377	Community Choice Cre	CD	CD	4.250%	9/27/2024	9/27/2025	364	$ 1,000,000.00	$ -	$ -	$ 42,257.03	$ 1,000,000.00	$ -
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	1,000,000.00	-	-	-	-	1,000,000.00
0028661	Community Choice Cre	CD	CD	4.000%	10/1/2025	10/1/2026	364	1,000,000.00	-	-	-	-	1,000,000.00
Subtotal								$ 3,000,000.00	$ -	$ -	$ 42,257.03	$ 1,000,000.00	$ 2,000,000.00

City of Ankeny
Investment Schedule
January 2026

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance January 31, 2026
Water Fund													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	$ 3,000,000.00	$ -	$ -	$ -	$ -	$ 3,000,000.00
Subtotal								$ 3,000,000.00	$ -	$ -	$ -	$ -	$ 3,000,000.00
Total Investments								$ 262,264,055.70	$ 136,294.00	$ (1,213,150.23)	$ 3,969,866.48	$ 107,039,060.10	$ 154,032,966.90

Totals by Institution

Bankers Trust	$ -	$ -	$ -	$ -	$ -	$ -
BMO	5,000,000.00	-	-	-	-	5,000,000.00
Community Choice Credit Union	13,000,000.00	-	-	211,285.15	5,000,000.00	8,000,000.00
Community State	10,500,000.00	-	-	106,273.98	5,000,000.00	5,500,000.00
Farmers State Bank	25,921,096.34	-	-	579,034.59	1,000,000.00	24,921,096.34
First Interstate Bank	-	-	-	-	-	-
First National Bank	-	-	-	-	-	-
Great Southern Bank	-	-	-	-	-	-
Green State Credit Union	5,000,000.00	-	-	225,294.73	5,000,000.00	-
IPAIT	93,020,614.83	-	-	1,208,362.11	51,000,000.00	42,020,614.83
Lincoln Savings Bank	27,842,215.12	-	-	127,727.56	3,500,021.40	24,342,193.72
Northwest Bank	-	-	-	-	-	-
RBC Wealth Management	27,233,368.31	46,700.43	(241,340.99)	322,478.45	7,246,167.65	19,766,981.20
Robert W. Baird & Co.	49,746,761.10	89,593.57	(971,809.24)	976,910.38	24,292,871.05	24,482,080.81
South Story Bank & Trust	-	-	-	-	-	-
Two Rivers Bank & Trust	5,000,000.00	-	-	212,499.53	5,000,000.00	-
Veridian Credit Union	-	-	-	-	-	-
Wells Fargo Bank	-	-	-	-	-	-
Total	$ 262,264,055.70	$ 136,294.00	$ (1,213,150.23)	$ 3,969,866.48	$ 107,039,060.10	$ 154,032,966.90

Totals by Type

CD	$ 63,500,000.00	$ -	$ -	$ 755,353.39	$ 20,000,000.00	$ 43,500,000.00
Commercial paper	16,530,129.41	-	-	302,919.45	9,697,080.55	6,833,048.86
Money market	121,783,926.29	-	-	1,915,124.26	55,500,021.40	66,283,904.89
Federal security	16,450,000.00	21,143.36	(227,415.39)	249,602.82	7,217,100.35	9,026,605.79
T-Bill	-	-	-	-	-	-
T-Note	44,000,000.00	115,150.64	(985,734.84)	746,866.56	14,624,857.80	28,389,407.36
	$ 262,264,055.70	$ 136,294.00	$ (1,213,150.23)	$ 3,969,866.48	$ 107,039,060.10	$ 154,032,966.90

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to receive and file the Building Permit Report for January 2026.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Building Report - January 2026

City of Ankeny
Building Permit Report

Month of January 2026

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	January-26		January-25		1/1/2026-1/31/2026		1/1/2025-1/31/2025		7/1/2025-1/31/2026	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	21	$8,904,484	21	$7,917,976	21	$8,904,484	21	$7,917,976	211	$87,333,986
New Single Family Attached/Duplex	5	$1,434,280	7	$1,981,155	5	$1,434,280	7	$1,981,155	99	$28,436,392
New Multi - Family	0	$0	0	$0	0	$0	0	$0	1	$4,003,375
Total New Residential Permits	**26**	**$10,338,764**	**28**	**$9,899,131**	**26**	**$10,338,764**	**28**	**$9,899,131**	**311**	**$119,773,753**
Additions/Alterations/Other (1)	35	$773,599	36	$712,609	35	$773,599	36	$712,609	406	$4,122,094
Total New Dwelling Units	***26***		***28***		***26***		***28***		***331***	
NON-RESIDENTIAL										
New Commercial	0	$0	1	$949,614	0	$0	1	$949,614	13	$32,682,763
COM Additions/Alterations/Other	3	$325,000	2	$65,000	3	$325,000	2	$65,000	42	$6,498,684
New Church	0	$0	0	$0	0	$0	0	$0	0	$0
CHR Additions/Alterations/Other	1	$25,000	1	$42,000	1	$25,000	1	$42,000	4	$4,391,794
New School	0	$0	0	$0	0	$0	0	$0	3	$30,649,960
SCH Additions/Alterations/Other	1	$1,500,000	0	$0	1	$1,500,000	0	$0	3	$1,773,760
Total Non Residential Permits	**5**	**$1,850,000**	**4**	**$1,056,614**	**5**	**$1,850,000**	**4**	**$1,056,614**	**65**	**$75,996,961**
MISC PERMITS (2)	47	$173,936	22	$124,862	47	$173,936	22	$124,862	484	$869,623
TOTALS	**113**	**$13,136,299**	**90**	**$11,793,216**	**113**	**$13,136,299**	**90**	**$11,793,216**	**1266**	**$200,762,431**

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Date xlRange from January 2026

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	1/7/2026	$351,851	25-7507-NEW	1612 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	1/8/2026	$377,516	25-7496-NEW	4414 NE 7th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	1/8/2026	$377,913	25-7497-NEW	4410 NE 7th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	1/14/2026	$516,608	26-0020-NEW	6021 NE Terrace Ridge Dr	Caliber Homes	Caliber Homes
Single Family Detached	New Building	1/14/2026	$834,268	26-0055-NEW	1612 NE 19th St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	1/15/2026	$349,716	26-0120-NEW	4205 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/22/2026	$323,567	25-6885-NEW	2524 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	1/22/2026	$401,132	25-6887-NEW	2516 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	1/22/2026	$405,950	25-6936-NEW	2520 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	1/22/2026	$429,877	25-6937-NEW	2507 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	1/22/2026	$449,286	25-6938-NEW	2508 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	1/22/2026	$355,975	25-6940-NEW	2512 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	1/27/2026	$366,840	26-0242-NEW	4220 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/27/2026	$350,916	26-0275-NEW	4124 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/27/2026	$353,476	26-0276-NEW	4120 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/27/2026	$401,577	26-0277-NEW	1207 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/27/2026	$416,681	26-0282-NEW	1203 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/28/2026	$417,881	26-0298-NEW	5907 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/29/2026	$619,540	25-7453-NEW	1910 NE Pine Lake Cir	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	1/29/2026	$450,438	25-7531-NEW	2915 NW 27th Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	1/30/2026	$353,476	26-0297-NEW	5908 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/30/2026	$286,856	26-0301-NEW	1441 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/30/2026	$286,856	26-0302-NEW	1437 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/30/2026	$286,856	26-0303-NEW	1433 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/30/2026	$286,856	26-0304-NEW	1429 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/30/2026	$286,856	26-0306-NEW	1425 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	1/2/2026	$2,110	26-0001-ALT	817 SE Cortina Dr	Akin Brothers Construction	Akin Brothers Construction
Single Family Detached	Building Alteration	1/6/2026	$25,200	26-0029-ALT	524 NE 57th Ct	McKenna Townsend	Blake Wyckoff
Single Family Detached	Fire Repair	1/8/2026	$200,000	25-7049-FREP	4313 SW Ash Ct	Raul Cunarro	Raul Cunarro
Single Family Detached	Building Alteration	1/8/2026	$21,798	26-0075-ALT	1012 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	1/8/2026	$21,798	26-0076-ALT	4209 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	1/8/2026	$27,626	26-0077-ALT	4217 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	1/13/2026	$19,938	26-0112-ALT	213 SE 3rd St	BAM Basements	BAM Basements and Masons
Single Family Detached	Building Alteration	1/13/2026	$6,724	26-0113-ALT	709 NW Logan St	Foundation Recovery Systems	Groundworks Foundation Rec
Single Family Detached	Building Alteration	1/13/2026	$16,380	26-0134-ALT	3813 NW 8th Ct	Dave Moyer	Dave Moyer
Single Family Detached	Building Alteration	1/14/2026	$41,328	25-7492-ALT	1223 NE 31st St	Home Reimagined LLC	Platinum Electric Service, Herr Plm
Single Family Detached	Pergola	1/14/2026	$23,000	26-0053-PERG	2206 NW Park Meadows Dr	Jason Smothers	Buresh Homes Solutions
Single Family Detached	Building Addition	1/14/2026	$24,349	26-0155-ADD	2812 SW Country Ln	DLR Construction	DLR Construction
Single Family Attached	Building Alteration	1/15/2026	$3,150	26-0140-ALT	212 NE Country Meadow Ln	Southern oaks construction llc	Southern oaks construction llc
Single Family Detached	Building Alteration	1/15/2026	$23,058	26-0142-ALT	4407 NE Briarwood Dr	Justin Boswell	Justin Boswell
Single Family Detached	Building Alteration	1/16/2026	$17,388	26-0109-ALT	4408 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.

Single Family Attached	Building Alteration	1/20/2026	$22,838	26-0181-ALT	4410 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	1/21/2026	$8,000	25-7200-ALT	3605 SW Court Ave	Ryan Ferris	Ferris Construction LLC
Single Family Detached	Building Alteration	1/21/2026	$3,200	26-0262-ALT	322 SW Westview Dr	Marvin Byrkett	BAM Basements and Masons
Single Family Detached	Building Alteration	1/22/2026	$31,500	25-6866-ALT	709 NE Country Meadow Dr	Justin Hardenbrook	Justin Hardenbrook
Single Family Detached	Building Alteration	1/22/2026	$25,042	25-7535-ALT	3903 SE Primrose Dr	Nicholas Romsey	Nicholas Romsey
Single Family Detached	Building Addition	1/22/2026	$26,378	26-0228-ADD	605 SW Maple St	Midwest Construction	Midwest Construction
Single Family Detached	Building Alteration	1/22/2026	$54,558	26-0230-ALT	2104 SW Westwinds Dr	Reese Builders Inc	Reese Builders Inc
Single Family Detached	Building Addition	1/22/2026	$33,310	26-0252-ADD	1510 NW Boulder Dr	Screenbuilders of Ankeny	Screenbuilder of Ankeny
Single Family Detached	Building Alteration	1/22/2026	$10,269	26-0259-ALT	522 SW Cherry St	Brad Burch	Brad Burch
Single Family Detached	Building Alteration	1/23/2026	$5,763	26-0289-ALT	709 NW School St	Foundation Recovery Systems	Groundworks Foundation Rec
Single Family Detached	Building Alteration	1/26/2026	$5,544	26-0051-ALT	104 NW Rock Creek Cir	Toby Jackson	Toby Jackson
Single Family Detached	Building Alteration	1/28/2026	$28,350	25-7506-ALT	4620 NE Hayes Dr	Grant M Cosselman	Grant M Cosselman
Single Family Detached	Building Alteration	1/28/2026	$33,516	26-0294-ALT	4220 NW Cedarwood Dr	Jagannathan Alagurajan	Jagannathan Alagurajan
Single Family Detached	Shed	1/16/2026	$3,600	26-0184-SHD	2214 NW Ashland Pkwy	Edith Campos	Lopez G Framing LLC
Single Family Detached	Deck	1/2/2026	$5,124	26-0002-DECK	3419 NW Boulder Brook Pl	Better Builders	Better Builders
Single Family Detached	Deck	1/20/2026	$240	26-0227-DECK	513 NE 5th St	Grace Fox	Grace Fox
Duplex	Deck	1/25/2026	$288	26-0208-DECK	1514 SW 2nd St	Jonathan Richard Mueller	Jonathan Richard Mueller
Single Family Detached	Deck	1/27/2026	$2,232	25-6617-DECK	4706 NE Rio Dr	Christopher Krohn	Christopher Krohn
Single Family Detached	Swimming Pool	1/16/2026	$0	26-0173-POOL	5903 NE Oak Dr	Heartland Pool and Spa	Precision Electric LLC
Single Family Detached	Swimming Pool	1/21/2026	$0	26-0263-POOL	5029 NE Michael Ct	Amber Rider	Central Iowa Pool & Spa
Mixed Use	Building Alteration	1/23/2026	$100,000	26-0052-ALT	1630 S Ankeny Blvd Ste 114	Accurate Commercial RES	Accurate Commercial RES
Retail	Building Alteration	1/28/2026	$75,000	26-0167-ALT	3603 NE Otterview Cir	Sariah Beckman	Sariah Beckman
Office	Building Alteration	1/28/2026	$150,000	26-0250-ALT	1630 S Ankeny Blvd Ste 103	Accurate Commercial RES	Accurate Commercial RES
Church	Building Alteration	1/16/2026	$25,000	26-0135-ALT	4703 N Ankeny Blvd	Karl Chambers	Karl Chambers
School	Building Alteration	1/23/2026	$1,500,000	25-6750-ALT	2910 SW Applewood St	HPC, L.L.C.	HPC, L.L.C.
Single Family Attached	Fence/Wall	1/21/2026	$0	26-0200-FNCE	1815 NW Lakeside Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	1/6/2026	$0	26-0011-FNCE	4201 NE 5th St	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	1/9/2026	$0	26-0085-FNCE	917 NE Forest Ridge Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	1/13/2026	$0	26-0103-FNCE	1102 NW Cedarwood Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	1/14/2026	$0	26-0132-FNCE	1707 SW Linden St	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	1/14/2026	$0	26-0119-FNCE	707 NE 46th Ct	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	1/16/2026	$0	26-0175-FNCE	4316 NE Par View Ct	John Alexander Curtis	John Alexander Curtis
Single Family Detached	Fence/Wall	1/20/2026	$0	26-0223-FNCE	513 NE 5th St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	1/20/2026	$0	26-0246-FNCE	214 NE 9th St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	1/28/2026	$0	26-0375-FNCE	1004 NW Abbie Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	1/28/2026	$0	26-0382-FNCE	4410 NE 15th St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	1/29/2026	$0	26-0355-FNCE	205 SW 17th St	Blake Justus	Justus Fencing
Storage	Sign	1/2/2026	$11,675	25-7434-SIGNP	2175 N Ankeny Blvd Bldg 7	SIGN PRO	SIGN PRO
Storage	Sign	1/2/2026	$3,150	25-7435-SIGNP	2175 N Ankeny Blvd Bldg 3	SIGN PRO	SIGN PRO
Storage	Sign	1/2/2026	$10,340	25-7446-SIGNP	2175 N Ankeny Blvd Bldg 1	SIGN PRO	SIGN PRO

Multi-Family	Sign	1/12/2026	$6,500	25-7199-SIGNP	1201 SE Mill Pond Ct	Chesnut Signs	Chesnut Signs
Office	Sign	1/12/2026	$8,800	25-7225-SIGNP	710 E 1st St	Chesnut Signs	Chesnut Signs
Office	Sign	1/12/2026	$9,850	25-7228-SIGNP	710 E 1st St	Chesnut Signs	Chesnut Signs
Office	Sign	1/12/2026	$9,850	25-7229-SIGNP	710 E 1st St	Chesnut Signs	Chesnut Signs
Office	Sign	1/12/2026	$6,495	25-7231-SIGNP	710 E 1st St	Chesnut Signs	Chesnut Signs
Retail	Sign	1/12/2026	$5,220	25-7287-SIGNP	1630 S Ankeny Blvd Ste 105	Chesnut Signs	Chesnut Signs
Restaurant	Sign	1/12/2026	$2,550	25-7481-SIGNP	2405 SW White Birch Dr STE 107	Image 360	Image 360
Retail	Sign	1/15/2026	$1,175	25-6062-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	1/15/2026	$4,530	25-6800-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	1/15/2026	$8,212	25-7104-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	1/15/2026	$7,544	25-7105-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	1/15/2026	$5,642	25-7119-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	1/15/2026	$5,845	25-7120-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	1/15/2026	$1,266	25-7121-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Single Family Detached	Sign	1/15/2026	$7,544	25-7456-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	1/15/2026	$7,544	25-7458-SIGNP	965 SE Corporate Woods Dr	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	1/15/2026	$500	26-0088-SIGNP	2710 SW Snyder Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Retail	Sign	1/15/2026	$150	26-0089-SIGNP	2710 SW Snyder Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Retail	Sign	1/15/2026	$250	26-0091-SIGNP	2710 SW Snyder Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Retail	Sign	1/15/2026	$500	26-0092-SIGNP	2710 SW Snyder Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Retail	Sign	1/15/2026	$500	26-0093-SIGNP	2710 SW Snyder Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Retail	Sign	1/15/2026	$1,000	26-0095-SIGNP	2710 SW Snyder Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Office	Sign	1/16/2026	$4,633	26-0145-SIGNP	3219 SE 36th Cir	Lisa Hanrahan	Iowa Sign Company
Manufacturing	Sign	1/16/2026	$4,633	26-0162-SIGNP	3219 SE 36th Cir	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	1/26/2026	$5,000	25-5271-SIGNP	2010 SE Delaware Ave Ste 218	Signs 'N More	Signs 'N More
Office	Sign	1/29/2026	$305	26-0374-SIGNP	201 SW Cherry St	Lashier Graphics & Signs	Lashier Graphics & Signs
Other	Temporary Sign	1/2/2026	$0	25-7534-SIGNT	1300 NW 36th St Ste 103	Kirk D Jordison	Kirk D Jordison
Retail	Temporary Sign	1/26/2026	$0	25-4892-SIGNT	2405 N Ankeny Blvd STE 105	Chesnut Signs	Chesnut Signs
Church	Demolition	1/14/2026	$0	26-0110-DEMO	116 SE Lorenz Dr	3 Sons Construction	3 Sons Construction
Retail	Fuel Tanks	1/21/2026	$32,733	26-0174-FUEL	2710 SW Snyder Blvd	Seneca Companies	Seneca Companies Inc.
Multi-Family	Fuel Tanks	1/29/2026	$0	26-0383-FUEL	1010 SW Magazine Rd	Haverkamp Construction	Haverkamp Construction
Multi-Family	Fuel Tanks	1/29/2026	$0	26-0397-FUEL	2840 S Ankeny Blvd	Tom Yung	Hubbell Construction Services

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to receive and file the Utility Billing Report for January 2026.

ORIGINATING DEPARTMENT
Finance

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Utility Billing Report FY26

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

Month	Customers Billed	Billed Consumption (Gallons)	Water Billings	Revenue / 1000 Gal	Water Svc . Avail.	# W.A. Chg.	Total Tax	Misc. Charges	Sewer Billings	Sewer Svc. Avail.	# S.A. Chg.	Storm Water Billings	Total Monthly Billings
July	31,200	162,923,336	$ 1,202,102	$ 7.38	$ 359,978	28,507	$ 116,728	$ 15,858	$ 875,670	$ 615,825	27,952	$ 363,056	$ 3,432,489
August	31,373	181,829,986	$ 1,382,154	$ 7.60	$ 361,877	28,684	$ 128,420	$ 15,964	$ 968,502	$ 619,148	28,128	$ 364,894	$ 3,712,538
September	31,256	218,220,451	$ 1,681,646	$ 7.71	$ 362,134	28,687	$ 145,730	$ 15,959	$ 926,928	$ 619,506	28,129	$ 364,935	$ 3,971,109
October	31,420	218,995,284	$ 1,716,625	$ 7.84	$ 362,891	28,752	$ 147,741	$ 15,994	$ 948,086	$ 620,872	28,189	$ 365,989	$ 4,030,457
November	31,293	152,934,312	$ 1,173,977	$ 7.68	$ 362,209	28,756	$ 115,210	$ 16,028	$ 909,239	$ 623,378	28,250	$ 366,941	$ 3,451,771
December	31,216	131,775,851	$ 1,013,483	$ 7.69	$ 361,226	28,747	$ 106,395	$ 16,033	$ 885,543	$ 622,762	28,220	$ 367,399	$ 3,266,447
January	31,207	137,824,603	$ 1,058,641	$ 7.68	$ 361,712	28,785	$ 109,438	$ 16,057	$ 930,806	$ 623,739	28,293	$ 367,586	$ 3,358,542
February													
March													
April													
May													
June													
FY Total	218,965	1,204,503,823	$ 9,228,628	$ 53.58	$ 2,532,028	200,918	$ 869,663	$ 111,893	$ 6,444,774	$ 4,345,230	197,161	$ 2,560,800	$ 25,223,353
FY 26 Average	31,281	172,071,975	$ 1,318,375	$ 7.65	$ 361,718	28,703	$ 124,238	$ 15,985	$ 920,682	$ 620,747	28,166	$ 365,829	$ 3,603,336
FY 25 Average	30,427	180,456,272	1,337,726	$ 7.42	343,839	28,117	123,198	15,656	852,429	565,876	27,602	354,699	3,470,225
FY 24 Average	29,518	184,849,235	$ 1,277,823	$ 6.90	$ 322,576	27,466	$ 117,868	$ 15,297	$ 814,787	$ 551,982	26,961	$ 294,717	$ 3,277,182
FY 23 Average	28,338	188,099,141	$ 1,183,291	$ 6.32	$ 299,367	26,581	$ 110,645	$ 14,818	$ 821,186	$ 533,485	26,102	$ 284,256	$ 3,136,403
FY 22 Average	27,012	173,720,262	$ 1,039,721	$ 5.96	$ 279,636	25,615	$ 100,602	$ 14,280	$ 839,667	$ 531,081	25,155	$ 270,547	$ 2,974,932
FY 21 Average	25,514	175,191,103	$ 1,004,651	$ 5.65	$ 261,517	24,564	$ 97,325	$ 13,675	$ 893,718	$ 543,516	24,102	$ 255,531	$ 2,972,609
FY 20 Average	24,069	148,457,846	$ 790,912	$ 5.23	$ 248,219	23,477	$ 81,443	$ 13,067	$ 790,209	$ 519,384	23,018	$ 198,220	$ 2,560,012
FY 19 Average	23,157	141,721,265	$ 703,451	$ 4.89	$ 239,513	22,642	$ 76,042	$ 12,604	$ 765,640	$ 500,957	22,194	$ 191,607	$ 2,413,772
FY 18 Average	22,199	148,299,683	$ 717,639	$ 4.75	$ 229,309	21,696	$ 74,396	$ 12,079	$ 732,055	$ 479,581	21,257	$ 168,141	$ 2,338,804
FY 17 Average	21,118	130,754,905	$ 573,655	$ 4.34	$ 203,156	20,629	$ 63,715	$ 11,495	$ 715,618	$ 454,144	20,208	$ 160,807	$ 2,118,875
FY 16 Average	20,144	122,786,371	$ 498,547	$ 4.03	$ 181,657	19,695	$ 57,931	$ 10,977	$ 700,667	$ 432,333	19,276	$ 154,242	$ 1,978,423
FY 15 Average	19,002	114,382,217	$ 448,375	$ 3.89	$ 165,892	18,592	$ 52,152	$ 9,481	$ 621,465	$ 381,931	18,171	$ 146,989	$ 1,774,134
FY 14 Average	18,188	130,473,575	$ 524,615	$ 3.93	$ 157,676	17,824	$ 54,495	$ 9,082	$ 575,219	$ 347,744	17,409	$ 141,544	$ 1,755,881
FY 13 Average	17,461	127,259,667	$ 498,872	$ 3.84	$ 147,519	17,146	$ 49,939	$ 8,749	$ 516,957	$ 308,223	16,745	$ 96,329	$ 1,576,649
FY 12 Average	16,898	119,790,894	$ 443,102	$ 3.64	$ 135,767	16,620	$ 44,904	$ 8,477	$ 459,863	$ 271,187	16,213	$ 93,307	$ 1,411,702
FY 11 Average	16,415	105,824,267	$ 343,916	$ 3.24	$ 118,519	16,175	$ 36,560	$ 7,621	$ 427,041	$ 247,677	15,724	$ 90,746	$ 1,235,520
FY 10 Average	15,932	109,564,150	$ 325,559	$ 2.94	$ 104,065	15,673	$ 32,792	$ 7,243	$ 375,098	$ 210,202	15,216	$ 88,351	$ 1,110,519
FY 09 Average	15,325	109,776,358	$ 316,943	$ 2.84	$ 96,801	15,261	$ 30,993	$ 7,060	$ 350,002	$ 195,507	14,806	$ -	$ 966,313
FY 08 Average	14,934	112,497,657	$ 326,578	$ 2.86	$ 90,607	14,742	$ 28,423	$ 12,328	$ 309,562	$ 163,141	14,274	$ -	$ 930,639
FY 07 Average	14,345	111,387,042	$ 310,964	$ 2.74	$ 83,528	14,099	$ 26,133	$ 10,755	$ 257,067	$ 137,350	13,634	$ -	$ 825,795
FY 06 Average	13,420	108,202,296	$ 291,748	$ 2.66	$ 73,332	13,109	$ 23,924	$ 9,694	$ 233,797	$ 109,441	12,668	$ -	$ 741,937
FY 05 Average	12,259	99,314,970	$ 220,166	$ 2.24	$ 63,148	14,096	$ 18,767	$ 7,304	$ 209,495	$ 80,757	13,687	$ -	$ 599,637
FY 04 Average	11,160	106,031,112	$ 223,285	$ 2.10	$ 57,886	13,782	$ 17,891	$ 4,312	$ 189,435	$ 70,582	13,393	$ -	$ 563,392
FY 03 Average	10,241	90,622,843	$ 190,558	$ 2.09	$ 54,239	12,914	$ 15,965	$ 2,836	$ 179,169	$ 66,118	12,546	$ -	$ 508,886
FY 02 Average	9,538	86,506,417	$ 179,109	$ 2.06	$ 51,377	12,233	$ 15,237	$ 2,865	$ 175,727	$ 62,666	11,891	$ -	$ 486,982
FY 01 Average	8,968	75,203,817	$ 161,137	$ 2.13	$ 49,015	11,670	$ 14,113	$ 2,386	$ 169,540	$ 59,883	11,363	$ -	$ 456,075
FY 00 Average	8,943	76,589,060	$ 161,036	$ 2.10	$ 46,920	11,171	$ 11,686	$ 2,411	$ 163,674	$ 57,273	10,868	$ -	$ 442,999
FY 99 Average	8,402	66,329,874	$ 137,536	$ 2.07	$ 44,676	10,637	$ 10,510	$ 2,168	$ 156,069	$ 55,530	10,537	$ -	$ 406,489
FY 98 Average	8,014	63,130,217	$ 135,586	$ 2.15	$ 42,754	10,180	$ 10,520	$ 2,445	$ 153,575	$ 52,226	9,910	$ -	$ 396,835
FY 97 Average	7,631	62,277,745	$ 130,853	$ 2.10	$ 41,003	9,763	$ 9,892	$ 2,373	$ 146,976	$ 50,743	9,629	$ -	$ 381,841

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #10 in the amount of $18,516.07 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. AECOM - Pymt #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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

Date of Council Meeting: February 16, 2026 **Payment Application #:** 10

Payment Period: From: January 3, 2026 Through: January 30, 2026

Contract Summary:

Original Contract Amount:	$ 141,600.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 141,600.00	
Total Completed and Stored to Date:	$ 78,082.85		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 78,082.85	
Less Previous Applications for Payment:		$ 59,566.78	
SUBTOTAL:			$ 18,516.07
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 18,516.07**
Balance to Finish, Including Retainage:		$ 63,517.15	
Contract Time Remaining (Substantial):	- #		
Contract Time Remaining (Full):	- #		

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

Construction Contractor Approval: N/A
Firm Name

Signature Date

Engineer / Consultant Approval: AECOM Technical Services, Inc.
Firm Name

Michelle M. Sweeney February 4, 2026
Signature Date

City of Ankeny Staff Approval:

Leslie Hart 2/9/26
Signature Date

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

Date Printed: 2/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 21, 2025	$ 6,106.32
2	May 19, 2025	$ 2,409.25
3	June 16, 2025	$ 11,287.43
4	July 7, 2025	$ 7,317.00
5	August 18, 2025	$ 4,982.27
6	September 15, 2025	$ 4,479.74
7	October 6, 2025	$ 6,192.38
8	November 17, 2025	$ 1,839.95
9	January 19, 2026	$ 14,952.44
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

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

PREVIOUS PAY APPS TOTAL = $ 59,566.78

Record of Change Orders:

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

CHANGE ORDER TOTAL = $ -

Contract Time Remaining: N/A

Contract Period:

Construction Start Date:

Substantial Completion:

Contract Working Days:

Added by Change Order:

Total Working Days: 0.0

Working Days Used to Date:

Working Days Remaining: **0.0**

Full Completion:

Contract Working Days:

Added by Change Order:

Total Working Days: 0.0

Working Days Used to Date:

Working Days Remaining: **0.0**

Date Printed: 2/6/2026

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

515.323.7910 tel
515.244.4803 fax

February 4, 2026

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

Subject: **I35 and NE 36th Street Interchange Improvements**
Progress Report No. 10
AECOM #60751780

Dear Ms. Hart:

This progress report summarizes the work completed on the I35 and NE 36th Street Interchange project from January 3, 2026, through January 30, 2026. The following activities were accomplished during this time period:

1. Continued work on the Operational Analysis Modeling.
2. Coordinated Traffic Forecast with the City of Ankeny staff and Iowa DOT.

The following work is anticipated during the upcoming weeks:

1. Revise Methods and Assumptions Memo and Traffic Forecast Memo per Iowa DOT comments.
2. Revise Safety Analysis Memo per City of Ankeny comments and revised Traffic Forecast.
3. Coordinate Operational Analysis findings with the City of Ankeny and Iowa DOT.

The project is proceeding within the current contract budget. With the additional coordination with the Iowa DOT on the necessary updates and review of the Traffic Forecast, our anticipated schedule for completion has been impacted by the delay in response from the Iowa DOT. Once we have Iowa DOT approval of the Methods and Assumptions Memo and Traffic Forecast Memo, we will revise the schedule and complete the remaining tasks in a timely manner. Please contact us if you have any questions regarding this report.

Yours sincerely,

Todd L. Allyn, PE

Michelle M. Sweeney, PE, PTOE

L:\DCS\Projects\TRN\60751780_ANK_I35-NE_36th_Interchan\300_Communications\310_Client\PR 10 - I35 and NE 36th.docx

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2001110157
Invoice Date: 05-FEB-26
Invoice Due Date: 07-MAR-26
Amount Due: $18,516.07 USD
Project Number: 60751780

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

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

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

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

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

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com

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

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

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

AECOM

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

Federal Tax ID No. 95-2661922

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

Invoice Date: 05-FEB-26
Invoice Number: 2001110157

Agreement Number: 60751780
Agreement Description:

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

Project Number : 60751780
Bill Through Date : 03-JAN-26 - 30-JAN-26
AECOM Project Manager:Allyn, Todd L
Agreement Dated 02/17/2025

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

Labor Multiplier

Employee Name/Title	Title/Expenditure	Date	Hours	Rate	Raw Cost	Billed Amt
Adhikari, Rosy (Rosy)	Professional	09-JAN-26	40.00	35.38	1,415.10	
Adhikari, Rosy (Rosy)	Professional	16-JAN-26	32.00	35.38	1,132.08	
Adhikari, Rosy (Rosy)	Professional	30-JAN-26	7.00	35.38	247.65	
Allyn, Todd L	Project Professional	09-JAN-26	9.00	75.66	680.94	
Allyn, Todd L	Project Professional	16-JAN-26	8.00	75.66	605.28	
Allyn, Todd L	Project Professional	23-JAN-26	4.00	75.66	302.64	
Bernhardt, Mary E	Project Support	09-JAN-26	1.50	45.75	68.63	
Salomonsen, Derek A	Staff Professional	09-JAN-26	2.00	64.54	129.08	
Salomonsen, Derek A	Staff Professional	16-JAN-26	13.00	64.54	839.01	
Salomonsen, Derek A	Staff Professional	23-JAN-26	1.00	64.54	64.54	
Van Sickle, Ethan (Ethan)	Professional	09-JAN-26	23.00	39.59	910.55	
Van Sickle, Ethan (Ethan)	Professional	16-JAN-26	15.00	39.59	593.84	
Van Sickle, Ethan (Ethan)	Professional	23-JAN-26	4.00	39.59	158.36	
Van Sickle, Ethan (Ethan)	Professional	30-JAN-26	3.00	39.59	118.77	
Total Labor Multiplier			**162.50**		**7,266.47**	**7,266.47**

OverHead Markup	**9,119.43**
Labor CPFF Total	**16,385.90**

Lump Sum

Description	Billed Amt
Fixed Fee Labor	2,130.17
Total Lump Sum	**2,130.17**
Project Total : ANK - I35 and NE 36th St Interchange	**18,516.07**

Invoice Summaries

Total Current Amount :	18,516.07
Retention Amount :	0.00
Pre-Tax Amount :	18,516.07
Tax Amount :	0.00
Total Invoice Amount :	**18,516.07**

Billing Summaries

Billing Summary	Current	Prior	Total	Limit	Remain
Billings	18,516.07	59,566.78	78,082.85	141,600.00	63,517.15
Tax	0.00	0.00	0.00		

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #14 in the amount of $7,236.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #14

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: Otter Creek Trunk Sewer Extension - Phase 4
Contractor: Civil Design Advantage
Address: 4121 NW Urbandale Drive, Urbandale, IA 50322
Finance Budget Code: 655.3655.4210 **Finance Project Code:** 655.4210

Vendor Project or Invoice #: **PO #**
Original Contract Date: May 15, 2023 **Vendor #** 2407

Date of Council Meeting 2/16/2026 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: 12/29/25 through: 02/01/26

Contract Summary

Original Contract Amount:	$ 148,500.00		
Net change by Change Orders:	$ 85,577.00		
Contract Amount to Date: (line 1 ± 2)		$ 234,077.00	
Total completed and stored to date:	$ 107,229.26		
Retainage: ____ % of Completed Work:	$ -		
Total Earned less Retainage:		$ 107,229.26	
Less previous applications for payment:		$ 99,993.26	
SUBTOTAL			$ 7,236.00
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 7,236.00
Balance to finish, including retainage:		$ 126,847.74	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: _____
Firm Name

Signature _____ Date _____

Engineer/Consultant Approval: Civil Design Advantage
Firm Name

Eric Schultz
Signature 02/05/2026
Date

City of Ankeny Staff Approval
Donald Clark
Signature 2/6/26
Date

Submit to: _____
Email: _____ *Phone:* _____ *Fax:* _____

Date Printed: 2/5/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	6/19/2023	$ 15,410.28
2	7/17/2023	$ 25,623.00
3	8/21/2023	$ 8,896.50
4	9/18/2023	$ 14,921.00
5	10/16/2023	$ 8,096.50
6	11/20/2023	$ 2,216.00
7	12/18/2023	$ 1,151.00
8	1/4/2024	$ 1,358.00
9	9/15/2025	$ 3,126.00
10	10/20/2025	$ 4,257.03
11	11/17/2025	$ 4,956.95
12	12/15/2025	$ 5,085.00
13	1/20/2026	$ 4,896.00
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

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

TOTAL $ 99,993.26

Record of Change Orders

#	Date	Amount
1	1/5/2026	$ 85,577.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
TOTAL		$ 85,577.00

Contract Time Remaining:

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

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

INVOICE

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

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

February 4, 2026
Project No: 2304.288
Invoice No: 51597
Due Date: March 6, 2026

Project 2304.288 C. Ankeny - Otter Creek Trunk Sewer Ph 4

Professional Services from December 29, 2025 through February 1, 2026

Task 103 Topo/Boundary Survey

Total this Task **0.00**

Task 206 Wetland Services (Impact 7G)

Total this Task **0.00**

Task 222 Joint Application

Total this Task **0.00**

Task 230 Existing Utility Information

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	3.00	174.00	522.00	
Total Labor				**522.00**

Total this Task **$522.00**

Task 231 Project Manual Preparation

Total this Task **0.00**

Task 302 Construction Drawing Preparation

Total this Task **0.00**

Task 306 Prem/Temp Easement Plat

Total this Task **0.00**

Task 501 Preconstruction Meeting

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	1.00	181.00	181.00	
Total Labor				**181.00**

Total this Task **$181.00**

Task 504 Bidding Services/Construction Letting

Total this Task **0.00**

Task 601 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Senior Technician	3.00	164.00	492.00	
Total Labor				**492.00**
		Total this Task		**$492.00**

Task 603 Construction Administration

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	11.00	181.00	1,991.00	
Total Labor				**1,991.00**
		Total this Task		**$1,991.00**

Task 604 Construction Observation

Total this Task **0.00**

Task 605 Record Drawings

Total this Task **0.00**

Task 607 Shop Drawing Review

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	8.50	141.00	1,198.50	
Engineer 7	11.50	181.00	2,081.50	
Total Labor				**3,280.00**
		Total this Task		**$3,280.00**

Task 701 Soils Investigation (ABE)

Total this Task **0.00**

Task 702 Subconsultant Construction Services

Total this Task **0.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Reimbursable Expenses

Misc Reimbursable Expense

1/13/2026	Hubexo US Inc	Plan download	770.00	
	Total Reimbursables		**770.00**	**770.00**
		Total this Task		**$770.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	7,236.00	99,993.26	107,229.26
Limit			234,077.00
Remaining			126,847.74

Total this Invoice **$7,236.00**

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

Project Manager Eric Schulte

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

February 05, 2026

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

RE: Billing Information Report #14
Otter Creek Trunk Sewer Extension – Phase 4
Ankeny, Iowa
CDA 2304.288

Dear Don:

Enclosed is a copy of Billing Information Report #14 for Otter Creek Trunk Sewer Extension – Phase 4.

During this time, Civil Design Advantage has reviewed shop drawings & material submittals, coordinated existing with private utilities, coordinated with the contractor, and setup a Preconstruction Meeting for the Otter Creek Trunk Sewer Extension – Phase 4 project.

Please contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Eric Schulte, P.E.
Project Manager

Enclosures

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322 • P 515+369+4400 • WWW.CDA-ENG.COM

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve Payment #10 in the amount of $13,387.50 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: SE Creekview Drive Extension (RISE)
Contractor: Civil Design Advantage, LLC
Address: 4121 NW Urbandale Drive Urbandale, Iowa 50322
Finance Budget Code: 954.3954.4210 **Finance Project #:** 954.4210

Vendor Project #: **Purchase Order #:**
Original Contract Date: July 1, 2024 **Vendor Account #:** 2407

Date of Council Meeting: February 16, 2026 **Payment Application #:** 10

Payment Period: From: December 29, 2025 Through: February 1, 2026

Contract Summary:

Original Contract Amount:	$ 177,500.00		
Net Change by Change Orders:	$ 139,576.00		
Contract Amount to Date: (line 1 ± 2)		$ 317,076.00	
Total Completed and Stored to Date:	$ 240,606.04		
Retainage: ____ % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 240,606.04	
Less Previous Applications for Payment:		$ 227,218.54	
SUBTOTAL:			$ 13,387.50
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 13,387.50**
Balance to Finish, Including Retainage:		$ 76,469.96	
Contract Time Remaining (Substantial):	- #		
Contract Time Remaining (Full):	- #		

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

Construction Contractor Approval: _____
Firm Name

Signature _____ Date _____

Engineer / Consultant Approval: Civil Design Advantage
Firm Name

Eric Schulte
Signature

02/05/2026
Date

City of Ankeny Staff Approval:

Mitch Wedell
Signature

2-5-26
Date

Submit to: Mitch Wedell, Development Engineering Manager
E-mail: MWeddell@Ankenyiowa.gov Phone Number: (515) 963-3523

Date Printed: 2/5/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	August 19, 2024	$ 63,913.10
2	September 16, 2024	$ 45,238.73
3	October 21, 2024	$ 42,903.50
4	November 18, 2024	$ 5,448.75
5	December 16, 2024	$ 17,693.50
6	November 3, 2025	$ 2,302.42
7	November 17, 2025	$ 30,844.94
8	December 15, 2025	$ 7,965.10
9	January 20, 2026	$ 10,908.50
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

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

PREVIOUS PAY APPS TOTAL = $ 227,218.54

Record of Change Orders:

No.	Date	Amount
1	November 3, 2025	$ 139,576.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ 139,576.00

Contract Time Remaining:

Contract Period: _____

Construction Start Date: _____

Substantial Completion:

Contract Working Days: _____

Added by Change Order: _____

Total Working Days: _____

Working Days Used to Date: _____

Working Days Remaining: _____

Full Completion:

Contract Working Days: _____

Added by Change Order: _____

Total Working Days: _____

Working Days Used to Date: _____

Working Days Remaining: _____

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

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

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

February 4, 2026
Project No: 2404.267
Invoice No: 51598
Due Date: March 6, 2026

Project 2404.267 C. Ankeny SE Creekview Drive Extension

Professional Services from December 29, 2025 through February 1, 2026

Task 103 Topo Survey & Boundary Research

Total this Task **0.00**

Task 106 Ex Utility Info/Coordination

Total this Task **0.00**

Task 601 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Technician 1	12.00	62.00	744.00	
Technician 4	2.50	101.00	252.50	
Technician 6	.50	122.00	61.00	
Senior Technician	10.50	158.00	1,659.00	
Total Labor				**2,716.50**

Total this Task **$2,716.50**

Task 603 Construction Administration

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	33.00	174.00	5,742.00	
Total Labor				**5,742.00**

Total this Task **$5,742.00**

Task 604 Construction Observation

Professional Personnel

	Hours	Rate	Amount	
Technician 2	58.75	76.00	4,465.00	
Total Labor				**4,465.00**

Total this Task **$4,465.00**

Task 605 Record Drawings

Total this Task **0.00**

Task 607 Shop Drawing Review

Total this Task **0.00**

Task 701 Geotechnical Investigation

Total this Task **0.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Unit Billing

1/5/2026	Mileage	640.0 miles @ 0.725	464.00	
	Total Units		**464.00**	**464.00**

Total this Task **$464.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	13,387.50	227,218.54	240,606.04
Limit			317,076.00
Remaining			76,469.96

Total this Invoice **$13,387.50**

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

Project Manager Eric Schulte

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #37 in the amount of $27,898.79 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HDR - Pymt #37

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: February 16, 2026 **PAYMENT REQUEST #** 37

PAYMENT PERIOD: From: November 30, 2025 Through: December 27, 2025

Contract Summary

Original Contract Amount:	$ 462,000.00		
Net change by Change Orders:	$ 528,787.00		
Contract Amount to Date: (line 1 ± 2)		$ 990,787.00	
Total completed and stored to date:	$ 955,162.71		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 955,162.71	
Less previous applications for payment:		$ 927,263.92	
SUBTOTAL			$ 27,898.79
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 27,898.79
Balance to finish, including retainage:		$ 35,624.29	
Contract Time Remaining (If applicable)	- Working Days		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: HDR Engineering, Inc.

Firm Name

Scott Fleming Digitally signed by Scott Fleming Reason: I have reviewed this document Date: 2026.01.07 09:12:04-06'00' 1-7-2026

Signature Date

City of Ankeny Staff Approval:

Donald Clark 2-9-26

Signature Date

Submit to: *Don Clark, P.E.*

E-mail: DClark@Ankenylowa.gov *Phone:* *(515)963-3529* *Fax:*

Date Printed: 1/2/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 6, 2022	$ 23,100.00
2	August 4, 2022	$ 23,100.00
3	September 1, 2022	$ 55,440.00
4	September 28, 2022	$ 73,920.00
5	October 25, 2022	$ 46,200.00
6	November 30, 2022	$ 101,640.00
7	January 11, 2023	$ 62,370.00
8	February 7, 2023	$ 18,480.00
9	March 6, 2023	$ 16,170.00
10	May 16, 2023	$ 13,860.00
11	June 12, 2023	$ 4,620.00
12	September 8, 2023	$ 13,860.00
13	October 6, 2023	$ 4,620.00
14	February 6, 2024	$ 4,620.00
15	March 20, 2024	$ 30,498.42
16	April 12, 2024	$ 10,826.52
17	May 14, 2024	$ 36,420.46
18	June 11, 2024	$ 34,007.14
19	July 3, 2024	$ 18,891.19
20	August 5, 2024	$ 12,700.04
21	August 29, 2024	$ 13,483.70
22	October 3, 2024	$ 26,529.84
23	November 7, 2024	$ 22,745.47
24	December 5, 2024	$ 25,491.81
25	January 6, 2025	$ 22,175.45
26	February 4, 2025	$ 21,030.85
27	March 7, 2025	$ 11,003.76
28	April 2, 2025	$ 17,178.94
29	May 13, 2025	$ 21,120.88
30	June 9, 2025	$ 14,403.34
31	July 7, 2025	$ 18,654.80
32	August 1, 2025	$ 18,047.82
33	September 5, 2025	$ 8,994.04
34	October 10, 2025	$ 42,667.41
35	November 14, 2025	$ 24,735.51
36	December 16, 2025	$ 13,656.53
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		

Previous Applications for Payment

No.	Date	Amount
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		

TOTAL $ 927,263.92

Record of Change Orders

No.	Date	Amount
1	February 5, 2024	$ 528,787.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

TOTAL **$ 528,787.00**

Contract Time Remaining

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

Monthly Progress Report

Date: Wednesday January 7, 2026

Project: Ankeny NW Irvinedale Elevated Storage Tank

To: Don Clark, P.E.

From: Scott Fleming, P.E.

Subject: Monthly Progress Report for December 2025

Activities of the Previous Month

Overall Design – 100% Completed

Construction Administration

- HDR the lighting submittal.
- Reviewed pay ap 12, and will be submitting to the City once signed by the Contractor.
- Progress meeting was postponed till January.

Construction Observation

- Sitework subcontractors continued work the sitework including water main and electrical service.
- HDR's RPR continues part-time (half-day) observation and communicates with the contractor's crews on schedule.

Construction Survey (Nilles)

- Nilles staked the front edge of the retaining wall and the edge of the electrical easement.

Elevated Tank Inspection and Testing (Dixon)

- No work in December was performed, Dixon provided and invoice for work through November 2025 including work through Field Report #23 for the steel coating work.

Construction Materials Testing and Special Inspections (Terracon)

- Terracon completed 28 day concrete material strength testing for the concrete floor pour in the elevated storage tank.

Planned Activities for the Next Month

Task 9 – Construction Administration

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

Task 10 – Construction Observation

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

General comments:

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

Invoice

Reference Invoice Number with Payment

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

HDR Invoice No.	1200789487
Invoice Date	07-JAN-2026
Invoice Amount Due	$27,898.79
Payment Terms	30 NET
Remit To	PO Box 74008202 Chicago,IL 60674-8202
ACH/EFT Payments	Bank of America ML US ABA# 081000032 Account# 355004076604

City of Ankeny
210 S Ankeny Blvd
Ankeny, IA 50023

Ankeny NW Irvindale Elevated Storage Tank

Professional Services
From: 30-NOV-2025 To: 27-DEC-2025

Professional Services Summarization	Hours	Billing Rate	Amount
Electrical Engineer	0.50		68.29
Project Accountant	0.50		57.31
Project Engineer	10.00		1,381.40
RPR	28.25		3,977.04
Sr Project Engineer	12.00		2,924.16
	51.25		**$8,408.20**
	Total Professional Services		**$8,408.20**

Expense Summarization		Quantity	Billing Rate	Amount
Subcontractors-Other	Dixon Engineering Inc			19,085.00
Vehicle Mileage		419		405.59
			Total Expenses	**$19,490.59**

Amount Due This Invoice (USD)	**$27,898.79**

Invoice

HDR Invoice No. 1200789487
Invoice Date 07-JAN-2026

Fee Amount	$990,787.00
Fee Invoiced to Date	$955,162.71
Fee Remaining	$35,624.29

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #38 in the amount of $3,130.84 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HDR - Pymt #38

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: February 16, 2026 **PAYMENT REQUEST #** 38

PAYMENT PERIOD: From: December 28, 2025 Through: January 24, 2026

Contract Summary

Original Contract Amount:	$ 462,000.00			
Net change by Change Orders:	$ 528,787.00			
Contract Amount to Date: (line 1 ± 2)		$ 990,787.00		
Total completed and stored to date:	$ 958,293.55			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 958,293.55		
Less previous applications for payment:		$ 955,162.71		
SUBTOTAL			$	3,130.84
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	3,130.84
Balance to finish, including retainage:		$ 32,493.45		
Contract Time Remaining (If applicable)	-	Working Days		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: HDR Engineering, Inc.

Firm Name

Scott Fleming Digitally signed by Scott Fleming Reason: I have reviewed this document Date: 2026.02.03 18:21:47-06'00' 2/3/2025

Signature Date

City of Ankeny Staff Approval:

Donald Clark 2/9/26

Signature Date

Submit to: *Don Clark, P.E.*

E-mail: DClark@Ankenylowa.gov *Phone:* *(515)963-3529* *Fax:*

Date Printed: 2/3/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 6, 2022	$ 23,100.00
2	August 4, 2022	$ 23,100.00
3	September 1, 2022	$ 55,440.00
4	September 28, 2022	$ 73,920.00
5	October 25, 2022	$ 46,200.00
6	November 30, 2022	$ 101,640.00
7	January 11, 2023	$ 62,370.00
8	February 7, 2023	$ 18,480.00
9	March 6, 2023	$ 16,170.00
10	May 16, 2023	$ 13,860.00
11	June 12, 2023	$ 4,620.00
12	September 8, 2023	$ 13,860.00
13	October 6, 2023	$ 4,620.00
14	February 6, 2024	$ 4,620.00
15	March 20, 2024	$ 30,498.42
16	April 12, 2024	$ 10,826.52
17	May 14, 2024	$ 36,420.46
18	June 11, 2024	$ 34,007.14
19	July 3, 2024	$ 18,891.19
20	August 5, 2024	$ 12,700.04
21	August 29, 2024	$ 13,483.70
22	October 3, 2024	$ 26,529.84
23	November 7, 2024	$ 22,745.47
24	December 5, 2024	$ 25,491.81
25	January 6, 2025	$ 22,175.45
26	February 4, 2025	$ 21,030.85
27	March 7, 2025	$ 11,003.76
28	April 2, 2025	$ 17,178.94
29	May 13, 2025	$ 21,120.88
30	June 9, 2025	$ 14,403.34
31	July 7, 2025	$ 18,654.80
32	August 1, 2025	$ 18,047.82
33	September 5, 2025	$ 8,994.04
34	October 10, 2025	$ 42,667.41
35	November 14, 2025	$ 24,735.51
36	December 16, 2025	$ 13,656.53
37	January 7, 2026	$ 27,898.79
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		

Previous Applications for Payment

No.	Date	Amount
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		

TOTAL $ 955,162.71

Record of Change Orders

No.	Date	Amount
1	February 5, 2024	$ 528,787.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

TOTAL $ 528,787.00

Contract Time Remaining

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

Monthly Progress Report

Date: Tuesday February 3, 2026

Project: Ankeny NW Irvinedale Elevated Storage Tank

To: Don Clark, P.E.

From: Scott Fleming, P.E.

Subject: Monthly Progress Report for January 2025

Activities of the Previous Month

Overall Design – 100% Completed

Construction Administration

- Contractor's Pay Ap 12 (for work through December 16,2025) review was completed. After contractor addressed review comments, the pay application cover sheet completed and submitted to the City.
- Work continued on the proposed change order, with items including the moving of the retaining wall a couple feet South which effects the tank driveway pavement width, and the fiber optic conduit changes.
- Progress meeting was postponed till February.

Construction Observation

- Sitework subcontractors did not work in January.
- HDR's RPR visited the site and provided picture of the primary electrical conduits. HDR's RPR will continue part-time (half-day) observation when work resumes at the site and communicates with the contractor's crews on schedule.

Construction Survey (Nilles)

- No work in January.

Elevated Tank Inspection and Testing (Dixon)

- No work in January was performed by Dixon.

Construction Materials Testing and Special Inspections (Terracon)

- Terracon completed 28 day concrete material strength testing for the concrete floor pour in the elevated storage tank.

Planned Activities for the Next Month

Task 9 – Construction Administration

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

Task 10 – Construction Observation

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

General comments:

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

Invoice

Reference Invoice Number with Payment

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

HDR Invoice No.	1200798631
Invoice Date	04-FEB-2026
Invoice Amount Due	$3,130.84
Payment Terms	30 NET
Remit To	PO Box 74008202 Chicago,IL 60674-8202
ACH/EFT Payments	Bank of America ML US ABA# 081000032 Account# 355004076604

City of Ankeny
210 S Ankeny Blvd
Ankeny, IA 50023

Ankeny NW Irvindale Elevated Storage Tank

Professional Services
From: 28-DEC-2025 To: 24-JAN-2026

Professional Services Summarization	Hours	Billing Rate	Amount
Civil Site Engineer	0.25		55.12
Project Accountant	1.00		146.57
Project Engineer	5.00		725.35
RPR	4.00		591.36
Sr Project Engineer	5.00		1,279.45
	15.25		**$2,797.85**
	Total Professional Services		**$2,797.85**

Expense Summarization	Quantity	Billing Rate	Amount
Vehicle Mileage	344		332.99
		Total Expenses	**$332.99**

Amount Due This Invoice (USD)	**$3,130.84**

Invoice

HDR Invoice No. 1200798631
Invoice Date 04-FEB-2026

Fee Amount	$990,787.00
Fee Invoiced to Date	$958,293.55
Fee Remaining	$32,493.45

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #11 in the amount of $1,775.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. JEO - Pymt #11

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: Ankeny North Four Mile Creek Sanitary Sewer Study
Contractor: JEO Consulting Group, Inc.
Address: 1615 SW Main Street, Suite 205, Ankeny, IA
Finance Budget Code: 550.3550.4210 **Finance Project #** 550.4210
Vendor Project or Invoice #: 240666.00 **PO #**
Original Contract Date: January 21, 2025 **Vendor #** 7827

Date of Council Meeting: February 16, 2026 **PAYMENT REQUEST #** 11
PAYMENT PERIOD: From: December 13, 2025 Through: December 31, 2025

Contract Summary

Original Contract Amount:	$ 64,700.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 64,700.00	
Total completed and stored to date:	$ 61,625.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 61,625.00	
Less previous applications for payment:		$ 59,850.00	
SUBTOTAL			$ 1,775.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 1,775.00
Balance to finish, including retainage:		$ 3,075.00	
Contract Time Remaining (If applicable)	- Working Days		

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

Construction Contractor Approval:
Firm Name
Signature Date

Engineer / Consultant Approval: JEO Consulting Group, Inc.
Firm Name
Cuinton Kamp 01-28-2026
Signature Date

City of Ankeny Staff Approval:
Donald Clark 1/28/26
Signature Date

Submit to: *Don Clark, PE - Director of Municipal Utilities*
E-mail: DClark@Ankenylowa.gov *Phone:* *(515) 963-3529* *Fax:* *(515) 963-3529*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	February 24, 2025	$ 1,875.00
2	April 30, 2025	$ 1,875.00
3	May 27, 2025	$ 3,750.00
4	June 23, 2025	$ 7,484.00
5	July 11, 2025	$ 4,725.00
6	August 22, 2025	$ 8,430.00
7	September 24, 2025	$ 2,950.40
8	October 28, 2025	$ 9,771.60
9	November 24, 2025	$ 14,589.00
10	December 22, 2025	$ 4,400.00
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

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

PREVIOUS PAY APP TOTAL = $ 59,850.00

Record of Change Orders

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

CHANGE ORDER TOTAL = $ -

Contract Time Remaining

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

Engineering | Architecture | Surveying | Planning

JEO CONSULTING GROUP

Invoice

January 28, 2026
Project No: R240666.00
Invoice No: 171182
Invoice Amount: 1,775.00

Don Clark
City of Ankeny
220 W 1st Street
Ankeny, IA 50023

Project Manager Curtis Kampman

Project R240666.00 Ankeny North Four Mile Creek Sanitary Sewer Study

Professional Services through December 31, 2025

See attached pay app

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Hydraulic Modeling	$45,900.00	99%	$45,525.00	$45,150.00	$375.00
Technical Memorandum	$15,600.00	91%	$14,200.00	$12,800.00	$1,400.00
Hourly Phase(s)					
Review Meetings			$1,900.00	$1,900.00	0.00
Additional Services			0.00	0.00	0.00
Total	**$61,500.00**		**$61,625.00**	**$59,850.00**	**$1,775.00**

Total Amount Due Upon Receipt : $1,775.00

Email invoices to: DClark@AnkenyIowa.gov

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve Payment #28 in the amount of $10,298.50 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements — Phase 2 project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. JEO - Pymt #28

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SE 3rd Street Improvements - Phase 2		
Contractor:	JEO Consulting Group, Inc.		
Address:	1615 SW Main Street, Suite 205, Ankeny, IA		
Finance Budget Code:	42% - 658.3658.4210 58% - 695.3695.4210	***Finance Project #***	42% - 658.4210 58% - 695.4210
Vendor Project or Invoice #:	200170.02	***PO #***	
Original Contract Date:	June 20, 2022	***Vendor #***	7827

##

Date of Council Meeting: February 16, 2026 **PAYMENT REQUEST #** 28 (Final)

PAYMENT PERIOD: From: November 8, 2025 Through: January 23, 2026

Contract Summary

Original Contract Amount:	$ 106,780.00			
Net change by Change Orders:	$ 82,310.00			
Contract Amount to Date: (line 1 ± 2)		$ 189,090.00		
Total completed and stored to date:	$ 189,090.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 189,090.00		
Less previous applications for payment:		$ 178,791.50		
SUBTOTAL			$	10,298.50
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	10,298.50
Balance to finish, including retainage:		$ -		
Contract Time Remaining (If applicable)	- Working Days			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: JEO Consulting Group, Inc.

Firm Name

M. Mitchell

Signature Date January 29, 2026

City of Ankeny Staff Approval:

Becky Ford

Signature Date 1/29/2026

Submit to: *Becky Ford, PE, CFM - Storm Water & Environmental Manager*

E-mail: BFord@Ankenylowa.gov *Phone:* *(515) 963-3526* *Fax:* *(515) 963-3526*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 1, 2022	$ 6,090.00
2	September 5, 2022	$ 17,092.50
3	October 3, 2022	$ 6,496.25
4	November 7, 2022	$ 22,783.75
5	December 19, 2022	$ 15,661.25
6	January 3, 2023	$ 10,681.25
7	February 6, 2023	$ 7,326.25
8	March 6, 2023	$ 6,340.00
9	April 3, 2023	$ 1,193.75
10	May 1, 2023	$ 1,901.25
11	June 5, 2023	$ 4,112.50
12	October 16, 2023	$ 412.50
13	November 6, 2023	$ 1,453.75
14	March 4, 2024	$ 3,558.75
15	April 1, 2024	$ 15,397.25
16	May 6, 2024	$ 6,374.25
17	August 19, 2024	$ 7,544.00
18	September 3, 2024	$ 4,734.00
19	November 4, 2024	$ 2,833.75
20	December 16, 2024	$ 6,335.75
21	February 3, 2025	$ 7,099.75
22	June 2, 2025	$ 4,431.50
23	July 7, 2025	$ 5,413.50
24	August 4, 2025	$ 3,421.25
25	September 2, 2025	$ 4,490.25
26	October 6, 2025	$ 2,823.75
27	December 1, 2025	$ 2,788.75
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

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

PREVIOUS PAY APP TOTAL = $ 178,791.50

Record of Change Orders

No.	Date	Amount
1	February 19, 2024	$ 75,380.00
2	February 16, 2026	$ 6,930.00
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

CHANGE ORDER TOTAL = $ 82,310.00

Contract Time Remaining

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

Engineering | Architecture | Surveying | Planning

JEO CONSULTING GROUP

Invoice

January 29, 2026
Project No: R200170.02
Invoice No: 171279
Invoice Amount: 10,298.50

Becky Ford
City of Ankeny
220 W 1st Street
Ankeny, IA 50023

Project Manager Michael Mitchell

Project R200170.02 Ankeny SE 3rd Street Improvements - Phase 2

Professional Services through January 23, 2026

- Progress Report and Current Pay App Attached

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly to a Maximum Phase(s)					
Administration and Coordination	$22,810.00		$22,810.00	$22,810.00	0.00
Preliminary Design	$12,800.00		$12,800.00	$12,800.00	0.00
Final Design	$71,239.00		$71,239.00	$71,239.00	0.00
Public Information Meeting	$3,860.00		$3,860.00	$3,860.00	0.00
Bidding Phase Services	$5,235.00		$5,235.00	$5,235.00	0.00
Limited Construction Administration	$10,452.50		$15,995.75	$15,453.25	$542.50
Limited Resident Project Representation	$17,280.00		$10,055.00	$10,055.00	0.00
Construction Staking	$33,167.50		$34,127.50	$32,390.00	$1,737.50
Post-Construction Services	$7,071.00		$10,272.75	$4,686.75	$5,586.00
Monument Preservation	$5,175.00		$2,695.00	$262.50	$2,432.50
Total	**$189,090.00**		**$189,090.00**	**$178,791.50**	**$10,298.50**

Total Amount Due Upon Receipt : $10,298.50

Email Invoice to: BFord@Ankenyiowa.gov

Billing Backup

Thursday, January 29, 2026

JEO Consulting Group, Inc. Invoice 171279 Dated 1/29/2026 2:47:28 PM

Project R200170.02 Ankeny SE 3rd Street Improvements - Phase 2

Phase 500TRA Limited Construction Administration (TRA)

Hours this Invoice

		Hours		Amount	
63 - Transportation Project Manager	10/9/2025	1.00	217.00	217.00	
63 - Transportation Project Manager	10/21/2025	1.50	217.00	325.50	
Totals		2.50		542.50	
Total Labor					**542.50**

Total this Phase **$542.50**

Phase 610SUR Construction Staking (SUR)

Hours this Invoice

		Hours		Amount	
54 - Surveyor	9/16/2025	4.00	165.00	660.00	
54 - Surveyor	10/14/2025	1.50	165.00	247.50	
54 - Surveyor	10/23/2025	2.00	165.00	330.00	
50 - Senior Survey Technician	9/16/2025	4.00	125.00	500.00	
Totals		11.50		1,737.50	
Total Labor					**1,737.50**

Total this Phase **$1,737.50**

Phase 800SUR Post-Construction Services (SUR)

Hours this Invoice

		Hours		Amount	
54 - Surveyor	10/2/2025	2.50	165.00	412.50	
54 - Surveyor	12/8/2025	4.50	165.00	742.50	
50 - Senior Survey Technician	10/2/2025	2.50	125.00	312.50	
50 - Senior Survey Technician	12/8/2025	10.50	125.00	1,312.50	
63 - Survey Project Manager	10/2/2025	2.50	130.00	325.00	
Totals		22.50		3,105.00	
Total Labor					**3,105.00**

Total this Phase **$3,105.00**

Phase 800TRA Post-Construction Services (TRA)

Hours this Invoice

		Hours		Amount	
63 - Transportation Project Manager	12/3/2025	4.00	217.00	868.00	
63 - Transportation Project Manager	12/4/2025	4.00	217.00	868.00	
63 - Transportation Project Manager	12/12/2025	2.00	217.00	434.00	
63 - Transportation Project Manager	12/15/2025	1.50	217.00	325.50	
Totals		11.50		2,495.50	
Total Labor					**2,495.50**

Total this Phase **$2,495.50**

Phase 810SUR Monument Preservation (SUR)

Hours this Invoice

		Hours		Amount	
54 - Surveyor	12/9/2025	1.00	165.00	165.00	
54 - Surveyor	12/18/2025	2.00	165.00	330.00	
54 - Surveyor	12/23/2025	.50	165.00	82.50	
54 - Surveyor	12/24/2025	1.50	165.00	247.50	
54 - Surveyor	12/29/2025	1.00	165.00	165.00	
54 - Surveyor	12/30/2025	.50	165.00	82.50	
48 - Survey CADD Technician	12/19/2025	1.50	115.00	172.50	
48 - Survey CADD Technician	12/22/2025	1.00	115.00	115.00	
48 - Survey CADD Technician	12/8/2025	1.25	110.00	137.50	
48 - Survey CADD Technician	12/22/2025	1.50	110.00	165.00	
48 - Survey CADD Technician	12/23/2025	4.50	110.00	495.00	
48 - Survey CADD Technician	12/29/2025	2.00	110.00	220.00	
48 - Survey CADD Technician	12/30/2025	.50	110.00	55.00	
Totals		18.75		2,432.50	
Total Labor					**2,432.50**

Total this Phase **$2,432.50**

Total this Project **$10,313.00**

Total this Report **$10,313.00**

ENGINEERING ■ ARCHITECTURE ■ SURVEYING ■ PLANNING

January 29, 2026

Becky Ford, PE, CFM
Stormwater and Environmental Manager
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: SE 3rd Street Improvements - Phase 2
Progress Report No. 28
JEO Project No. 200170.02

Becky,

This is the twenty-eighth and final progress report for the above referenced project and covers work through January 23, 2026. Work during the specified timeframe includes preparation and completion of the post-construction deliverables requested by the City. The final invoice also includes past unbilled work that was completed as part of the additional services identified in Amendment #2.

We have enjoyed working with the City of Ankeny on this project and hope to do so again soon. Please contact me if you have any questions about the attached invoice.

Sincerely,

Michael Mitchell, PE
Transportation Project Manager

Enclosures

JEO CONSULTING GROUP INC ■ **JEO** ARCHITECTURE INC
1615 SW Main Street | Suite 205 | Ankeny, Iowa 50023-7261 | p: 515.964.5310
www.jeo.com

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #3 in the amount of $228,871.50 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Manatts - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: February 16, 2026 **PAYMENT REQUEST #** 3

PAYMENT PERIOD: From: January 4, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	$ 1,180,130.25		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 1,180,130.25	
Total completed and stored to date:	$ 465,762.80		
Retainage: 3 % of Completed Work:	$ 13,972.88		
Total Earned less Retainage:		$ 451,789.92	
Less previous applications for payment:		$ 222,918.42	
SUBTOTAL			$ 228,871.50
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 228,871.50
Balance to finish, including retainage:		$ 728,340.33	
Contract Time Remaining (If applicable)	45.0 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: Manatt's Inc.
Firm Name

Connor Young Digitally signed by Connor Young DN: C=US, E=Connory@manatts.com, CN=Connor Young Reason: I am approving this document Contact Info: Connory@manatts.com Date: 2026.02.04 07:41:33-06'00'
Signature — Date: 02/04/2026

Engineer / Consultant Approval: Civil Design Advantage
Firm Name

Eric Schultz
Signature — Date: 02/04/2026

City of Ankeny Staff Approval:

Mitch Wedell
Signature — Date: 2-4-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	ORIGINAL PROPOSED TOTAL QUANTITY	QUANTITY CHANGE DIV. 1 (BY CHANGE ORDER)	QUANTITY CHANGE DIV. 2 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	DIVISION 1 EXTENDED PRICE	DIVISION 2 EXTENDED PRICE	DIV. 1 TOTAL QUANTITY THIS PAY PERIOD	DIV. 2 TOTAL QUANTITY THIS PAY PERIOD	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK																			
2.01	Clearing and Grubbing	LS	1.00		1.00			1.00	$ 14,000.00	$ 14,000.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 14,000.00	0.00	100.00%
2.02	Locating/Repairing Tile Lines	STA	21.00		21.00			21.00	$ 400.00	$ 8,400.00	$ -			0.00	$ -		0.00	$ -	21.00	0.00%
2.03	Topsoil, Onsite	CY	9,100.00		9,100.00			9,100.00	$ 8.00	$ 72,800.00	$ -	0.00		0.00	$ -	4,450.00	4,450.00	$ 35,600.00	4,650.00	48.90%
2.04	Excavation, Class 10 (On-site)	CY	14,158.00		14,158.00			14,158.00	$ 4.00	$ 56,632.00	$ -	0.00		0.00	$ -	7,079.00	7,079.00	$ 28,316.00	7,079.00	50.00%
2.05	Subgrade Preparation, 12" Depth	SY	4,971.00		4,971.00			4,971.00	$ 2.50	$ 12,427.50	$ -			0.00	$ -		0.00	$ -	4,971.00	0.00%
2.06	Subbase, Modified, Virgin Aggregate	SY	4,971.00		4,971.00			4,971.00	$ 11.25	$ 55,923.75	$ -			0.00	$ -		0.00	$ -	4,971.00	0.00%
2.07	Compaction Testing	LS	1.00		1.00			1.00	$ 3,500.00	$ 3,500.00	$ -			0.00	$ -		0.00	$ -	1.00	0.00%
	TRENCH EXCAVATION AND BACKFILL																			
3.01	TRENCH COMPACTION TESTING	LS	1.00		1.00			1.00	$ 5,000.00	$ 5,000.00	$ -	0.00		0.00	$ -	0.25	0.25	$ 1,250.00	0.75	25.00%
	SEWERS AND DRAINS																			
4.01	Sanitary Sewer Gravity Main, Trenched, PVC, 8" Dia.	LF		561.00	561.00			561.00	$ 89.00	$ -	$ 49,929.00		75.00	75.00	$ 6,675.00	486.00	561.00	$ 49,929.00	0.00	100.00%
4.02	Sanitary Sewer Service Stub, Trenched, PVC, 6" Dia.	LF		148.00	148.00			148.00	$ 80.00	$ -	$ 11,840.00		33.00	33.00	$ 2,640.00	115.00	148.00	$ 11,840.00	0.00	100.00%
4.03	Storm Sewer, Trenched, RCP, 15" Dia.	LF	528.00		528.00			528.00	$ 66.00	$ 34,848.00	$ -	284.00		284.00	$ 18,744.00	0.00	284.00	$ 18,744.00	244.00	53.79%
4.04	Storm Sewer, Trenched, RCP, 18" Dia.	LF	170.00		170.00			170.00	$ 77.50	$ 13,175.00	$ -	170.00		170.00	$ 13,175.00		170.00	$ 13,175.00	0.00	100.00%
4.05	Storm Sewer, Trenched, RCP, 24" Dia.	LF	268.00		268.00			268.00	$ 83.00	$ 22,244.00	$ -	68.00		68.00	$ 5,644.00	0.00	68.00	$ 5,644.00	200.00	25.37%
4.06	Storm Sewer, Trenched, RCP, 30" Dia.	LF	175.00		175.00			175.00	$ 144.00	$ 25,200.00	$ -	43.00		43.00	$ 6,192.00	132.00	175.00	$ 25,200.00	0.00	100.00%
4.07	Storm Sewer, Trenched, RCP, 36" Dia.	LF	190.00		190.00			190.00	$ 127.00	$ 24,130.00	$ -			0.00	$ -		0.00	$ -	190.00	0.00%
4.08	Pipe Apron, RCP, 30" Dia.	EA	1.00		1.00			1.00	$ 1,730.00	$ 1,730.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 1,730.00	0.00	100.00%
4.09	Pipe Apron, RCP, 36" Dia.	EA	1.00		1.00			1.00	$ 2,145.00	$ 2,145.00	$ -			0.00	$ -		0.00	$ -	1.00	0.00%
4.10	Footing for Concrete Apron, RCP, 30" Dia.	EA	1.00		1.00			1.00	$ 700.00	$ 700.00	$ -			0.00	$ -		0.00	$ -	1.00	0.00%
4.11	Footing for Concrete Apron, RCP, 36" Dia.	EA	1.00		1.00			1.00	$ 700.00	$ 700.00	$ -			0.00	$ -		0.00	$ -	1.00	0.00%
4.12	Pipe Apron Guard	EA	2.00		2.00			2.00	$ 3,100.00	$ 6,200.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
4.13	Subdrain, Corrugated PVC, 8" Dia.	LF	2,360.00		2,360.00			2,360.00	$ 16.50	$ 38,940.00	$ -			0.00	$ -		0.00	$ -	2,360.00	0.00%
4.14	Subdrain Cleanout, Type B, 24" Dia.	EA	2.00		2.00			2.00	$ 500.00	$ 1,000.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
4.15	Subdrain Outlets and Connections, RCP/Intake/Manhole, 8" Dia.	EA	30.00		30.00			30.00	$ 115.00	$ 3,450.00	$ -			0.00	$ -		0.00	$ -	30.00	0.00%
	WATER MAINS AND APPURTENANCES																			
5.01	Water Main, Trenched, PVC, 8" Dia. Service (Includes Tap)	LF		306.00	306.00			306.00	$ 195.00	$ -	$ 59,670.00		306.00	306.00	$ 59,670.00	0.00	306.00	$ 59,670.00	0.00	100.00%
5.02	Water Main, Trenched, PVC, 12" Dia.	LF		23.00	23.00			23.00	$ 255.00	$ -	$ 5,865.00		12.00	12.00	$ 3,060.00	0.00	12.00	$ 3,060.00	11.00	52.17%
5.03	Blowoff Hydrant	EA		4.00	4.00			4.00	$ 4,450.00	$ -	$ 17,800.00		4.00	4.00	$ 17,800.00	0.00	4.00	$ 17,800.00	0.00	100.00%
5.04	Valve, Gate, 12"	EA		2.00	2.00			2.00	$ 9,600.00	$ -	$ 19,200.00		1.00	1.00	$ 9,600.00	1.00	2.00	$ 19,200.00	0.00	100.00%
5.05	Fire Hydrant Assembly (includes Solid Sleeve)	EA		2.00	2.00			2.00	$ 9,050.00	$ -	$ 18,100.00		2.00	2.00	$ 18,100.00	0.00	2.00	$ 18,100.00	0.00	100.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS																			
6.01	Manhole, Type SW-301, 48" Dia.	EA		4.00	4.00			4.00	$ 5,850.00	$ -	$ 23,400.00		1.00	1.00	$ 5,850.00	3.00	4.00	$ 23,400.00	0.00	100.00%
6.02	Manhole, Type SW-401, 60" Dia.	EA	1.00		1.00			1.00	$ 8,800.00	$ 8,800.00	$ -			0.00	$ -		0.00	$ -	1.00	0.00%
6.03	Intake, Type SW-501, 3'-0" x 2'-0"	EA	2.00		2.00			2.00	$ 4,050.00	$ 8,100.00	$ -	2.00		2.00	$ 8,100.00		2.00	$ 8,100.00	0.00	100.00%
6.04	Intake, Type SW-503, 3'-0' x 6'-0"	EA	2.00		2.00			2.00	$ 5,800.00	$ 11,600.00	$ -	2.00		2.00	$ 11,600.00		2.00	$ 11,600.00	0.00	100.00%
6.05	Intake, Type SW-505, 6'-8" x 2'-0"	EA	6.00		6.00			6.00	$ 5,800.00	$ 34,800.00	$ -	2.00		2.00	$ 11,600.00	2.00	4.00	$ 23,200.00	2.00	66.67%
6.06	Intake, Type SW-506, 6'-8" x 6'-0"	EA	4.00		4.00			4.00	$ 8,400.00	$ 33,600.00	$ -	2.00		2.00	$ 16,800.00		2.00	$ 16,800.00	2.00	50.00%
6.07	Intake, Type SW-513, 4'-0" x 4'-0"	EA	2.00		2.00			2.00	$ 5,550.00	$ 11,100.00	$ -	2.00		2.00	$ 11,100.00		2.00	$ 11,100.00	0.00	100.00%
6.08	Intake, Type SW-513, 5'-0" x 5'-0"	EA	1.00		1.00			1.00	$ 7,350.00	$ 7,350.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 7,350.00	0.00	100.00%
6.09	Intake Adjustment, Minor	EA	2.00		2.00			2.00	$ 1,050.00	$ 2,100.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
6.10	Manhole Adjustment, Major, Sanitary	EA		2.00	2.00			2.00	$ 2,100.00	$ -	$ 4,200.00			0.00	$ -		0.00	$ -	2.00	0.00%
6.11	Connection to Existing Manhole, Sanitary Sewer	EA		2.00	2.00			2.00	$ 1,550.00	$ -	$ 3,100.00		1.00	1.00	$ 1,550.00	1.00	2.00	$ 3,100.00	0.00	100.00%
6.12	Connection to Existing Intake	EA	1.00		1.00			1.00	$ 2,050.00	$ 2,050.00	$ -	1.00		1.00	$ 2,050.00	0.00	1.00	$ 2,050.00	0.00	100.00%
	STREETS AND RELATED WORK																			
7.01	Pavement, PCC, 9", C-SUD	SY	4,158.00		4,158.00			4,158.00	$ 59.00	$245,322.00	$ -			0.00	$ -		0.00	$ -	4,158.00	0.00%
7.02	PCC Pavement Samples and Testing	LS	1.00		1.00			1.00	$ 5,000.00	$ 5,000.00	$ -			0.00	$ -		0.00	$ -	1.00	0.00%
7.03	Sidewalk, PCC, 4"	SY	776.00		776.00			776.00	$ 42.00	$ 32,592.00	$ -			0.00	$ -		0.00	$ -	776.00	0.00%
7.04	Subbase, Over-excavation	TON	250.00		250.00			250.00	$ 45.00	$ 11,250.00	$ -			0.00	$ -		0.00	$ -	250.00	0.00%
7.05	Granular Turnaround, 6" Macadam, 6" Class A Crushed Stone	SY	241.00		241.00			241.00	$ 40.00	$ 9,640.00	$ -			0.00	$ -		0.00	$ -	241.00	0.00%
7.06	Pavement Removal, PCC, 9"	SY	45.00		45.00			45.00	$ 25.00	$ 1,125.00	$ -			0.00	$ -		0.00	$ -	45.00	0.00%
	TRAFFIC CONTROL																			
8.01	Temporary Traffic Control	LS	1.00		1.00			1.00	$ 2,000.00	$ 2,000.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 2,000.00	0.00	100.00%
8.02	Traffic Signs	EA	12.00		12.00			12.00	$ 200.00	$ 2,400.00	$ -			0.00	$ -		0.00	$ -	12.00	0.00%
	SITE WORK AND LANDSCAPING																			
9.01	Conventional Seeding, Seeding, Fertilizing, Type 1	AC	6.63		6.63			6.63	$ 1,025.00	$ 6,795.75	$ -			0.00	$ -		0.00	$ -	6.63	0.00%
9.02	Conventional Seeding and Mulching, Wetland Seeding	AC		0.02	0.02			0.02	$ 6,050.00	$ -	$ 121.00			0.00	$ -		0.00	$ -	0.02	0.00%
9.03	Conventional Seeding, Seeding, Fertilizing, Type 4 (Temp Seeding)	AC	8.10		8.10			8.10	$ 215.00	$ 1,741.50	$ -			0.00	$ -		0.00	$ -	8.10	0.00%
9.04	Hydraulic Mulching (BFM)	AC	6.63		6.63			6.63	$ 2,650.00	$ 17,569.50	$ -			0.00	$ -		0.00	$ -	6.63	0.00%
9.05	Filter Socks, 12"	LF	41.00		41.00			41.00	$ 5.00	$ 205.00	$ -			0.00	$ -		0.00	$ -	41.00	0.00%
9.06	Filter Socks, Removal	LF	41.00		41.00			41.00	$ 1.00	$ 41.00	$ -			0.00	$ -		0.00	$ -	41.00	0.00%
9.07	Check Dam, Rock (Temporary)	EA	7.00		7.00			7.00	$ 1,000.00	$ 7,000.00	$ -			0.00	$ -		0.00	$ -	7.00	0.00%
9.08	Rip Rap, Class E	TON	65.00	150.00	215.00			215.00	$ 71.00	$ 4,615.00	$ 10,650.00			0.00	$ -		0.00	$ -	215.00	0.00%
9.09	Turf Reinforcing Mats, Type 2	SQ	6.00		6.00			6.00	$ 40.00	$ 240.00	$ -			0.00	$ -		0.00	$ -	6.00	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	ORIGINAL PROPOSED TOTAL QUANTITY	QUANTITY CHANGE DIV. 1 (BY CHANGE ORDER)	QUANTITY CHANGE DIV. 2 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	DIVISION 1 EXTENDED PRICE	DIVISION 2 EXTENDED PRICE	DIV. 1 TOTAL QUANTITY THIS PAY PERIOD	DIV. 2 TOTAL QUANTITY THIS PAY PERIOD	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
9.10	Silt Fence	LF	6,349.00		6,349.00			6,349.00	$ 1.70	$ 10,793.30	$ -	0.00		0.00	$ -	3,144.00	3,144.00	$ 5,344.80	3,205.00	49.52%
9.11	Silt Fence, Removal of Device	LF	6,349.00		6,349.00			6,349.00	$ 0.05	$ 317.45	$ -			0.00	$ -		0.00	$ -	6,349.00	0.00%
9.12	Stabilized Construction Entrance	SY	120.00		120.00			120.00	$ 25.00	$ 3,000.00	$ -	0.00		0.00	$ -	120.00	120.00	$ 3,000.00	0.00	100.00%
9.13	Erosion Control Mulch, Straw	AC	8.10		8.10			8.10	$ 625.00	$ 5,062.50	$ -			0.00	$ -		0.00	$ -	8.10	0.00%
9.14	Inlet Protection Device, Surface Applied	EA	4.00		4.00			4.00	$ 135.00	$ 540.00	$ -			0.00	$ -		0.00	$ -	4.00	0.00%
9.15	Inlet Protection Device, Drop-In	EA	14.00		14.00			14.00	$ 165.00	$ 2,310.00	$ -	0.00		0.00	$ -	4.00	4.00	$ 660.00	10.00	28.57%
9.16	Inlet Protection Device, Maintenance	EA	18.00		18.00			18.00	$ 25.00	$ 450.00	$ -			0.00	$ -		0.00	$ -	18.00	0.00%
9.17	Temporary Fence, Orange Mesh Safety Fence	LF		80.00	80.00			80.00	$ 20.00	$ -	$ 1,600.00		0.00	0.00	$ -	40.00	40.00	$ 800.00	40.00	50.00%
	MISCELLANEOUS																			
11.01	Mobilization	LS	1.00		1.00			1.00	$ 60,000.00	$ 60,000.00	$ -	0.10		0.10	$ 6,000.00	0.30	0.40	$ 24,000.00	0.60	40.00%
11.02	Concrete Washout	EA	2.00		2.00			2.00	$ 1,000.00	$ 2,000.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
	CHANGE ORDER ITEMS																			

Division 1: $954,655.25
Division 2 $ 225,475.00
CONTRACT = $1,180,130.25

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

PAY PERIOD = $235,950.00

COMPLETED = $ 465,762.80

39.47%

Date printed: 2/3/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

PRICE DETAILED BY DIVISION SUMMARY

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	UNIT PRICE	TOTAL DIV. 1 QUANTITY COMPLETE	DIV. 1 TOTAL VALUE OF COMPLETED WORK	TOTAL DIV. 2 QUANTITY COMPLETE	DIV. 2 TOTAL VALUE OF COMPLETED WORK	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK										
2.01	Clearing and Grubbing	LS	$ 14,000.00	1.00	$ 14,000.00		$ -	1.00	$ 14,000.00	0.00	100%
2.02	Locating/Repairing Tile Lines	STA	$ 400.00	0.00	$ -		$ -	0.00	$ -	21.00	0%
2.03	Topsoil, Onsite	CY	$ 8.00	4,450.00	$ 35,600.00		$ -	4450.00	$ 35,600.00	4650.00	49%
2.04	Excavation, Class 10 (On-site)	CY	$ 4.00	7,079.00	$ 28,316.00		$ -	7079.00	$ 28,316.00	7079.00	50%
2.05	Subgrade Preparation, 12" Depth	SY	$ 2.50	0.00	$ -		$ -	0.00	$ -	4971.00	0%
2.06	Subbase, Modified, Virgin Aggregate	SY	$ 11.25	0.00	$ -		$ -	0.00	$ -	4971.00	0%
2.07	Compaction Testing	LS	$ 3,500.00	0.00	$ -		$ -	0.00	$ -	1.00	0%
	TRENCH EXCAVATION AND BACKFILL										
3.01	TRENCH COMPACTION TESTING	LS	$ 5,000.00	0.25	$ 1,250.00		$ -	0.25	$ 1,250.00	0.75	25%
	SEWERS AND DRAINS										
4.01	Sanitary Sewer Gravity Main, Trenched, PVC, 8" Dia.	LF	$ 89.00		$ -	561.00	$ 49,929.00	561.00	$ 49,929.00	0.00	100%
4.02	Sanitary Sewer Service Stub, Trenched, PVC, 6" Dia.	LF	$ 80.00		$ -	148.00	$ 11,840.00	148.00	$ 11,840.00	0.00	100%
4.03	Storm Sewer, Trenched, RCP, 15" Dia.	LF	$ 66.00	284.00	$ 18,744.00		$ -	284.00	$ 18,744.00	244.00	54%
4.04	Storm Sewer, Trenched, RCP, 18" Dia.	LF	$ 77.50	170.00	$ 13,175.00		$ -	170.00	$ 13,175.00	0.00	100%
4.05	Storm Sewer, Trenched, RCP, 24" Dia.	LF	$ 83.00	68.00	$ 5,644.00		$ -	68.00	$ 5,644.00	200.00	25%
4.06	Storm Sewer, Trenched, RCP, 30" Dia.	LF	$ 144.00	175.00	$ 25,200.00		$ -	175.00	$ 25,200.00	0.00	100%
4.07	Storm Sewer, Trenched, RCP, 36" Dia.	LF	$ 127.00	0.00	$ -		$ -	0.00	$ -	190.00	0%
4.08	Pipe Apron, RCP, 30" Dia.	EA	$ 1,730.00	1.00	$ 1,730.00		$ -	1.00	$ 1,730.00	0.00	100%
4.09	Pipe Apron, RCP, 36" Dia.	EA	$ 2,145.00	0.00	$ -		$ -	0.00	$ -	1.00	0%
4.10	Footing for Concrete Apron, RCP, 30" Dia.	EA	$ 700.00	0.00	$ -		$ -	0.00	$ -	1.00	0%
4.11	Footing for Concrete Apron, RCP, 36" Dia.	EA	$ 700.00	0.00	$ -		$ -	0.00	$ -	1.00	0%
4.12	Pipe Apron Guard	EA	$ 3,100.00	0.00	$ -		$ -	0.00	$ -	2.00	0%
4.13	Subdrain, Corrugated PVC, 8" Dia.	LF	$ 16.50	0.00	$ -		$ -	0.00	$ -	2360.00	0%
4.14	Subdrain Cleanout, Type B, 24" Dia.	EA	$ 500.00	0.00	$ -		$ -	0.00	$ -	2.00	0%
4.15	Subdrain Outlets and Connections, RCP/Intake/Manhole, 8" Dia.	EA	$ 115.00	0.00	$ -		$ -	0.00	$ -	30.00	0%
	WATER MAINS AND APPURTENANCES										
5.01	Water Main, Trenched, PVC, 8" Dia. Service (Includes Tap)	LF	$ 195.00		$ -	306.00	$ 59,670.00	306.00	$ 59,670.00	0.00	100%
5.02	Water Main, Trenched, PVC, 12" Dia.	LF	$ 255.00		$ -	12.00	$ 3,060.00	12.00	$ 3,060.00	11.00	52%
5.03	Blowoff Hydrant	EA	$ 4,450.00		$ -	4.00	$ 17,800.00	4.00	$ 17,800.00	0.00	100%
5.04	Valve, Gate, 12"	EA	$ 9,600.00		$ -	2.00	$ 19,200.00	2.00	$ 19,200.00	0.00	100%
5.05	Fire Hydrant Assembly (includes Solid Sleeve)	EA	$ 9,050.00		$ -	2.00	$ 18,100.00	2.00	$ 18,100.00	0.00	100%
	STRUCTURES FOR SANITARY AND STORM SEWERS										
6.01	Manhole, Type SW-301, 48" Dia.	EA	$ 5,850.00		$ -	4.00	$ 23,400.00	4.00	$ 23,400.00	0.00	100%
6.02	Manhole, Type SW-401, 60" Dia.	EA	$ 8,800.00	0.00	$ -		$ -	0.00	$ -	1.00	0%
6.03	Intake, Type SW-501, 3'-0" x 2'-0"	EA	$ 4,050.00	2.00	$ 8,100.00		$ -	2.00	$ 8,100.00	0.00	100%
6.04	Intake, Type SW-503, 3'-0' x 6'-0"	EA	$ 5,800.00	2.00	$ 11,600.00		$ -	2.00	$ 11,600.00	0.00	100%
6.05	Intake, Type SW-505, 6'-8" x 2'-0"	EA	$ 5,800.00	4.00	$ 23,200.00		$ -	4.00	$ 23,200.00	2.00	67%
6.06	Intake, Type SW-506, 6'-8" x 6'-0"	EA	$ 8,400.00	2.00	$ 16,800.00		$ -	2.00	$ 16,800.00	2.00	50%
6.07	Intake, Type SW-513, 4'-0" x 4'-0"	EA	$ 5,550.00	2.00	$ 11,100.00		$ -	2.00	$ 11,100.00	0.00	100%
6.08	Intake, Type SW-513, 5'-0" x 5'-0"	EA	$ 7,350.00	1.00	$ 7,350.00		$ -	1.00	$ 7,350.00	0.00	100%
6.09	Intake Adjustment, Minor	EA	$ 1,050.00	0.00	$ -		$ -	0.00	$ -	2.00	0%
6.10	Manhole Adjustment, Major, Sanitary	EA	$ 2,100.00		$ -	0.00	$ -	0.00	$ -	2.00	0%
6.11	Connection to Existing Manhole, Sanitary Sewer	EA	$ 1,550.00		$ -	2.00	$ 3,100.00	2.00	$ 3,100.00	0.00	100%
6.12	Connection to Existing Intake	EA	$ 2,050.00	1.00	$ 2,050.00		$ -	1.00	$ 2,050.00	0.00	100%
	STREETS AND RELATED WORK										
7.01	Pavement, PCC, 9", C-SUD	SY	$ 59.00	0.00	$ -		$ -	0.00	$ -	4158.00	0%
7.02	PCC Pavement Samples and Testing	LS	$ 5,000.00	0.00	$ -		$ -	0.00	$ -	1.00	0%
7.03	Sidewalk, PCC, 4"	SY	$ 42.00	0.00	$ -		$ -	0.00	$ -	776.00	0%
7.04	Subbase, Over-excavation	TON	$ 45.00	0.00	$ -		$ -	0.00	$ -	250.00	0%
7.05	Granular Turnaround, 6" Macadam, 6" Class A Crushed Stone	SY	$ 40.00	0.00	$ -		$ -	0.00	$ -	241.00	0%
7.06	Pavement Removal, PCC, 9"	SY	$ 25.00	0.00	$ -		$ -	0.00	$ -	45.00	0%
	TRAFFIC CONTROL										
8.01	Temporary Traffic Control	LS	$ 2,000.00	1.00	$ 2,000.00		$ -	1.00	$ 2,000.00	0.00	100%
8.02	Traffic Signs	EA	$ 200.00	0.00	$ -		$ -	0.00	$ -	12.00	0%
	SITE WORK AND LANDSCAPING										
9.01	Conventional Seeding, Seeding, Fertilizing, Type 1	AC	$ 1,025.00	0.00	$ -		$ -	0.00	$ -	6.63	0%
9.02	Conventional Seeding and Mulching, Wetland Seeding	AC	$ 6,050.00		$ -	0.00	$ -	0.00	$ -	0.02	0%
9.03	Conventional Seeding, Seeding, Fertilizing, Type 4 (Temp Seeding)	AC	$ 215.00	0.00	$ -		$ -	0.00	$ -	8.10	0%
9.04	Hydraulic Mulching (BFM)	AC	$ 2,650.00	0.00	$ -		$ -	0.00	$ -	6.63	0%
9.05	Filter Socks, 12"	LF	$ 5.00	0.00	$ -		$ -	0.00	$ -	41.00	0%
9.06	Filter Socks, Removal	LF	$ 1.00	0.00	$ -		$ -	0.00	$ -	41.00	0%
9.07	Check Dam, Rock (Temporary)	EA	$ 1,000.00	0.00	$ -		$ -	0.00	$ -	7.00	0%
9.08	Rip Rap, Class E	TON	$ 71.00	0.00	$ -	0.00	$ -	0.00	$ -	215.00	0%
9.09	Turf Reinforcing Mats, Type 2	SQ	$ 40.00	0.00	$ -		$ -	0.00	$ -	6.00	0%
9.10	Silt Fence	LF	$ 1.70	3,144.00	$ 5,344.80		$ -	3144.00	$ 5,344.80	3205.00	50%
9.11	Silt Fence, Removal of Device	LF	$ 0.05	0.00	$ -		$ -	0.00	$ -	6349.00	0%
9.12	Stabilized Construction Entrance	SY	$ 25.00	120.00	$ 3,000.00		$ -	120.00	$ 3,000.00	0.00	100%
9.13	Erosion Control Mulch, Straw	AC	$ 625.00	0.00	$ -		$ -	0.00	$ -	8.10	0%
9.14	Inlet Protection Device, Surface Applied	EA	$ 135.00	0.00	$ -		$ -	0.00	$ -	4.00	0%
9.15	Inlet Protection Device, Drop-In	EA	$ 165.00	4.00	$ 660.00		$ -	4.00	$ 660.00	10.00	29%
9.16	Inlet Protection Device, Maintenance	EA	$ 25.00	0.00	$ -		$ -	0.00	$ -	18.00	0%
9.17	Temporary Fence, Orange Mesh Safety Fence	LF	$ 20.00		$ -	40.00	$ 800.00	40.00	$ 800.00	40.00	50%
	MISCELLANEOUS										
11.01	Mobilization	LS	$ 60,000.00	0.40	$ 24,000.00		$ -	0.40	$ 24,000.00	0.60	40%
11.02	Concrete Washout	EA	$ 1,000.00	0.00	$ -		$ -	0.00	$ -	2.00	0%
	CHANGE ORDER ITEMS										

DIV. 1 COMPLETED = $258,863.80

DIV. 2 COMPLETED = $206,899.00

TOTAL DIVISION AND VALUE OF COMPLETED WORK — COMPLETED = $465,762.80 — 39.47%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 15, 2025	$ 95,118.98
2	January 20, 2026	$ 127,799.44
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

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

PREVIOUS PAY APP TOTAL = $ 222,918.42

Record of Change Orders

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

CHANGE ORDER TOTAL = $ -

Contract Time Remaining

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

Substantial Completion

Contract Working Days:	80.0
Added by Change Order:	
Total Working Days:	80.0
Working Days Used to Date:	35.0
Working Days Remaining:	**45.0**

Full Completion

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve Payment #10 in the amount of $35,242.40 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Van Maanen - Pymt #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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

Date of Council Meeting: February 16, 2026 **Payment Application #:** 10

Payment Period: From: January 1, 2026 Through: January 31, 2026

Contract Summary:

Original Contract Amount:	$ 830,887.82		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 830,887.82	
Total Completed and Stored to Date:	$ 591,194.70		
Retainage: 5 % of Completed Work:	$ 29,559.74		
Total Earned Less Retainage:		$ 561,634.96	
Less Previous Applications for Payment:		$ 526,392.56	
SUBTOTAL:			$ 35,242.40
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 35,242.40**
Balance to Finish, Including Retainage:		$ 269,252.86	
Contract Time Remaining (Substantial):		Calendar Days	
Contract Time Remaining (Final):		Calendar Days	

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

Construction Contractor Approval: Van Maanen Electric, Inc.
Firm Name

Signature Date 2-6-26

Engineer / Consultant Approval: Olsson, Inc.
Firm Name

Signature Date 2/9/2026

City of Ankeny Staff Approval:

Leslie Hart Signature Date 2/9/2026

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

Date Printed: 2/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	STREETS AND RELATED WORK													
7.01	REMOVE AND CONSTRUCT SIDEWALK	SY	1.00		1.00	$ 2,675.00	$ 2,675.00		$ -	1.00	1.00	$ 2,675.00	0.00	100.00%
	TRAFFIC CONTROL													
8.02	REMOVE EXISTING HANDHOLE, TP I	EA	27.00		27.00	$ 260.00	$ 7,020.00	1.00	$ 260.00	6.00	7.00	$ 1,820.00	20.00	25.93%
8.03	REMOVE EXISTING HANDHOLE, TP III	EA	8.00		8.00	$ 260.00	$ 2,080.00		$ -	4.00	4.00	$ 1,040.00	4.00	50.00%
8.04	REMOVE EXISTING HANDHOLE, TP IV	EA	1.00		1.00	$ 460.00	$ 460.00		$ -		0.00	$ -	1.00	0.00%
8.05	REMOVE EXISTING FIBER OPTIC SPLICE CLOSURE	EA	7.00		7.00	$ 160.50	$ 1,123.50		$ -	7.00	7.00	$ 1,123.50	0.00	100.00%
8.06	REMOVE EXISTING HUB CABINET	EA	1.00		1.00	$ 1,027.20	$ 1,027.20		$ -		0.00	$ -	1.00	0.00%
8.07	REMOVE FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	59,553.00		59,553.00	$ 0.44	$ 26,203.32		$ -	13,936.00	13,936.00	$ 6,131.84	45,617.00	23.40%
8.08	REMOVE FIBER OPTIC CABLE 96 FO COUNT	LF	190.00		190.00	$ 0.44	$ 83.60		$ -	132.00	132.00	$ 58.08	58.00	69.47%
8.09	DISCONNECT FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	1,556.00		1,556.00	$ 0.44	$ 684.64	5.00	$ 2.20	335.00	340.00	$ 149.60	1,216.00	21.85%
8.10	DISCONNECT FIBER OPTIC CABLE 96 FO COUNT	LF	828.00		828.00	$ 0.44	$ 364.32	20.00	$ 8.80	5.00	25.00	$ 11.00	803.00	3.02%
8.11	PULLBACK FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	2,302.00		2,302.00	$ 0.44	$ 1,012.88		$ -	315.00	315.00	$ 138.60	1,987.00	13.68%
8.12	PULLBACK FIBER OPTIC CABLE 96 FO COUNT	LF	9,154.00		9,154.00	$ 0.44	$ 4,027.76		$ -	327.00	327.00	$ 143.88	8,827.00	3.57%
8.13	RE-ROUTE/RE-INSTALL FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	1,915.00		1,915.00	$ 2.05	$ 3,925.75		$ -	100.00	100.00	$ 205.00	1,815.00	5.22%
8.14	RE-ROUTE/RE-INSTALL FIBER OPTIC CABLE 96 FO COUNT	LF	7,632.00		7,632.00	$ 2.05	$ 15,645.60	2,369.00	$ 4,856.45	307.00	2,676.00	$ 5,485.80	4,956.00	35.06%
8.15	INSTALL HANDHOLE, TYPE III (ITS 36x24x36)	EA	13.00		13.00	$ 1,275.00	$ 16,575.00		$ -	10.00	10.00	$ 12,750.00	3.00	76.92%
8.16	INSTALL HANDHOLE, TYPE IV (ITS 48x30x36)	EA	21.00		21.00	$ 1,925.00	$ 40,425.00		$ -	15.00	15.00	$ 28,875.00	6.00	71.43%
8.17	INSTALL TEST STATION (CITY FURNISHED, INSTALL ONLY)	EA	31.00		31.00	$ 110.00	$ 3,410.00		$ -	3.00	3.00	$ 330.00	28.00	9.68%
8.18	INSTALL CONDUIT, BLUE HDPE, 2 INCH BORED (CITY FURNISHED, INSTALL ONLY)	LF	24,425.00		24,425.00	$ 6.00	$ 146,550.00	1,727.00	$ 10,362.00	16,028.00	17,755.00	$ 106,530.00	6,670.00	72.69%
8.19	HEAL CONDUIT	EA	7.00		7.00	$ 220.00	$ 1,540.00		$ -	7.00	7.00	$ 1,540.00	0.00	100.00%
8.20	INSTALL FIBER OPTIC 24 SM FO CABLE (CITY FURNISHED, INSTALL ONLY)	LF	6,203.00		6,203.00	$ 2.05	$ 12,716.15		$ -		0.00	$ -	6,203.00	0.00%
8.21	INSTALL FIBER OPTIC 96 SM FO CABLE (CITY FURNISHED, INSTALL ONLY)	LF	173,272.00		173,272.00	$ 2.05	$ 355,207.60	4,722.00	$ 9,680.10	151,402.00	156,124.00	$ 320,054.20	17,148.00	90.10%
8.22	INSTALL FIBER OPTIC SPLICE ENCLOSURE	EA	30.00		30.00	$ 701.00	$ 21,030.00		$ -	20.00	20.00	$ 14,020.00	10.00	66.67%
8.23	EXISTING FIBER OPTIC SPLICE ENCLOSURE REWORK	EA	45.00		45.00	$ 256.80	$ 11,556.00	3.00	$ 770.40	13.00	16.00	$ 4,108.80	29.00	35.56%
8.24	CLOSET CONNECTOR HOUSING, FOUR RACK UNIT	EA	3.00		3.00	$ 482.57	$ 1,447.71	1.00	$ 482.57	1.00	2.00	$ 965.14	1.00	66.67%
8.25	CCH PIGTAILED SPLICE CASSETTE MODULE, 12 SM FO, LC/UPC DUPLEX	EA	33.00		33.00	$ 818.55	$ 27,012.15	5.00	$ 4,092.75	5.00	10.00	$ 8,185.50	23.00	30.30%
8.26	SPH PIGTAILED - WITH DIN RAIL MOUNTING, 12 SM FO, LC/UPC DUPLEX	EA	10.00		10.00	$ 600.00	$ 6,000.00		$ -	10.00	10.00	$ 6,000.00	0.00	100.00%
8.27	CCH ADAPTER PANEL, PIGTAILED, 12 SM FO, LC/UPC DUPLEX	EA	3.00		3.00	$ 566.00	$ 1,698.00		$ -		0.00	$ -	3.00	0.00%
8.28	FIBER OPTIC SPLICE TRAY, 24 FIBER	EA	20.00		20.00	$ 75.00	$ 1,500.00		$ -		0.00	$ -	20.00	0.00%
8.29	FIBER OPTIC FUSION SPLICE	EA	4,006.00		4,006.00	$ 21.94	$ 87,891.64	300.00	$ 6,582.00	1,854.00	2,154.00	$ 47,258.76	1,852.00	53.77%
8.30	FIBER OPTIC CABLE ACCEPTANCE TESTING	LS	1.00		1.00	$ 8,400.00	$ 8,400.00		$ -		0.00	$ -	1.00	0.00%
8.31	TRAFFIC CONTROL	LS	1.00		1.00	$ 9,095.00	$ 9,095.00		$ -	1.00	1.00	$ 9,095.00	0.00	100.00%
	MISCELLANEOUS													
11.32	MOBILIZATION	LS	1.00		1.00	$ 12,500.00	$ 12,500.00		$ -	1.00	1.00	$ 12,500.00	0.00	100.00%
	CHANGE ORDER ITEMS													
12.33					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.34					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.35					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.36					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.37					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = $ 830,887.82 PAY PERIOD = $ 37,097.27 COMPLETED = $ 591,194.70 71.15%

Date printed: 2/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	$ 50,307.01
2	June 16, 2025	$ 29,172.60
3	July 21, 2025	$ 59,280.98
4	August 18, 2025	$ 125,735.35
5	September 15, 2025	$ 166,696.48
6	October 20, 2025	$ 33,139.18
7	November 17, 2025	$ 35,879.92
8	December 15, 2025	$ 12,470.00
9	January 20, 2026	$ 13,711.04
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

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

PREVIOUS PAY APPS TOTAL = $ 526,392.56

Record of Change Orders:

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

CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

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

Substantial Completion:

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

Full Completion:

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

Date Printed: 2/6/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #5 in the amount of $88,380.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

Payment application for Veenstra & Kimm, Inc. for design of Elevated Storage Tower #4.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Veenstra & Kimm - Pymt #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Water Tower-Design Services		
Contractor:	Veenstra & Kimm, Inc.		
Address:	6775 Vista Drive, West Des Moines, IA 50266		
Finance Budget Code:	617.3617.4210	**Finance Project #**	617.4210
Vendor Project or Invoice #:	115296	**PO #**	
Original Contract Date:	March 3, 2025	**Vendor #**	479

Date of Council Meeting: February 16, 2026 **PAYMENT REQUEST #** 5

PAYMENT PERIOD: From: December 14, 2025 Through: January 17, 2026

Contract Summary

Original Contract Amount:	$ 294,600.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 294,600.00	
Total completed and stored to date:	$ 147,300.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 147,300.00	
Less previous applications for payment:		$ 58,920.00	
SUBTOTAL			$ 88,380.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 88,380.00
Balance to finish, including retainage:		$ 147,300.00	
Contract Time Remaining (If applicable)	- Working Days		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Veenstra & Kimm, Inc.

Firm Name

Signature Date January 23, 2026

City of Ankeny Staff Approval:

Signature Date 1/28/26

Submit to: *Don Clark, PE - Director of Municipal Utilities*

E-mail: DClark@Ankenylowa.gov *Phone:* *515-963-3529* *Fax:* *515-963-3535*

Date Printed: 1/27/2026

VEENSTRA & KIMM INC.

A Kleinfelder Company

STATEMENT OF PROFESSIONAL SERVICES

City of Ankeny
220 West 1st Street
Ankeny, IA 50023-1557

January 23, 2026
Invoice No: 115296 - 5

Project Manager Forrest Aldrich

Engineering services for Water Tower - Design Services
Finance Budget Code: 617.3617.4210
Finance Project Number: 617.4210

Professional Services from December 14, 2025 to January 17, 2026

Fee

Total Fee	294,600.00			
Percent Complete	50.00	Total Earned	147,300.00	
		Previous Fee Billing	58,920.00	
		Current Fee Billing	88,380.00	
		Total Fee		**88,380.00**
			Total this Invoice	**$88,380.00**

Billings to Date

	Current	Prior	Total
Fee	88,380.00	58,920.00	147,300.00
Totals	**88,380.00**	**58,920.00**	**147,300.00**

*
*
* EMAIL INVOICES: DClark@Ankenyiowa.gov

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 21, 2025	$ 14,730.00
2	August 18, 2025	$ 14,730.00
3	September 26, 2025	$ 14,730.00
4	November 24, 2025	$ 14,730.00
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

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

TOTAL $ 58,920.00

Record of Change Orders

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

TOTAL $ -

Contract Time Remaining

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by $6,930.00 with JEO Consulting Group for construction services on the SE 3rd Street Utility Improvements — Phase 2 project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

JEO has completed the limited construction administration, limited on-site construction observation, construction survey, and project closeout services for the project. During the construction of the project, City staff requested additional limited construction observation and checks on the water main elevation, alignment, and deflection, which were outside the scope of Amendment No. 1.

The original Agreement and Amendment No. 1 are attached as well as Amendment No. 2.

The fee for the additional limited construction administration, construction staking, and post-construction services is $6,930.00. The original Professional Services Agreement cost was $106,780.00 and Amendment No. 1 was $75,380.00. Adding Amendment No. 2 to the Professional Services Agreement increases the total contract amount to $189,090.00.

It is recommended that the City Council approve Amendment No. 2 to the Professional Services Agreement with JEO in the amount of $6,930.00 for the SE 3rd Street Utility Improvements - Phase 2 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by $6,930.00 with JEO for the additional work for the SE 3rd Street Utility Improvements - Phase 2 project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 20, 2022: City Council approved the Professional Services Agreement with JEO for the design survey, preliminary design, final design, geotechnical investigation, cost estimates, IDNR permits, and bidding services for the SE 3rd Street Utility Improvements — Phase 2 project.
February 19, 2024: City Council approved Amendment No. 1 with JEO for the limited construction administration, construction staking, limited resident project representation, monument preservation, and post-construction services for the SE 3rd Street Utility Improvements — Phase 2 project.

FISCAL IMPACT

The project is included in the City's 2024 - 2028 Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. PSA_-_JEO_Consulting_Group_Inc
2. CA-9_-_3rdStPh2_Amendment1_-_JEO_Signed
3. 3rdStPh2_Amendment2

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of June 20, 2022 ("Effective Date") between City of Ankeny, Iowa ("Owner") and JEO Consulting Group, Inc. ("Engineer").

Owner's project, of which Engineer's services under this Agreement are a part, is generally identified as follows:

SE 3rd Street Utility Improvements – Phase 2 from S Ankeny Boulevard to SE Sharon Drive ("Project").

JEO Project Number: 200170.02

Owner and Engineer further agree as follows:

ARTICLE 1 - SERVICES OF ENGINEER

1.01 Scope

A. Engineer shall provide, or cause to be provided, the services set forth herein and in the scope of services, Exhibit A.

ARTICLE 2 - OWNER'S RESPONSIBILITIES

2.01 Owner Responsibilities

A. Owner responsibilities are outlined in Section XIV of the scope of services, Exhibit A and Section 3 of the general conditions, Exhibit B.

ARTICLE 3 - COMPENSATION

3.01 Compensation

A. Owner shall pay Engineer as set forth in the scope of services, Exhibit A and per the terms in the general conditions, Exhibit B.

B. The fee schedule is outlined in Exhibit A.

C. The Standard Hourly Rates Schedule shall be adjusted annually (as of approximately January 1st) to reflect equitable changes in the compensation payable to Engineer. The current hourly rate schedule is set forth in Exhibit C.

ARTICLE 4 - EXHIBITS AND SPECIAL PROVISIONS

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

4.01 Exhibits

Exhibit A – Scope of Services
Exhibit B – General Conditions
Exhibit C – Standard Hourly Rate Schedule
Exhibit D – City of Ankeny Insurance Requirements for Professional Services
Exhibit E – Project Location Map

4.02 Total Agreement

A. This Agreement (consisting of pages 1 to 2 inclusive, together with the Exhibits identified as included above) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

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

Owner: City of Ankeny, Iowa

DocuSigned by:
By: Mark E. Holm
4C9E47CBE956471...

Mark E. Holm
(Print Name)

Title: Mayor

Date Signed: 6/20/22

Address for giving notices:

City of Ankeny – Public Works Department

1210 NW Prairie Ridge Drive

Ankeny, IA 50023

Engineer: JEO Consulting Group, Inc.

By: Rob J. Haaland

Rob J. Haaland
(Print Name)

Title: Transportation Project Manager

Date Signed: 6/13/2022

Address for giving notices:

JEO Consulting Group, Inc.

1615 SW Main Street, Suite 205

Ankeny, IA 50023-7261

Attest

DocuSigned by:
By: Michelle Yuska
7E497FC63C464A9...

Michelle Yuska, City Clerk

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

Exhibit A

JEO Consulting Group, Inc.
SCOPE OF SERVICES

I. Project Description

A. The overall project of SE 3rd Street Utility Improvements has been split into two phases for design and construction. Project limits are referenced as the following:

   i. SE 3rd Street Utility Improvements – Phase 1 ("Phase 1"): From immediately east of the intersection of SE 3rd Street and SE Sharon Drive to the intersection of SE 3rd Street and SE Trilein Drive. Currently under construction.

   ii. SE 3rd Street Utility Improvements – Phase 2 ("Phase 2"): From the east return of the US Highway 69/S Ankeny Blvd and SE 3rd Street intersection to immediately east of the intersection of SE 3rd Street and SE Sharon Drive (west end of Phase 1).

B. Design services for Phase 2 will be completed within this agreement. The Project includes:

   i. The reconstruction of SE 3rd Street using a 31-foot back-to-back wide urban section and reconstructing the approaches of SE Grant Street and SE Sharon Drive.

   ii. Installing 4-ft wide sidewalk along both sides of SE 3rd Street. It is assumed that these sidewalks will be installed within the existing 50-ft right-of-way.

   iii. Installing new driveway approaches from the roadway to the back side of the sidewalk. In some instances, additional driveway removal and replacement may be necessary in order to meet current SUDAS Vertical Design Standards.

   iv. Installing new storm sewer along the north side of SE 3rd Street within the project limits as outlined in the "SE 3rd Street Area Storm Sewer Improvements" Study. Storm sewer pipe cross run trenches will be filled with rock from the bottom of the trench to the bottom of the modified subbase. The proposed storm sewer system for Phase 2 will tie-in to the storm sewer system installed during Phase 1.

   v. Removing the existing 4-inch/6-inch water main along the south side of the project and installing a new 8-inch water main, including new hydrants, valves, fittings, curb stops (located within the sidewalk), and water services from the water main to the curb stop. The proposed 8-inch water main for Phase 2 will tie-in to the 8-inch water main installed during Phase 1. The proposed 8-inch water main will also tie-in to the existing water main in the SE corner of the US Highway 69/S Ankeny Blvd & SE 3rd Street intersection, while also setting up a stub-out for a connection to a future water main continuing south along the eastern side of US Highway 69/S Ankeny Blvd. Temporary water main in order to maintain services to property owners will be included as part of the project.

   vi. Installing new sanitary sewer along SE 3rd Street from US Highway 69/S Ankeny Blvd to SE Sharon Drive including services to the ROW. The proposed sanitary sewer for Phase 2 will tie into the sanitary sewer installed during Phase 1. The proposed sanitary sewer will also tie into the existing sanitary sewer with a new manhole (possible drop manhole) near US Highway 69/S Ankeny Blvd intersection. The sanitary sewer main will be designed to account for a future bored crossing of US Highway 69/S Ankeny Blvd. All manholes (new and existing) along the corridor will have self-leveling castings installed. Manholes that will be left in placed will be field reviewed and the need for major manhole adjustments in order to accommodate self-leveling castings will be evaluated and designed.

   vii. Subdrain will be installed along the project corridor and installed along both (north and south) sides of the roadway. This also includes new storm sewer service stubs for each property to be terminated immediately outside of the proposed sidewalk.

C. The Engineer will update the preliminary design and plans for Phase 2 of SE 3rd Street Utility Improvements Project based on recently discussed design considerations at the western end of the

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

project. The Engineer will also complete 60% and 90% submittals for reviews and final design, plans, contract documents, permits, and bidding assistance for Phase 2. Phase 2 construction administration, construction staking, resident project representative, and post-construction services will be performed under a separate agreement or amendment.

II. Project Administration and Coordination

A. The Engineer shall prepare and submit monthly invoice statements and progress reports.
B. The Engineer shall perform Project coordination with the Owner, property owners, and utility companies.
C. The Engineer shall schedule and attend one (1) meeting with each representative of the City's utilities (water, sanitary sewer, and storm sewer) that will be affected.
D. The Engineer shall perform one (1) Project Team Meeting (PTM) with the Owner during the Preliminary Design Phase and two (2) PTM with the Owner during the Final Design Phase.
E. The Engineer shall perform a total of three (3) utility coordination meetings with the utility company representatives. One (1) meeting shall be during the Preliminary Design Phase and two (2) meetings shall be during the Final Design Phase. These meetings are to identify conflicts, review utility relocation plans prepared by the utility companies, and help facilitate a schedule with the Owner and utility companies to perform private utility relocations prior to the Project construction.

III. Topographic Survey and Data Collection

A. The Engineer has completed this work under separate agreement.

IV. Geotechnical Engineering

A. The Engineer has completed this work under separate agreement.

V. Preliminary Design Services

A. The Engineer will prepare 30% design exhibits that depict significant design modifications to the preliminary design for Phase 2 (already completed under a separate agreement) at the western end of the project such as:
    i. SE 3rd Street Roadway Plan and Profile
        1. The Engineer will extend the limits of pavement reconstruction to the west and terminate the improvements east of the travel lanes of US Highway 69/S Ankeny Blvd at the SE 3rd Street intersection.
        2. The storm sewer improvements may require work within the eastern most through lane for the intake replacement. This will be reviewed and coordinated during design.
        3. The Engineer will review the cross slopes continuing with the slopes used in phase 1, except where adjustments are needed to keep within the maximum 9.5% driveway slopes.
    ii. Storm Sewer Plan and Profile
        1. The Engineer will confirm the recommendations from the "SE 3rd Street Area Storm Sewer Improvements" Study are included in the Phase 2 design.
    iii. Sanitary Sewer Plan and Profile
        1. It is assumed the sanitary sewer along SE 3rd Street will be extended to the west across US Highway 69/S Ankeny Blvd in the future.
            a. The Engineer will flatten the proposed profile of the Phase 2 sanitary sewer to 0.8% so that the western terminus is as deep as possible in

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

anticipation of a future bored crossing of US Highway 69/S Ankeny Blvd.

b. The Engineer will review potential alignments for the future sanitary sewer crossing of US Highway 69/S Ankeny Blvd and modify the proposed design for the Phase 2 sanitary sewer to limit future sanitary installations on the east side of the intersection.

iv. Water Main Plan and Profile

1. It is assumed that a water main will be installed along the eastern side of US Highway 69/S Ankeny Blvd in the future.
   a. The design for the proposed 8-inch water main in Phase 2 will be modified to tie-in to the existing 4" water main in the SE corner of the US Highway 69/S Ankeny Blvd & SE 3rd Street intersection.
   b. The design will also be modified to create a stub-out for a connection to the future water main continuing south along the eastern side of US Highway 69/S Ankeny Blvd.

v. Preliminary Traffic Control and Staging (J-Sheets).

1. It is assumed that SE 3rd Street will be closed to all traffic and a single detour route will be utilized for SE 3rd Street thru traffic.
2. Due to the length of Phase 2, it is assumed to be split into at least three stages.
   a. The Engineer will review the proposed staging plan for compatibility with the access needs of the commercial properties at the western end of the project.
   b. The Engineer will design alternative access routes if staging construction is not able to maintain consistent access to any property.

B. The Engineer will prepare Preliminary (30%) Design Exhibits and submit to the Owner for review and comment. The Engineer will issue written responses to comments from the Owner.

Preliminary Design phase is considered complete when 30% documents are reviewed by the Owner.

VI. Project Outreach Meetings

A. Public Information Meeting

i. Prior to beginning the final design phase, the Engineer with the Owner shall conduct one (1) Project Information Meeting for the Project.

ii. The Owner will provide meeting invitations to impacted owners, tenants, and residents along the project corridor. The Owner will provide the meeting facilities.

iii. The Engineer will attend the meeting and provide a display drawing for use at the meeting that will depict Phase 1 and Phase 2 project details. A 31-foot-wide back of curb to back of curb typical section will be presented at the meeting for discussion with property owners. The display will include an aerial display drawing the includes the 31-foot-wide back of curb to back of curb typical section with general Stage break locations.

B. Property Owner Coordination meetings

i. The engineer with attend up to three (3) site visits with business owners to coordinate site use and access for stage breaks.

VII. Final Design Services

A. Upon receipt of preliminary plan review comments from the Owner, the Engineer will incorporate

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

comments from the previous review and prepare 90% check plans and contract documents for Phase 2 that include:

i. Title Sheet (A-Sheet)
ii. Typical Sections and Details (B-Sheets)
iii. Estimated Quantities, Estimate Reference Information, and General Notes (C-Sheets)
iv. SE 3rd Street Roadway Plan and Profile from U.S. Highway 69/S Ankeny Blvd to SE Sharon Drive (D-Sheets)
v. SE Grant Street and SE Sharon Drive Roadway Plan and Profile (E-Sheets)
vi. Project Removals (F-Sheets)
vii. Survey Control and Alignment (G-Sheets)
viii. Traffic Control and Staging with Signing (J-Sheets)
ix. Pavement Marking and Signing (K-Sheets)
x. Intersection Jointing and Geometric Details (L-Sheets)
xi. Storm Sewer Plan and Profile (M-Sheets)
    1. Plan sheets will depict estimated utility crossing locations and depth in respect to the proposed storm sewer.
xii. Sanitary Sewer Plan and Profile (MSA-Sheets)
    1. Plan sheets will depict estimated utility crossing locations and depth in respect to the proposed sanitary sewer.
xiii. Water Main Plan and Profile (MWM-Sheets)
    1. Plan sheets will depict estimated utility crossing locations and depth in respect to the proposed water main.
    2. A Leaking Underground Storage (LUST) site is located west of the intersection of US Highway 69 and SE 3rd Street (LUST Site# 8LTY74). Therefore, it is assumed that the water main within 500-ft of the site will be designed with ductile iron pipe.
xiv. Erosion Control Plan Sheets (R-Sheets)
    1. Including a Storm Water Pollution Prevention Plan (SWPPP) general notes and erosion control plan.
    2. The Owner will provide the Engineer the SWPPP template.
xv. Sidewalk Layout and Tabulation (S-Sheets)
    1. New curb ramps are assumed at:
        a. All four quadrants and in each direction at SE Sharon Drive.
        b. All four quadrants and in each direction at SE Grant Street.
        c. Northeast quadrant at US Highway 69/S Ankeny Blvd.
xvi. Special Details, if necessary (U-Sheets)
    1. May include modified intakes and/or modified manhole(s)
xvii. Final Cross Sections from U.S. Highway 69 to SE Sharon Drive (W-Sheets)
xviii. The Engineer shall prepare bid documents that will include the Owner's front-end documents modified to support the Project. The SUDAS Standard Specifications and Owner's Supplemental Specifications shall be referenced for construction. Specifications may include Special Provisions to supplement SUDAS Standard Specifications.

B. The Engineer will prepare 90% (Check) Construction Drawings (11" x 17"), specifications, and bid documents and submit to the Owner for review and comment. The Engineer will issue written responses to one round of comments from the Owner.

C. The Engineer will provide a 90% (Check) Engineer's Opinion of Probable Construction Cost and

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

submit to the Owner for review.

D. Final 100% Plans and Specifications
   i. Upon receipt of comments on the 90% (Check) Construction Drawings, specifications, and bid documents, the Engineer will incorporate the comments and complete the plans, specifications, and bid documents for the project bid letting of Phase 2.
   ii. The Engineer will prepare and submit the Water Main and Sanitary Sewer permits to the Iowa Department of Natural Resources. The Engineer will pay all permit fees, publication fees, and other associated fees (to be reimbursed by the owner).
   iii. The Engineer will prepare and submit the Work Within the Right-of-Way permit to the Iowa Department of Transportation.
   iv. NPDES Storm Water Permit
      1. The Engineer will obtain public notices and proof of publication, submit the Notice of Intent, and prepare the "initial" Storm Water Pollution Prevention Plan (SWPPP) for the project using the Owner's SWPPP template. The Owner is responsible for implementation during construction.
      2. The Engineer will pay all permit fees, publication fees, and other associated fees (to be reimbursed by the owner).
      3. The Engineer is not 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 #2 applicable to the site and creation of the "initial" SWPPP for the site.

E. The Engineer will prepare and submit to the Owner an Engineer's Final Opinion of Probable Construction Cost for the Project. The estimate shall be based on engineering judgment and does not represent a guarantee of the actual construction costs. The Engineer has no control over the cost of labor, materials, equipment, market conditions, and the Contractor's method of determining bid prices.

F. The Engineer will provide internal QA/QC for the Final Design phase.

G. The Engineer shall review final franchise utility relocation plans and provide comments. The Engineer will coordinate comments and plans with the Owner.

VIII. Bidding Phase Services

A. Bid Documents
   i. Furnish plans, specifications, and contract documents of the Project to the Owner and prospective bidders via upload to QuestCDN.
   ii. Issue addenda as appropriate to clarify, correct, or change bidding documents.

B. Advertising
   i. Answer questions from potential contractors, subcontractors, and suppliers, and coordinate with the Owner during this phase of services.

C. Bid Opening
   i. The Project will be let by the Owner and the Engineer will:
      1. Attend bid opening
      2. Confirm as bid prices
      3. Prepare tabulation of construction bids
      4. Prepare Contract and PPM Bond forms
      5. Recommend award of contract to the Owner

Bidding phase is considered complete when the Project is presented to City Council for award and approval.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

JEO Consulting Group, Inc.
SCOPE OF SERVICES

IX. Construction Services

A. Construction services shall be performed under separate Agreement or Amendment.

X. Deliverables

A. Preliminary (30%) Design Exhibits – Electronic Copy and Five (5) Hard Copies
B. 90% (Check) Construction Drawings (11" x 17") – Electronic Copy and Five (5) Hard Copies
C. Engineer's 90% (Check) Opinion of Probable Construction Cost
D. Final (100%) Construction Drawings (11" x 17") – Electronic Copy and Five (5) Hard Copies
E. Engineer's Final (100%) Opinion of Probable Construction Cost
F. Front End Documents and Special Provisions – Electronic Copy and Five (5) Hard Copies
G. Pre-construction GIS/Survey Submittals per Owner's Requirements (Including Base Map and Project Design in AutoCAD format)

XI. Fee Schedule (Hourly Not to Exceed)

	Task	Streets	Storm Sewer	Sanitary Sewer	Water	Total
A.	Project Admin. & Coord.	$7,022.50	$5,262.50	$5,262.50	$5,262.50	$22,810.00
B.	Topo. Survey and Data Collection					Completed
C.	Geotech. Eng. (Sub)					Completed
D.	Preliminary Design Services	$3,642.50	$4,532.50	$2,312.50	$2,312.50	$12,800.00
E.	Project Information Meeting	$965.00	$965.00	$965.00	$965.00	$3,860.00
F.	Final Design Services	$30,245.30	$13,709.85	$3,300.00	$14,819.85	$62,075.00
G.	Bidding Phase Services	$1,779.90	$1,727.55	--	$1,727.55	$5,235.00
H.	Construction Services					By Amendment
I.	Total	$43,655.20	$26,197.40	$11,840.00	$25,087.40	*$106,780.00*

XII. Timeline

A. The following is the estimated time frame for this project. All calendar days are estimated, subject to acceptance day with Owner.

i.	Notice to Proceed	June 21, 2022
ii.	Preliminary design exhibits	June 21, 2022 – July 15, 2022
iii.	Preliminary Design Exhibits to Owner for Review (2 weeks)	July 15, 2022
iv.	Preliminary Design Exhibits Comments to Engineer	July 29, 2022
v.	Final Plan and Contract Document Design	Aug. 1, 2022 – Oct. 7, 2022
vi.	Final Plans and Contract Docs to Owner for Review (3 weeks)	October 7, 2022
vii.	Final Plans and Contract Document Comments to Engineer	October 28, 2022
viii.	Final Design Completed – Contract Documents to Owner	November 10, 2022
ix.	Project Bid Letting	November 21, 2022
x.	Project Bid Opening	December 13, 2022
xi.	Contract Award	December 19, 2022
xii.	Phase 1 Construction Begins	Approximately April 1, 2022

* Note: Project schedule is dependent upon timely reviews by regulatory agencies and stakeholders, as well as timely project direction from the Owner. The Engineer shall not be responsible for delays in the schedule that are beyond the Engineer's control.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

JEO Consulting Group, Inc.
SCOPE OF SERVICES

XIII. Additional Services Not Included in the Proposal

A. Existing pavement cores.
B. Grant Administration.
C. Preparation and/or review of environmental studies including wetlands or cultural studies.
D. Subsurface Utility Exploration and coordination
E. Acquisition plats, exhibits, and legal descriptions for temporary easement, permanent easements, and fee title acquisitions.
F. Land purchase costs, closing costs associated with land acquisition, and costs associated with condemnation process.
G. Construction phase services including construction administration, resident project representation, or construction staking (to be negotiated at a later date).
H. Record drawings (to be negotiated at a later date).
I. Material testing services.
J. Boundary retracement of existing lots to set missing monuments.
K. Project management and coordination tasks beyond the scheduled project completion period.
L. Preparation of bidding or contract documents for alternate bid prices.
M. Other permits not indicated within this scope.
N. Special meetings and meetings not outlined in the Scope of Services.
O. Other services not specifically outlined in this Agreement.
P. Record of Property Ownership and Lien Certificates, right-of-way negotiations, compensation estimates, warranty deeds, condemnation support.

XIV. Owner's Responsibilities

A. Provide timely plan reviews and the Engineer with all criteria and full information as to requirements for the project.
B. Perform and provide the Engineer with existing pavement cores along SE 3rd Street.
C. Televised videos and report of the existing sanitary sewer.
D. Provide copies of the most current water, sanitary sewer, storm sewer, and fiber optic base maps, and GIS data.
E. Give prompt written notice to Engineer of any hazardous environmental conditions.
F. Arrange for safe access to and make all provisions for Engineer to enter upon public and private property as required for Engineer to perform services under the agreement.
G. Provide a designated authorized project representative.
H. Attend meetings, if necessary, with each property owner located along the project corridor.
I. Record of Property Ownership and Lien Certificates, right-of-way negotiations, compensation estimates, and warranty deeds.
J. Other permit fees not specifically outlined in this agreement.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

JEO CONSULTING GROUP INC ■ JEO ARCHITECTURE INC
GENERAL CONDITIONS

1. SCOPE OF SERVICES: JEO Consulting Group, Inc. (JEO) shall perform the services described in Exhibit A. JEO shall invoice the client for these services at the fee stated in Exhibit C.

2. ADDITIONAL SERVICES: JEO can perform work beyond the scope of services, as additional services, for a negotiated fee or at fee schedule rates.

3. CLIENT RESPONSIBILITIES: The client shall provide all criteria and full information as to the client's requirements for the project; designate and identify in writing a person to act with authority on the client's behalf in respect to all aspects of the project; examine and respond promptly to JEO's submissions; and give prompt written notice to JEO whenever the client observes or otherwise becomes aware of any defect in work.

Unless otherwise agreed, the client shall furnish JEO with right-of-access to the site in order to conduct the scope of services. Unless otherwise agreed, the client shall also secure all necessary permits, approvals, licenses, consents, and property descriptions necessary to the performance of the services hereunder. While JEO shall take reasonable precautions to minimize damage to the property, it is understood by the client that in the normal course of work some damage may occur, the restoration of which is not a part of this agreement.

4. TIMES FOR RENDERING SERVICES: JEO's services and compensation under this agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion. Unless specific periods of time or specific dates for providing services are specified in the scope of services, JEO's obligation to render services hereunder shall be for a period which may reasonably be required for the completion of said services.

If specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided, and if such periods of time or date are changed through no fault of JEO, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If the client has requested changes in the scope, extent, or character of the project, the time of performance of JEO's services shall be adjusted equitably.

5. INVOICES: JEO shall submit invoices to the client monthly for services provided to date and a final bill upon completion of services. Invoices are due and payable within 30 days of receipt. Invoices are considered past due after 30 days. Client agrees to pay a finance charge on past due invoices at the rate of 1.0% per month, or the maximum rate of interest permitted by law.

If the client fails to make any payment due to JEO for services and expenses within 30 days after receipt of JEO's statement, JEO may, after giving 7 days' written notice to the client, suspend services to the client under this agreement until JEO has been paid in full all amounts due for services, expenses, and charges.

6. STANDARD OF CARE: The standard of care for all services performed or furnished by JEO under the agreement shall be the care and skill ordinarily used by members of JEO's profession practicing under similar circumstances at the same time and in the same locality. JEO makes no warranties, express or implied, under this agreement or otherwise, in connection with JEO's services.

JEO shall be responsible for the technical accuracy of its services and documents resulting therefrom, and the client shall not be responsible for discovering deficiencies therein. JEO shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in client furnished information.

7. REUSE OF DOCUMENTS: Reuse of any materials (including in part plans, specifications, drawings, reports, designs, computations, computer programs, data, estimates, surveys, other work items, etc.) by the client on a future extension of this project, or any other project without JEO's written authorization shall be at the client's risk and the client agrees to indemnify and hold harmless JEO from all claims, damages, and expenses including attorney's fees arising out of such unauthorized use.

8. ELECTRONIC FILES: Copies of Documents that may be relied upon by the client are limited to the printed copies (also known as hard copies) that are signed or sealed by JEO. Files in electronic media format of text, data, graphics, or of other types that are furnished by JEO to the client are only for convenience of the client. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk.

a. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it shall perform acceptance tests or procedures within 30 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 30 day acceptance period shall be corrected by the party delivering the electronic files. JEO shall not be responsible to maintain documents stored in electronic media format after acceptance by the client.

b. When transferring documents in electronic media format, JEO makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by JEO at the beginning of the project.

c. The client may make and retain copies of documents for information and reference in connection with use on the project by the client.

d. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

e. Any verification or adaptation of the documents by JEO for extensions of the project or for any other project shall entitle JEO to further compensation at rates to be agreed upon by the client and JEO.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

9. SUBCONSULTANTS: JEO may employ consultants as JEO deems necessary to assist in the performance of the services. JEO shall not be required to employ any consultant unacceptable to JEO.

10. INDEMNIFICATION: To the fullest extent permitted by law, JEO and the client shall indemnify and hold each other harmless and their respective officers, directors, partners, employees, and consultants from and against any and all claims, losses, damages, and expenses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) to the extent such claims, losses, damages, or expenses are caused by the indemnifying parties' negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of JEO and the client, they shall be borne by each party in proportion to its negligence.

~~**11. INSURANCE:** JEO shall procure and maintain the following insurance during the performance of services under this agreement:~~

~~a. Workers' Compensation: Statutory~~
~~b. Employer's Liability~~
~~i. Each Accident: $500,000~~
~~ii. Disease, Policy Limit: $500,000~~
~~iii. Disease, Each Employee: $500,000~~
~~c. General Liability~~
~~i. Each Occurrence (Bodily Injury and Property Damage): $1,000,000~~
~~ii. General Aggregate: $2,000,000~~
~~d. Auto Liability~~
~~i. Combined Single: $1,000,000~~
~~e. Excess or Umbrella Liability~~
~~i. Each Occurrence: $1,000,000~~
~~ii. General Aggregate: $2,000,000~~
~~f. Professional Liability:~~
~~i. Each Occurrence: $1,000,000~~
~~ii. General Aggregate: $2,000,000~~
~~g. All policies of property insurance shall contain provisions to the effect that JEO and JEO's consultants' interests are covered and that in the event of payment of any loss or damage the insurers shall have no rights of recovery against any of the insureds or additional insureds thereunder.~~
~~h. The client shall require the contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to cause JEO and JEO's consultants to be listed as additional insured with respect to such liability and other insurance purchased and maintained by the contractor for the project.~~

12. TERMINATION: This agreement may be terminated by either party upon 7 days prior written notice. In the event of termination, JEO shall be compensated by client for all services performed up to and including the termination date. The effective date of termination may be set up to thirty (30) days later than otherwise provided to allow JEO to demobilize personnel and equipment from the site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble project materials in orderly files.

13. GOVERNING LAW: This agreement is to be governed by the law of the state in which the project is located.

14. SUCCESSORS, ASSIGNS, AND BENEFICIARIES: The client and JEO each is hereby bound and the partners, successors, executors, administrators and legal representatives of the client and JEO are hereby bound to the other party to this agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, with respect to all covenants, agreements and obligations of this agreement.

a. Neither the client nor JEO may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall release or discharge the assignor from any duty or responsibility under this agreement.

b. Unless expressly provided otherwise in this agreement: Nothing in this agreement shall be construed to create, impose, or give rise to any duty owed by the client or JEO to any contractor, contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.

c. All duties and responsibilities undertaken pursuant to this agreement shall be for the sole and exclusive benefit of the client and JEO and not for the benefit of any other party.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding JEO's services.

16. SEVERABILITY: Any provision or part of the agreement held to be void or unenforceable shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the client and JEO, who agree that the agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17. E-VERIFY: JEO shall register with and use the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee pursuant to the Immigration Reform and Control Act of 1986, to determine the work eligibility status of new employees physically performing services within the state where the work shall be performed. Engineer shall require the same of each consultant.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

Exhibit C

JANUARY 1, 2022

JEO CONSULTING GROUP INC.
CURRENT HOURLY RATE SCHEDULE RANGE

ACTUAL HOUR BASIS

Project Managers:	$145.00	-	$295.00
Project Engineers/Architects:	$130.00	-	$245.00
Project Engineers (E.I.):	$105.00	-	$130.00
Designer:	$140.00	-	$215.00
Engineering/Surveying/ Architectural/Planning/GIS Technicians:	$85.00	-	$150.00
Office/Administrative:	$75.00	-	$135.00
Principals:	$230.00	-	$350.00

NOTE: Cost of telephone calls, copying, postage, travel expenses, mileage, meals, lodging, etc. are included in our hourly rates and fees, and not charged separately.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

City of Ankeny Insurance Requirements for Professional Services

1. JEO Consulting Group, Inc. shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit A 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 A.

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 A.

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.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

Exhibit D

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.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

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.

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

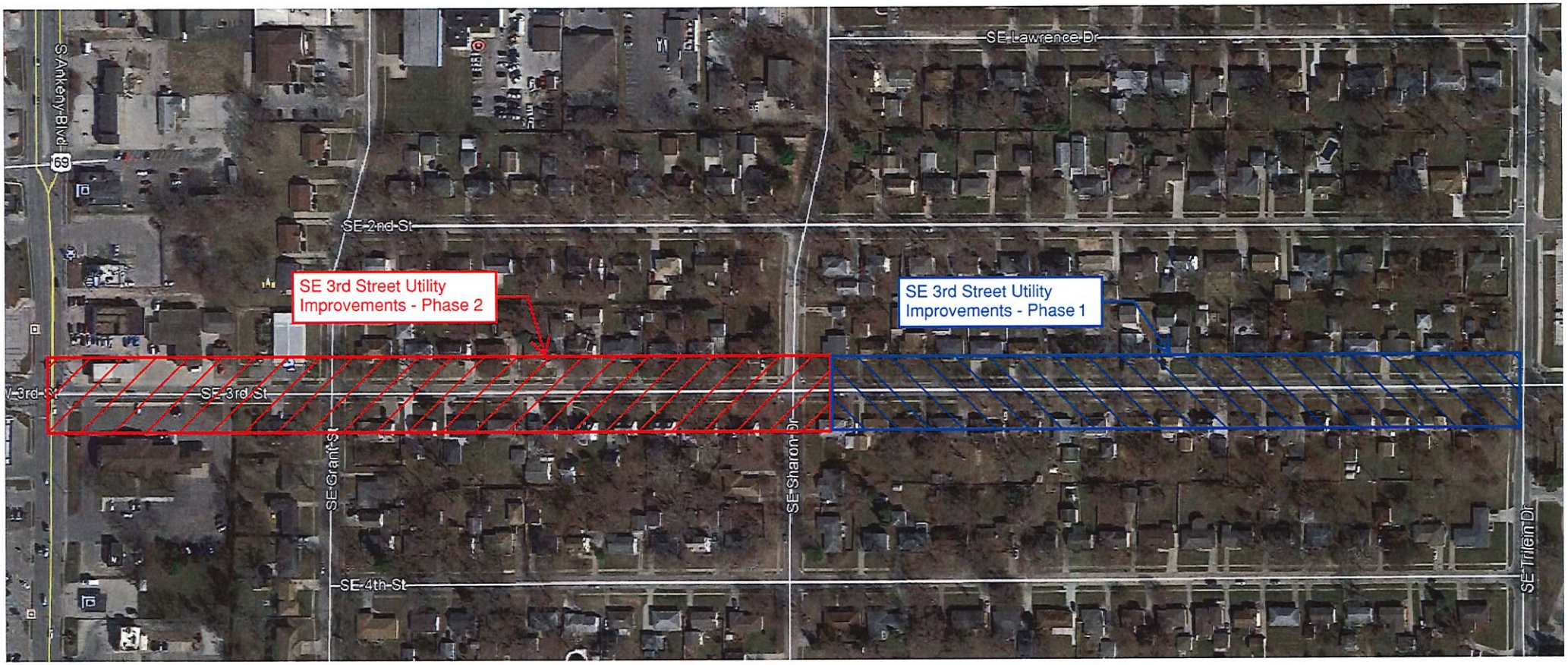
2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.

4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.

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

DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F



DocuSign Envelope ID: 6A246867-6E4E-4D96-82E7-2BC74328B36F

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

This is **EXHIBIT F**, consisting of 5 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated June 20, 2022.

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 1

The Effective Date of this Amendment is: 2/19/24**.**

Background Data

Effective Date of Owner-Engineer Agreement: **June 20, 2022**

Owner: **City of Ankeny, Iowa**

Engineer: **JEO Consulting Group, Inc.**

Project: **SE 3rd Street Utility Improvements – Phase 2**

Nature of Amendment:

X Additional Services to be performed by Engineer

X Modifications of payment to Engineer

Description of Modifications:

This Amendment is associated with additional work required to modify the design and plans based on requested project limit and scope changes from the City of Ankeny at the western end of the project. This amendment also includes additional work for construction services for the SE 3rd Street Utility Improvements – Phase 2 project.

Exhibit A – Scope of Services, Section I, Project Description

Add the following subsection:

D. After submission of the 90% (Check) Construction Drawings and 90% (Check) Engineer's Opinion of Probable Cost, the project limits at the western end of the project were revised based on newly acquired information regarding an Iowa DOT project along S Ankney Blvd that impacts the intersection with SE 3rd St. Project limit and design adjustments to be made near the intersection are depicted in Exhibit G.

Exhibit A – Scope of Service, Section VII, Final Design Services

Add the following subsection:

H. The design changes depicted in Exhibit G are to be considered additional comments independent of the standard comments provided on the 90% (Check) Construction Drawings. Work associated with making the design changes depicted in Exhibit G will be considered additional services to be completed for the fee noted in this amendment.

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

Exhibit A – Scope of Services, Section IX, Construction Services

Replace the text to read:

A. Limited Construction Administration
   i. The Engineer shall perform Project coordination with the Owner, adjacent property owners, and other necessary agencies.
   ii. The Engineer shall arrange and conduct a preconstruction meeting with the Owner and Contractor to review the project scope and intent, details of construction, contract requirements, and project schedule prior to construction.
   iii. The Engineer shall review shop drawings and other applicable submissions from the Contractor for compliance with the construction contract. Provide reviewed shop drawings to owner and contractor. Provide a shop drawing log to the Owner.
   iv. The Engineer shall review requests for information/clarifications on design and materials.
   v. The Engineer shall assist the Owner with On-Call construction administration assistance throughout the duration of the construction project. This construction assistance may comprise of answering questions from the Owner, attending construction meetings, and similar type work upon request of the Owner. The Engineer has anticipated a maximum of 1 hours of assistance per week for approximately 30 weeks.
   vi. The Engineer shall review and make recommendations regarding change orders.
   vii. The Engineer shall attend a final walkthrough of the project to determine completion in substantial conformance with the contract documents and recommend acceptance to Owner.
   viii. The Engineer shall provide a certificate of completion for the project using the Owner's template.

B. Construction Staking (Requires 48-hour notice)
   i. The Engineer shall provide all construction staking for the Project. The Construction documents state the Engineer shall provide one set of stakes for each construction operation. Any staking that is destroyed due to construction that must be replaced, will be at the Contractor's expense.
   ii. Detail staking to be provided
      a) Project site horizontal and vertical control point verification and setup (Horizontal and vertical control points will be available for the grading and building contractor for machine control).
      b) Existing pavement removals and construction limits (100' intervals and points of deflection).
      c) Roadway sub-grade checks (Check stakes provided on centerline/100' intervals throughout the roadway).
      d) Storm sewer pipe, structures, and structure adjustments (SUDAS station location offsets with flow line and rim/form grade/inlet elevations).
      e) Sanitary sewer pipe, structures, and structure adjustments (SUDAS station location offsets with flow line and rim elevations).
      f) Hydrant locations, water main pipe, water critical crossings, structures and adjustments (Centerline pipe, top of pipe elevations, hydrant structure offsets).
      g) XYZ locations of water main fittings – bends based on posts set by contractor to be utilized for as-built record drawings.
      h) Roadway pavement pave-thrus and intersection back of curb (Paving hubs staked on 25' intervals in tangents and horizontal curves to a pre-determined height).

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

i) Driveway pavement (Paving hubs staked on 25' intervals and points of deflection, top of slab elevations).
j) Roadway sidewalk pavement (Paving hubs staked on 25' intervals, points of deflection, and driveway edges. Offsets to a single edge to a pre-determined height).
k) ADA compliance sidewalk (ADA ramp curb drops, top of ramp and landing/turning space/level operating locations, corner offsets with elevations).

C. Limited Resident Project Representation

The Engineer will periodically serve as a Resident Project Representative, only upon request by the Owner, to perform construction observation services for the Owner. This will involve observing the progress and quality of the construction work to determine if the results of the work are in general compliance with the Contract Documents. It is assumed that construction observations will be performed across a cumulative total of 4 weeks (5 days per week, 7 hours per day). While serving as the Resident Project Representative, the Engineer will perform the following tasks:

i. The Resident Project Representative shall attend on-site meetings during construction as necessary.
ii. The Resident Project Representative will review the Contractor's work for general compliance with the plans and specifications.
iii. The Resident Project Representative shall verify materials delivered to the site by the Contractor are in accordance with the plans and specifications. Resident Project Representative reserves the right to reject any inappropriate or damaged materials. Resident Project Representative shall verify inappropriate or damaged materials are not incorporated into Project.
iv. The Resident Project Representative shall immediately notify Engineer and Owner if they observe or have reason to believe the Contractor's construction methods or materials used do not meet the specifications. This may include the RPR, Engineer, or Owner directing the Contractor to stop work until the appropriate corrective measure(s) is determined.
v. The Resident Project Representative shall observe proof rolls and spot check grading and subgrade preparation and review with the Contractor any deficiencies in the subgrade prior to paving. The Resident Project Representative shall observe moisture and density tests.
vi. The Resident Project Representative shall observe traffic control operations to ensure general compliance with the Contract Documents.
vii. The Resident Project Representative shall prepare a weekly report of working days using the Owners template.
viii. The Resident Project Representative shall measure and keep a record of contract quantities for payment applications and observe and document testing required of the Contractor.
ix. The Resident Project Representative shall provide full-time observation for the construction of sanitary sewer and service construction, including observation of trench compaction and manhole pressure testing, review of televising, and spot-checking line and grade.
x. The Resident Project Representative shall provide full-time observation for the construction of storm sewer and footing drain installation including periodic spot checks

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

of line and grade, and observe trench compaction testing. the Resident Project Representative will review televising videos of the storm sewer and footing drain and will provide a list of observed deficiencies.

xi. The Resident Project Representative shall provide full-time observation for the construction of temporary and permanent water main and service construction, including observing trench compaction, spot check line and grade, and observing bacterial testing and pressure testing.

xii. The Resident Project Representative shall be on-site full-time during roadway and sidewalk paving operations. The Resident Project Representative shall observe onsite plastic concrete testing operations and collect results. The result shall be provided to the Engineer and the Owner.

xiii. The Resident Project Representative shall observe painted pavement markings installation.

xiv. The Resident Project Representative shall observe sawing and sealing of joints, where applicable.

xv. The Resident Project Representative shall periodically observe all surface restoration.

D. Monument Preservation

The Engineer shall prepare a Monument Preservation Certificate in accordance with Iowa Code 355.6A. This document may include, but not be limited to, identifying the existing monuments within the project corridor and replacing any monument disturbed or removed at its preserved position. The results of this survey will be provided to the Owner for their record and recorded with the Polk County Recorder's Office. Assumes restoration of twenty-two monuments.

E. Post-Construction Services

i. The Resident Project Representative shall perform a project walkthrough with the Owner and Contractor and review the project to determine if it has been completed in substantial conformance with the plans, specifications, and other contract documents and recommend acceptance to the Owner.

ii. The Resident Project Representative shall prepare and furnish as-built record drawings and XYZ data files of the Project in accordance with the Client's Post-Construction Submittal Requirements. The as-built drawings shall include storm, sanitary, and water main above ground structure location data and underground utility location data from construction phase, including XYZ locations of water main fittings, bends.

iii. The Resident Project Representative shall provide copies of field sketches, logs, etc. to Owner.

<u>Exhibit A – Scope of Service, Section X, Deliverables</u>

Add text to read:

H. Material submittals and log

I. Weekly working day reports (when serving as Resident Project Representative)

J. Field sketches and observation log book(s) (when serving as Resident Project Representative)

K. Record drawing submittals per Owner's submittal requirements

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

Exhibit A – Scope of Service, Section XI, Fee Schedule (Hourly Not to Exceed)

Replace Section XI of the original agreement with the following Section XI:

	Item	*Agreement Total*	*Amendment #1*	*Total*
A.	Project Administration and Coordination	$ 22,810.00	$ 0.00	$ 22,810.00
B.	Topo. Survey and Data Collection			Completed
C.	Geotech. Eng. (Sub)			Completed
D.	Preliminary Design Services	$ 12,800.00	$ 0.00	$ 12,800.00
E.	Project Information Meeting	$ 3,860.00	$ 0.00	$ 3,860.00
F.	Final Design Services	$ 62,075.00	$ 9,164.00	$ 71,239.00
G.	Bidding Phase Services	$ 5,235.00	$ 0.00	$ 5,235.00
H.	Construction Services			
I.	Limited Construction Administration	$ 0.00	$ 9,910.00	$ 9,910.00
II.	Construction Staking	$ 0.00	$ 27,830.00	$ 27,830.00
III.	Limited Resident Project Representation	$ 0.00	$ 17,280.00	$ 17,280.00
IV.	Monument Preservation	$ 0.00	$ 5,175.00	$ 5,175.00
V.	Post-Construction Services	$ 0.00	$ 6,021.00	$ 6,021.00
	Total	**$ 106,780.00**	**$ 75,380.00**	**$ 182,160.00**

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit A, Exhibit B, Exhibit C, Exhibit D, and Exhibit E.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER: **City of Ankeny, Iowa**

DocuSigned by:

By: Mark E. Holm
4C9E47CBE956471...

Print Name: Mark E. Holm

Title: Mayor

Date Signed: 2/19/24

ENGINEER: **JEO Consulting Group, Inc.**

By: M. Mitchell

Print Name: Michael Mitchell, PE

Title: Transportation Senior Engineer

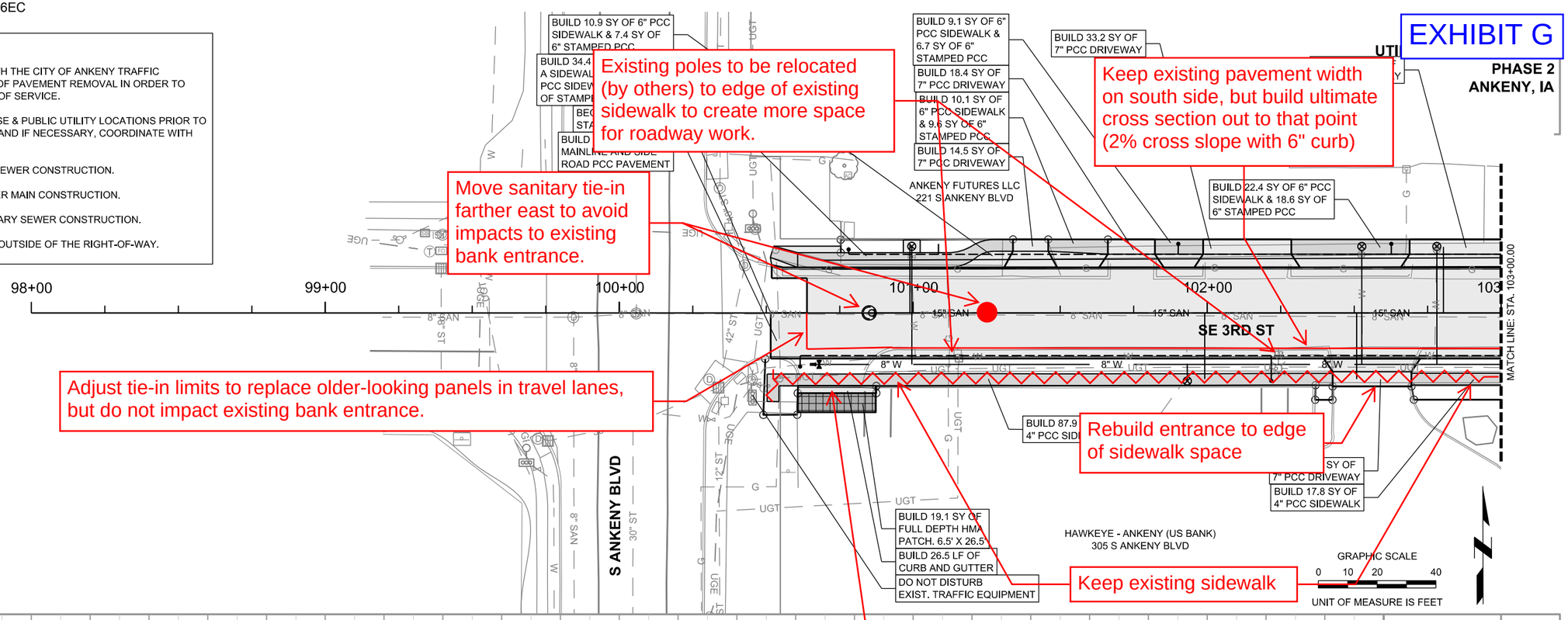
Date Signed: 11/16/2023

EXHIBIT G

PHASE 2
ANKENY, IA

NOTES:

1. CONTRACTOR TO COORDINATE WITH THE CITY OF ANKENY TRAFFIC ENGINEERING DIVISION AT THE TIME OF PAVEMENT REMOVAL IN ORDER TO ALLOW THE CITY TO TAKE LOOP OUT OF SERVICE.
2. CONTRACTOR TO VERIFY FRANCHISE & PUBLIC UTILITY LOCATIONS PRIOR TO CONSTRUCTION. PROTECT UTILITIES AND IF NECESSARY, COORDINATE WITH UTILITY OWNER FOR RELOCATION.
3. REFER TO M-SHEETS FOR STORM SEWER CONSTRUCTION.
4. REFER TO MWM-SHEETS FOR WATER MAIN CONSTRUCTION.
5. REFER TO MSA-SHEETS FOR SANITARY SEWER CONSTRUCTION.
6. PROTECT ALL TREES AND BUSHES OUTSIDE OF THE RIGHT-OF-WAY.



JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-D01.dgn

SE 3RD STREET PLAN AND PROFILE

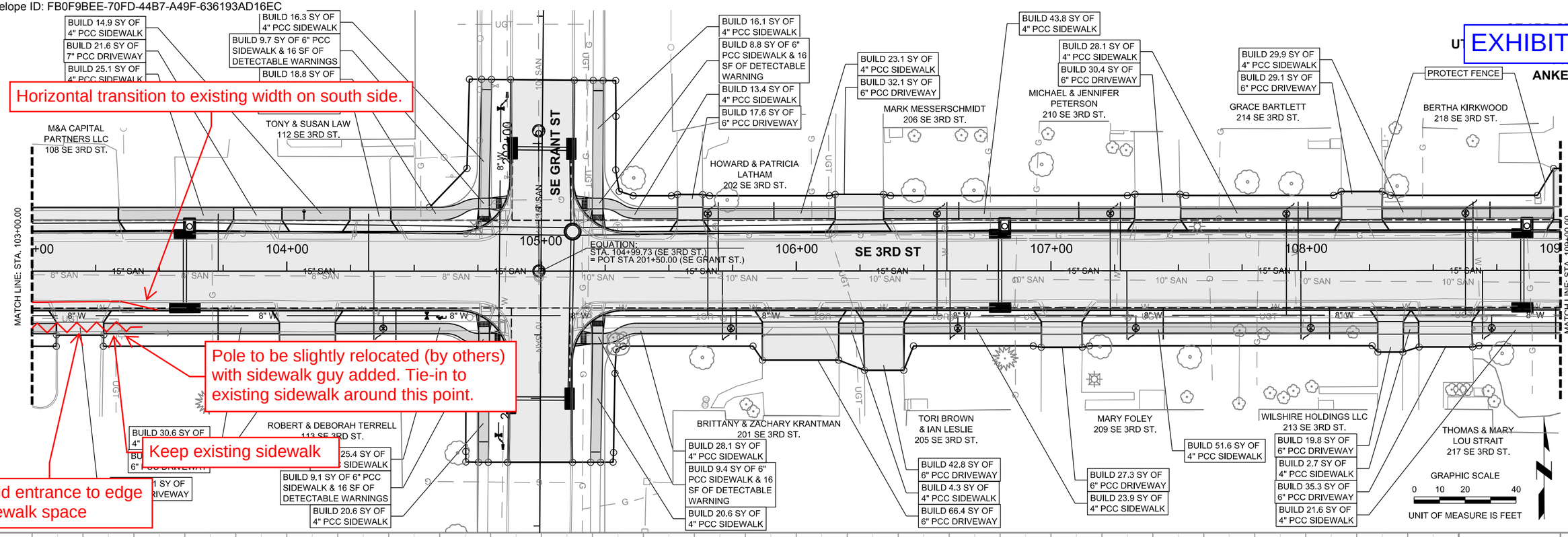
D.1

Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\plot\cfg\Half_Size_PDF_BW.pltcfg
Pen Table Used: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Resources\JEO_pentable_REVISED.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Sheets\S-200170.02-D01.dgn
Print Date/Time: 5/9/2023 2:27:39 PM By: jriley

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

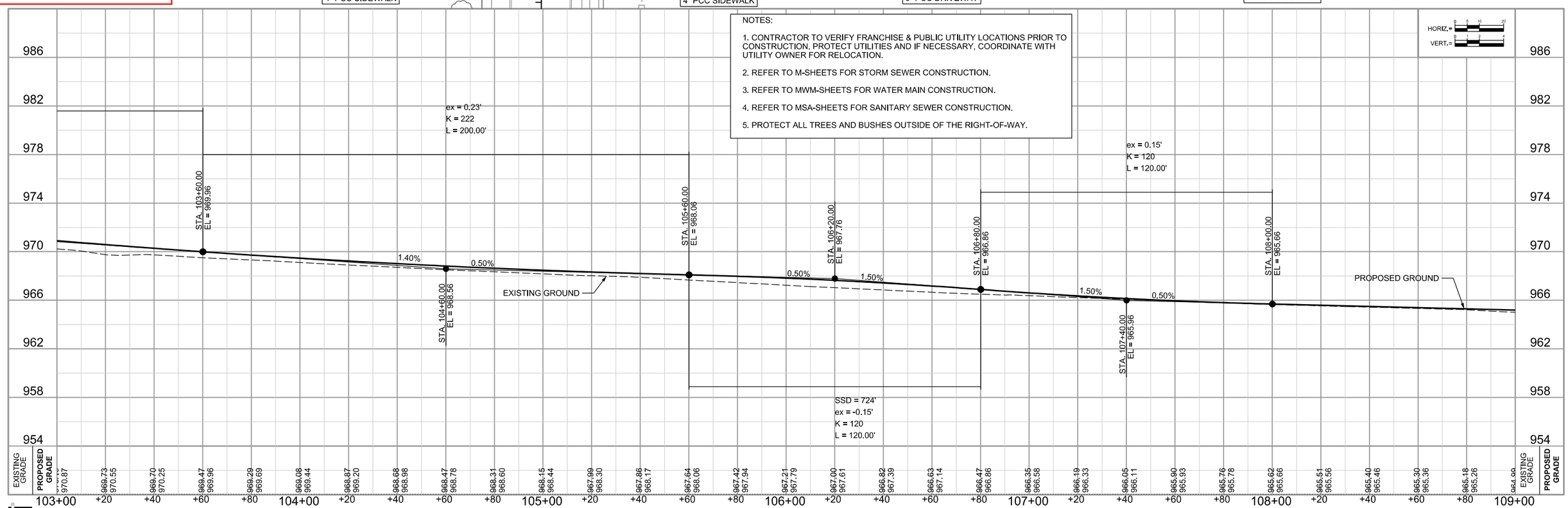
EXHIBIT G

ANKENY, IA



NOTES:

1. CONTRACTOR TO VERIFY FRANCHISE & PUBLIC UTILITY LOCATIONS PRIOR TO CONSTRUCTION. PROTECT UTILITIES AND IF NECESSARY, COORDINATE WITH UTILITY OWNER FOR RELOCATION.
2. REFER TO M-SHEETS FOR STORM SEWER CONSTRUCTION.
3. REFER TO MWM-SHEETS FOR WATER MAIN CONSTRUCTION.
4. REFER TO MSA-SHEETS FOR SANITARY SEWER CONSTRUCTION.
5. PROTECT ALL TREES AND BUSHES OUTSIDE OF THE RIGHT-OF-WAY.



JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-D02.dgn

PLAN AND PROFILE

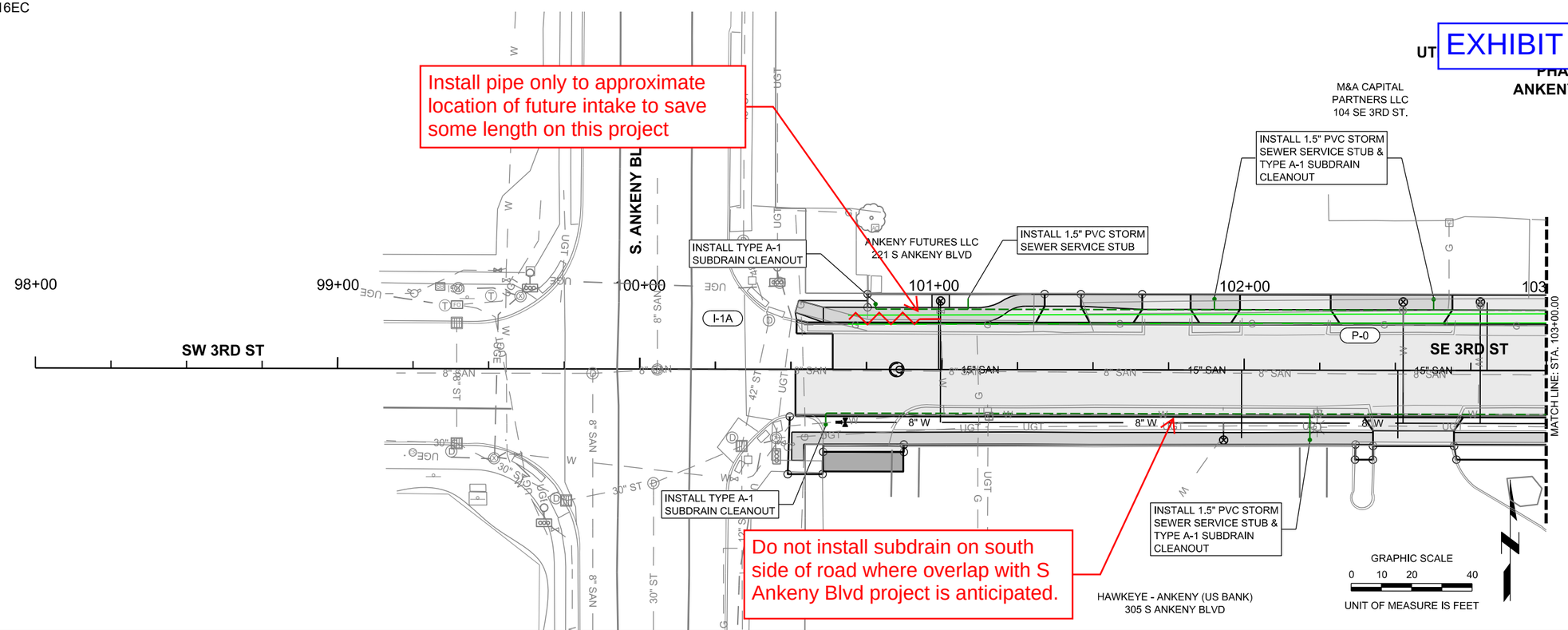
D.2

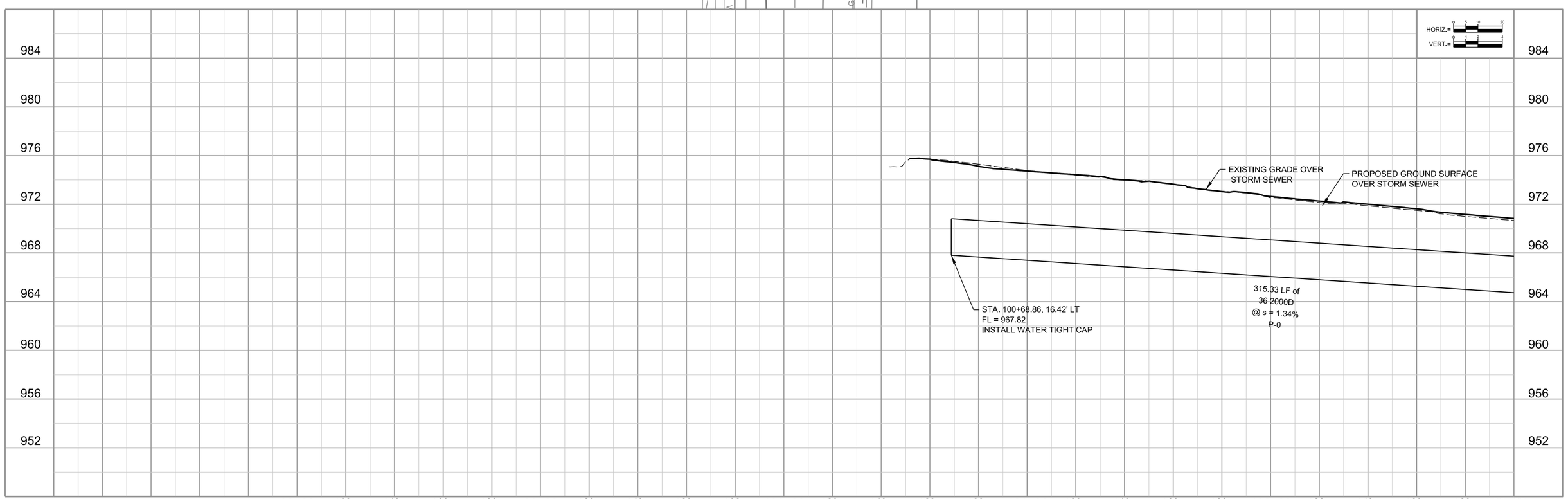
Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\17 Design\2 Drawings\Sheets\S-200170.02-D02.dgn
Print Date/Time: 5/9/2023 2:27:40 PM By: jriley

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

EXHIBIT G

UT PHASE 2
ANKENY, IA





JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-M01.dgn

STORM SEWER PLAN AND PROFILE

M.1

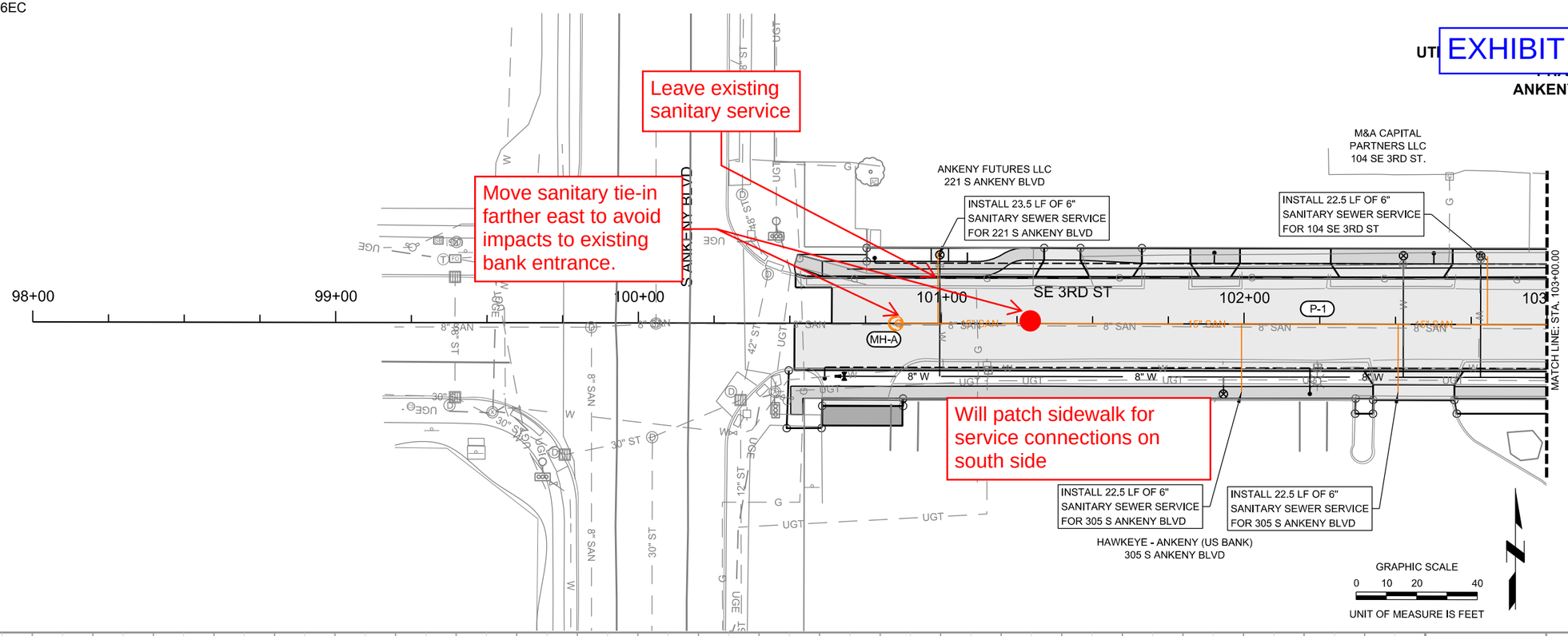
Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotcfg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Sheets\S-200170.02-M01.dgn
Print Date/Time: 5/9/2023 2:28:12 PM By: jriley

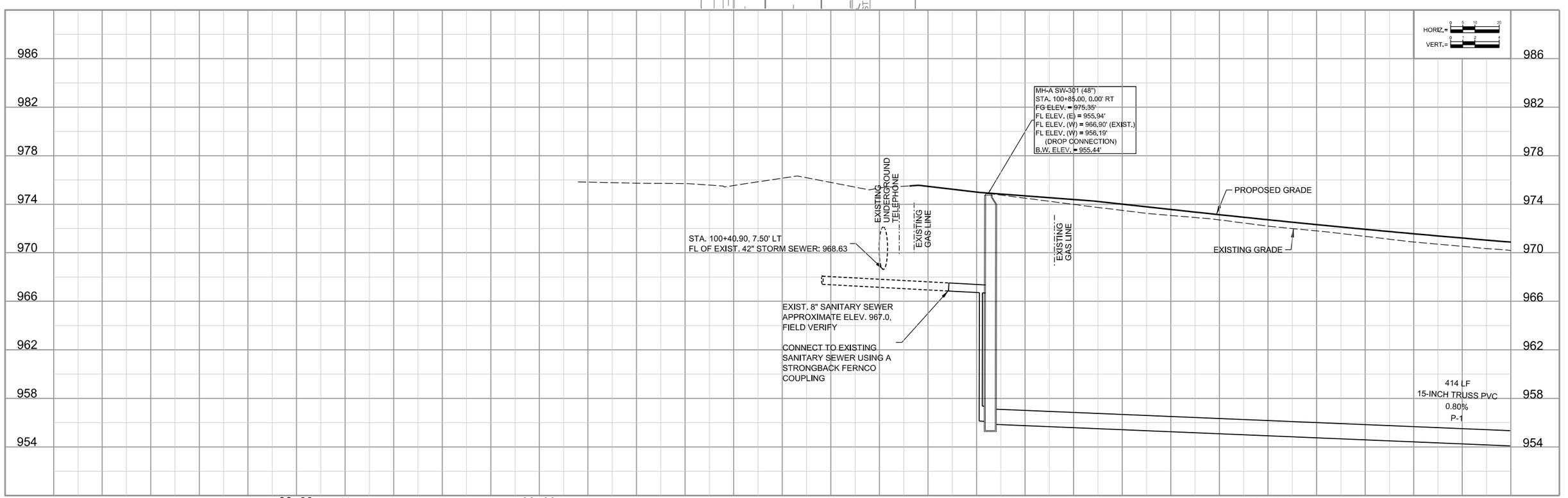
DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

EXHIBIT G

UTI

ANKENY, IA





JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-MSA01.dgn

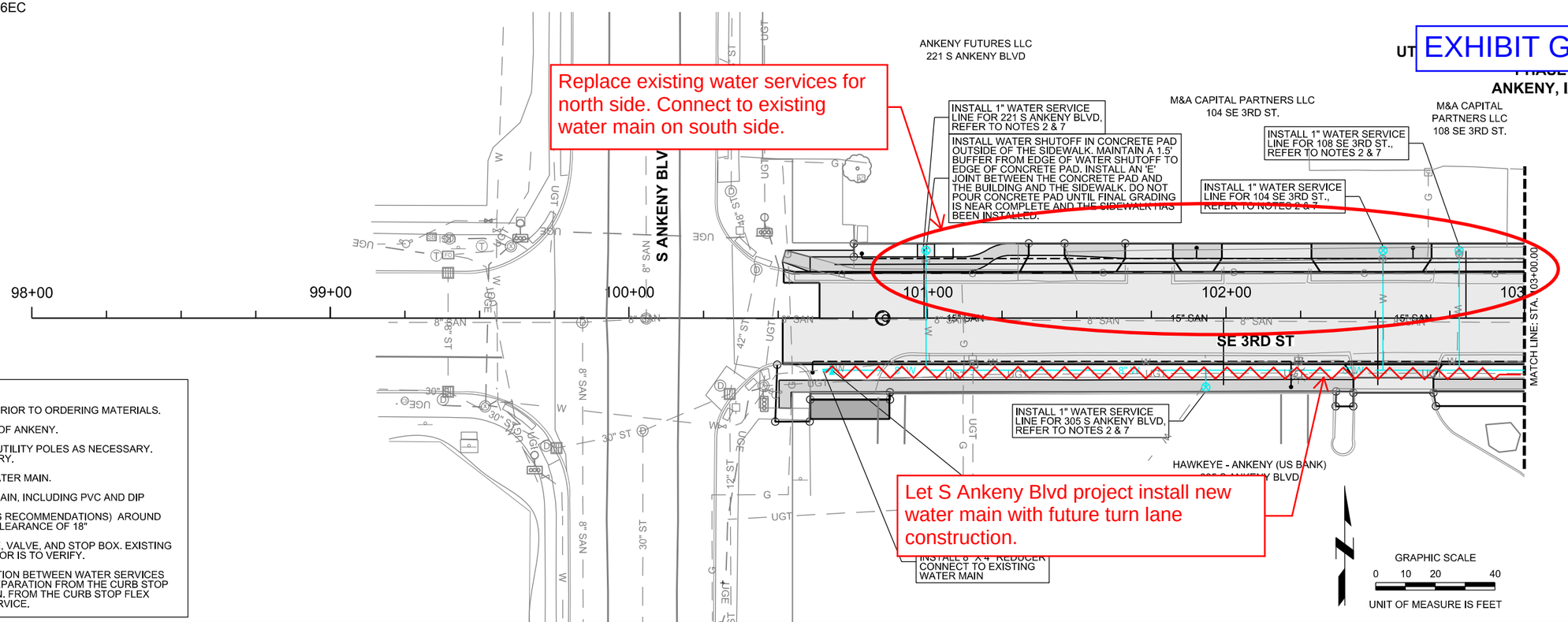
SANITARY PLAN AND PROFILE

MSA.1

Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotcfg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\17 Design\2 Drawings\Sheets\S-200170.02-MSA01.dgn
Print Date/Time: 5/9/2023 2:28:15 PM By: jriley

EXHIBIT G

UT PHASE 2
ANKENY, IA



NOTES:

1. FIELD VERIFY DEPTH, SIZE, AND LOCATION PRIOR TO ORDERING MATERIALS.
2. COORDINATE WATER SHUTOFFS WITH CITY OF ANKENY.
3. MIDAMERICAN ENERGY TO HOLD/SUPPORT UTILITY POLES AS NECESSARY. CONTRACTOR TO COORDINATE IF NECESSARY.
4. INSTALL POLYETHYLENE WRAP WITH DIP WATER MAIN.
5. INSTALL TRACER WIRE ALONG ALL WATER MAIN, INCLUDING PVC AND DIP
6. DEFLECT PIPE (FOLLOWING MANUFACTURES RECOMMENDATIONS) AROUND STORM STRUCTURES TO KEEP A MINIMUM CLEARANCE OF 18"
7. REMOVE AND INSTALL NEW WATER SERVICE, VALVE, AND STOP BOX. EXISTING LOCATION IS APPROXIMATE AND CONTRACTOR IS TO VERIFY.
8. MAINTAIN MINIMUM OF 3.0 FEET OF SEPARATION BETWEEN WATER SERVICES AND SANITARY SERVICES. MAINTAIN THIS SEPARATION FROM THE CURB STOP TO THE POINT OF CONNECTION TO THE MAIN. FROM THE CURB STOP FLEX SERVICE TO CONNECT TO THE EXISTING SERVICE.

Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\plotcfg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl

File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\17 Design\2 Drawings\Sheets\S-200170.02-MWM01.dgn
Print Date/Time: 5/9/2023 2:28:18 PM By: jriley

JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-MWM01.dgn

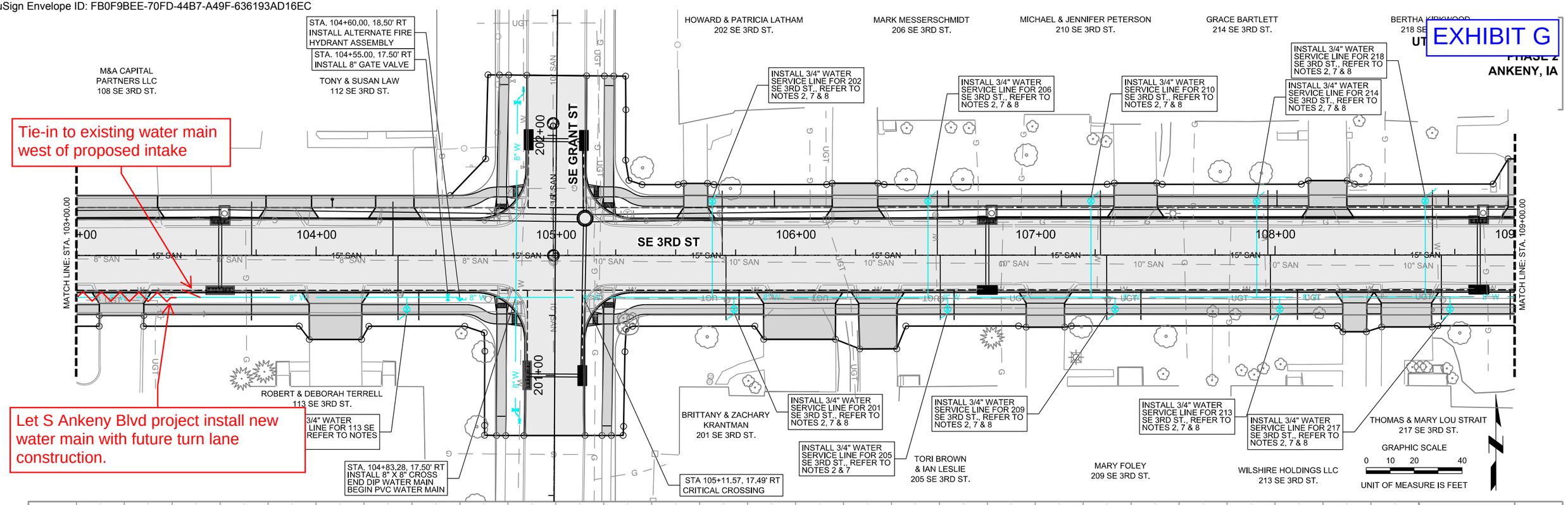
WATER MAIN PLAN AND PROFILE

MWM.1

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

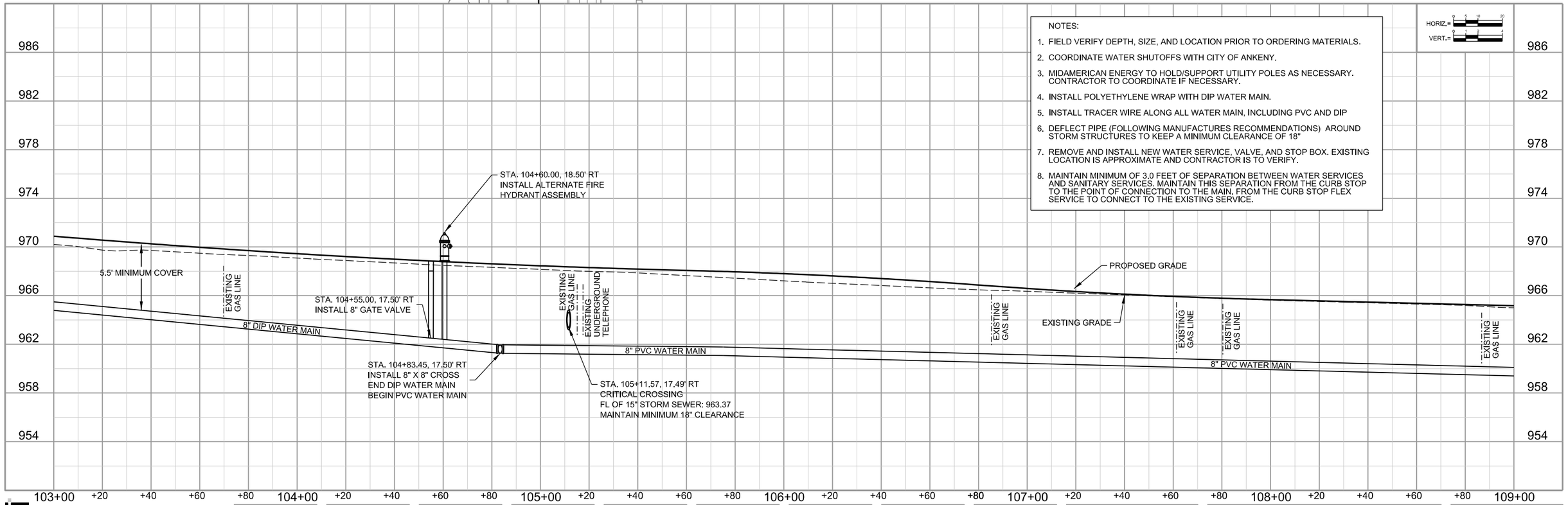
EXHIBIT G

PHASE 2
ANKENY, IA



NOTES:

1. FIELD VERIFY DEPTH, SIZE, AND LOCATION PRIOR TO ORDERING MATERIALS.
2. COORDINATE WATER SHUTOFFS WITH CITY OF ANKENY.
3. MIDAMERICAN ENERGY TO HOLD/SUPPORT UTILITY POLES AS NECESSARY. CONTRACTOR TO COORDINATE IF NECESSARY.
4. INSTALL POLYETHYLENE WRAP WITH DIP WATER MAIN.
5. INSTALL TRACER WIRE ALONG ALL WATER MAIN, INCLUDING PVC AND DIP
6. DEFLECT PIPE (FOLLOWING MANUFACTURES RECOMMENDATIONS) AROUND STORM STRUCTURES TO KEEP A MINIMUM CLEARANCE OF 18"
7. REMOVE AND INSTALL NEW WATER SERVICE, VALVE, AND STOP BOX. EXISTING LOCATION IS APPROXIMATE AND CONTRACTOR IS TO VERIFY.
8. MAINTAIN MINIMUM OF 3.0 FEET OF SEPARATION BETWEEN WATER SERVICES AND SANITARY SERVICES. MAINTAIN THIS SEPARATION FROM THE CURB STOP TO THE POINT OF CONNECTION TO THE MAIN. FROM THE CURB STOP FLEX SERVICE TO CONNECT TO THE EXISTING SERVICE.



JEO CONSULTING GROUP INC

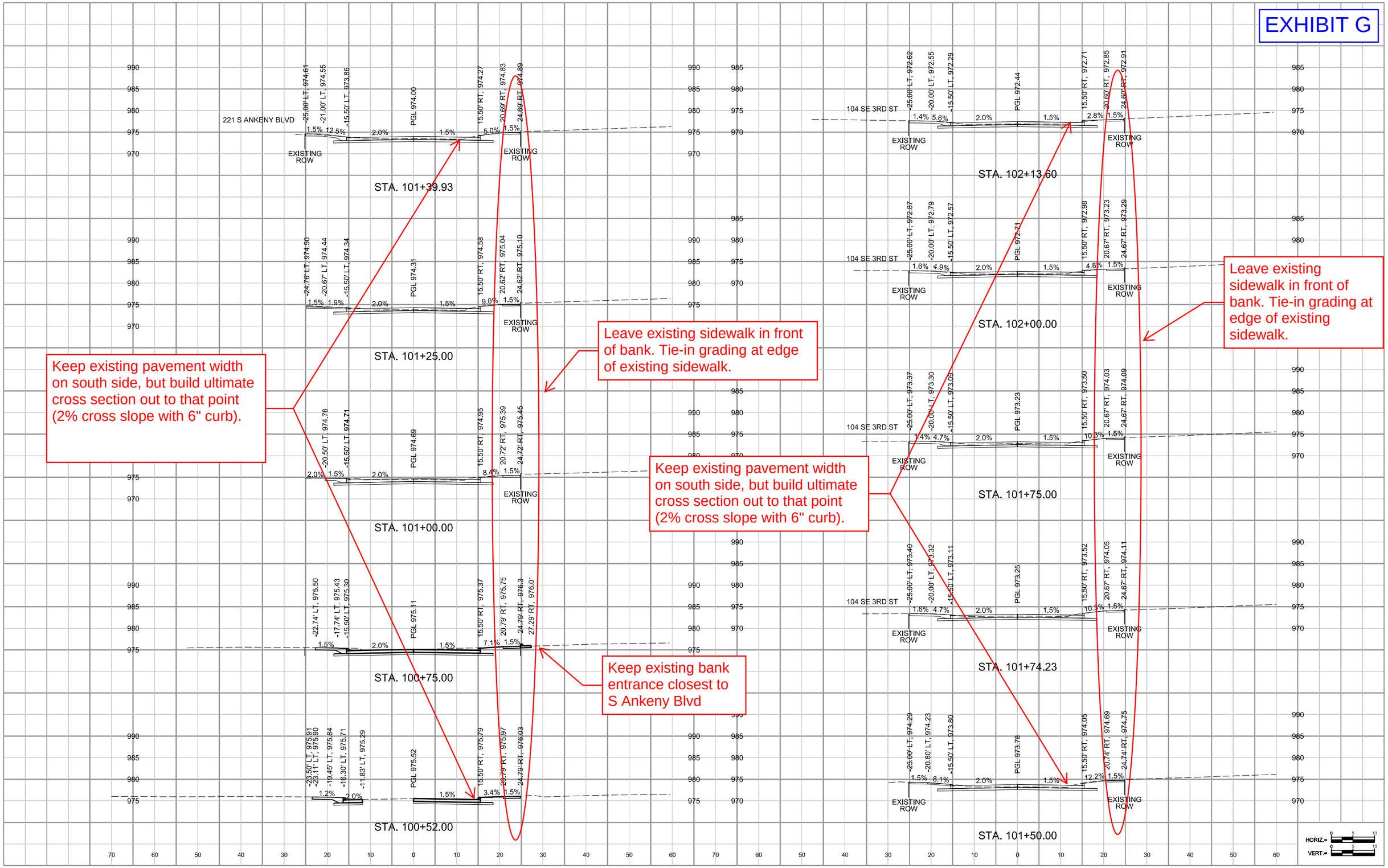
REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-MWM02.dgn

WATER MAIN PLAN AND PROFILE

MWM.2

Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\17 Design\2 Drawings\Sheets\S-200170.02-MWM02.dgn
Print Date/Time: 5/9/2023 2:28:19 PM By: jriley

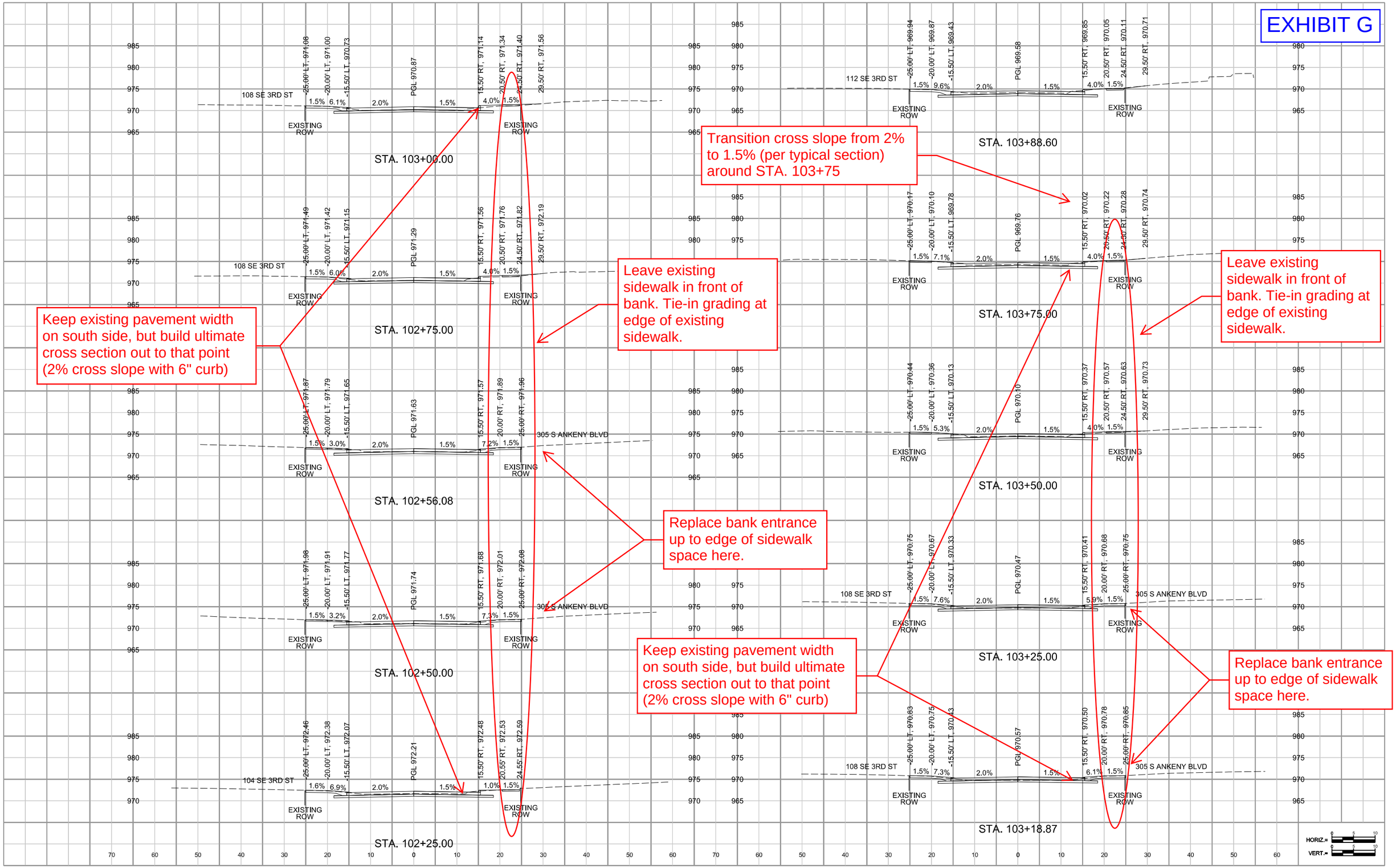
EXHIBIT G



JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME	CROSS SECTION	W.1
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-W01.dgn		

EXHIBIT G



Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotcfg\Half_Size_PDF_BW.plotcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl

File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Sheets\S-200170.02-W01.dgn
Print Date/Time: 5/9/2023 2:28:59 PM By: jriley

JEO CONSULTING GROUP INC

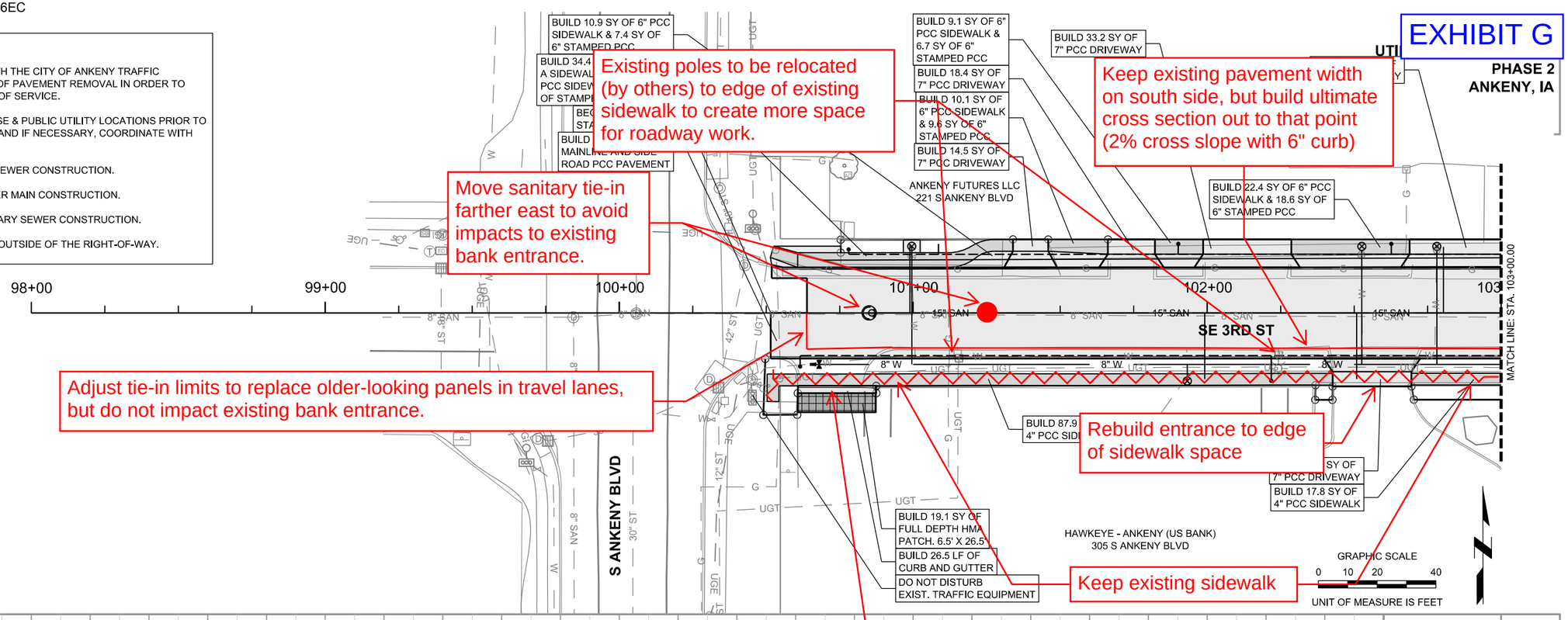
REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME		
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-W01.dgn	CROSS SECTION	W.2

EXHIBIT G

PHASE 2
ANKENY, IA

NOTES:

1. CONTRACTOR TO COORDINATE WITH THE CITY OF ANKENY TRAFFIC ENGINEERING DIVISION AT THE TIME OF PAVEMENT REMOVAL IN ORDER TO ALLOW THE CITY TO TAKE LOOP OUT OF SERVICE.
2. CONTRACTOR TO VERIFY FRANCHISE & PUBLIC UTILITY LOCATIONS PRIOR TO CONSTRUCTION. PROTECT UTILITIES AND IF NECESSARY, COORDINATE WITH UTILITY OWNER FOR RELOCATION.
3. REFER TO M-SHEETS FOR STORM SEWER CONSTRUCTION.
4. REFER TO MWM-SHEETS FOR WATER MAIN CONSTRUCTION.
5. REFER TO MSA-SHEETS FOR SANITARY SEWER CONSTRUCTION.
6. PROTECT ALL TREES AND BUSHES OUTSIDE OF THE RIGHT-OF-WAY.



JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-D01.dgn

SE 3RD STREET PLAN AND PROFILE

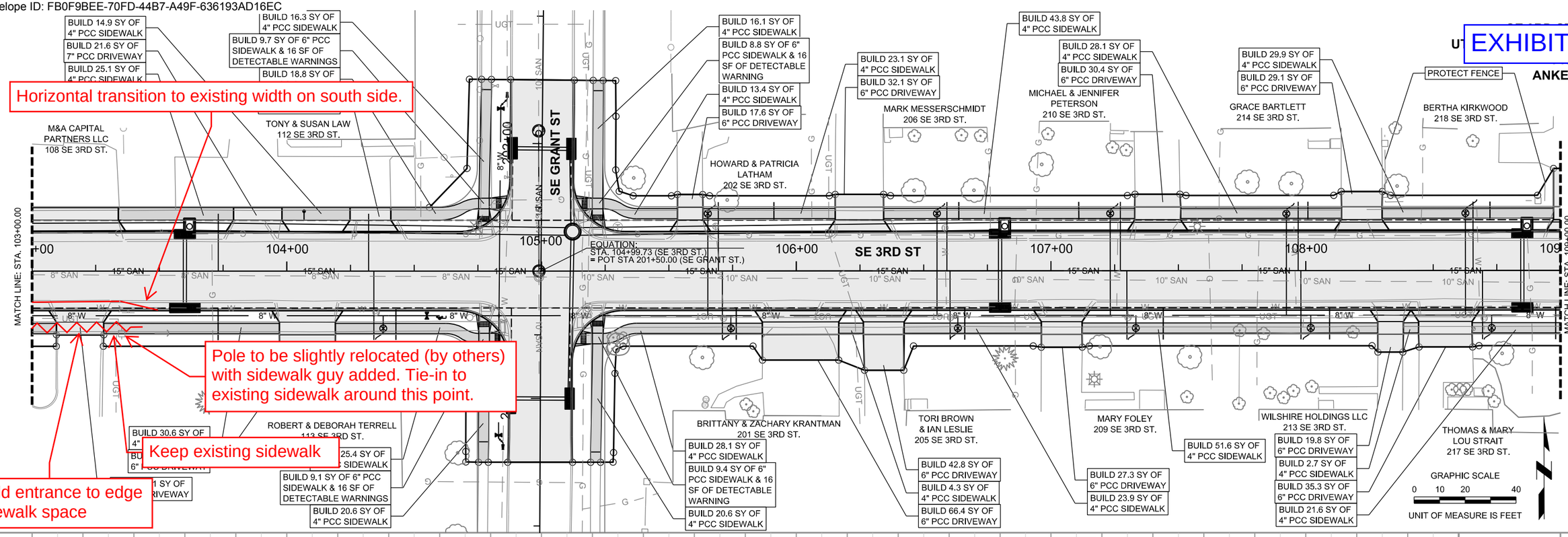
D.1

Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\plotcfg\Half_Size_PDF_BW.pltcfg
Pen Table Used: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Resources\JEO_pentable_REVISED.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Sheets\S-200170.02-D01.dgn
Print Date/Time: 5/9/2023 2:27:39 PM By: jriley

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

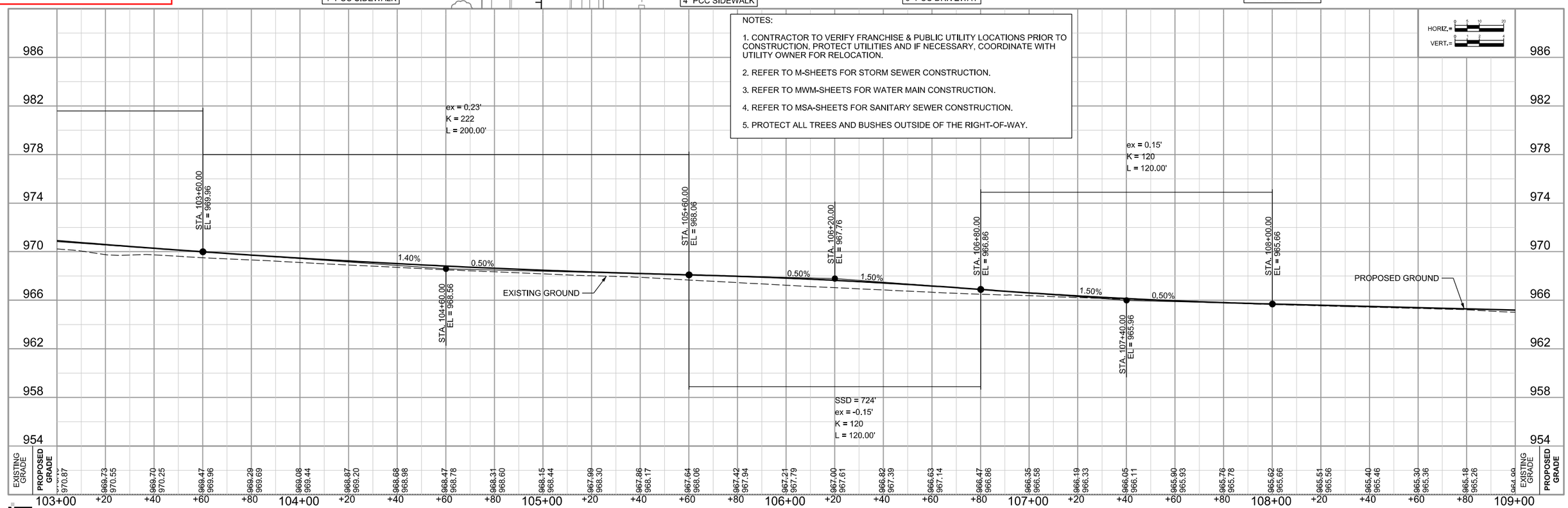
EXHIBIT G

ANKENY, IA



NOTES:

1. CONTRACTOR TO VERIFY FRANCHISE & PUBLIC UTILITY LOCATIONS PRIOR TO CONSTRUCTION. PROTECT UTILITIES AND IF NECESSARY, COORDINATE WITH UTILITY OWNER FOR RELOCATION.
2. REFER TO M-SHEETS FOR STORM SEWER CONSTRUCTION.
3. REFER TO MWM-SHEETS FOR WATER MAIN CONSTRUCTION.
4. REFER TO MSA-SHEETS FOR SANITARY SEWER CONSTRUCTION.
5. PROTECT ALL TREES AND BUSHES OUTSIDE OF THE RIGHT-OF-WAY.



JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jrilley	5/9/2023	200170.02	S-200170.02-D02.dgn

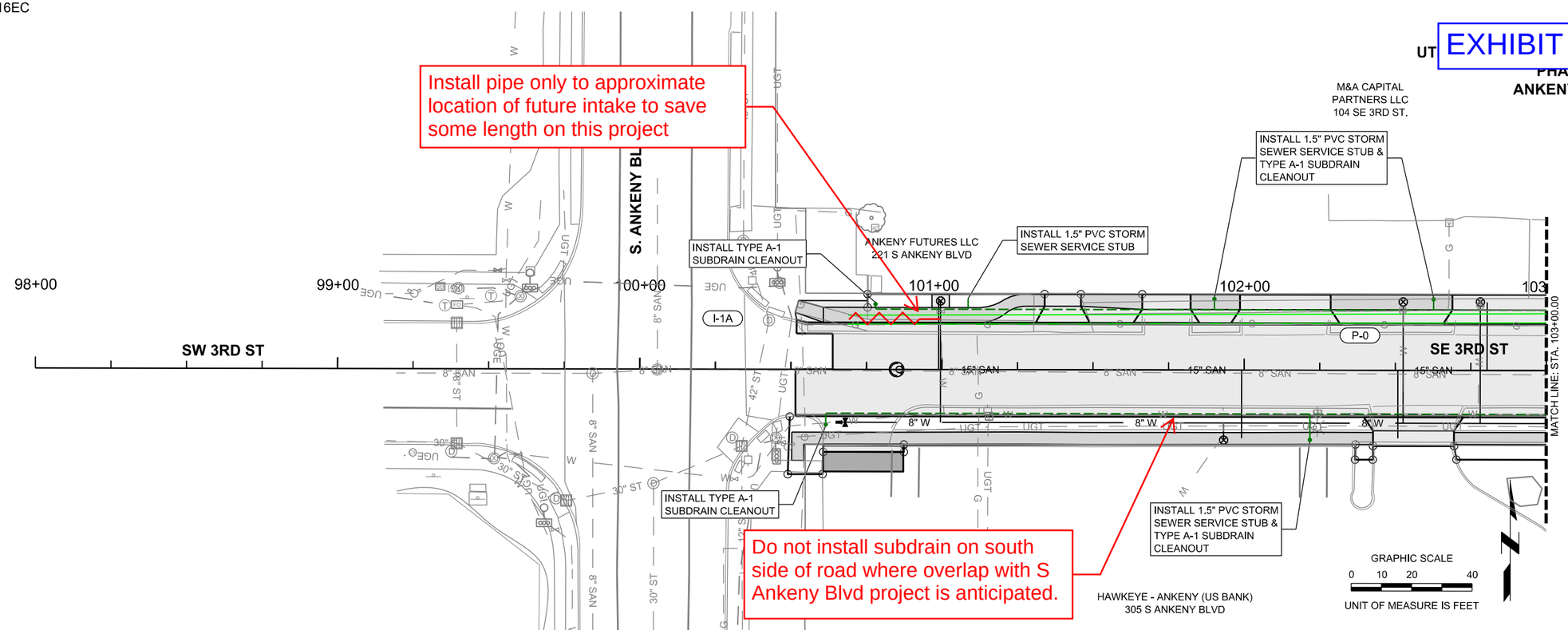
PLAN AND PROFILE

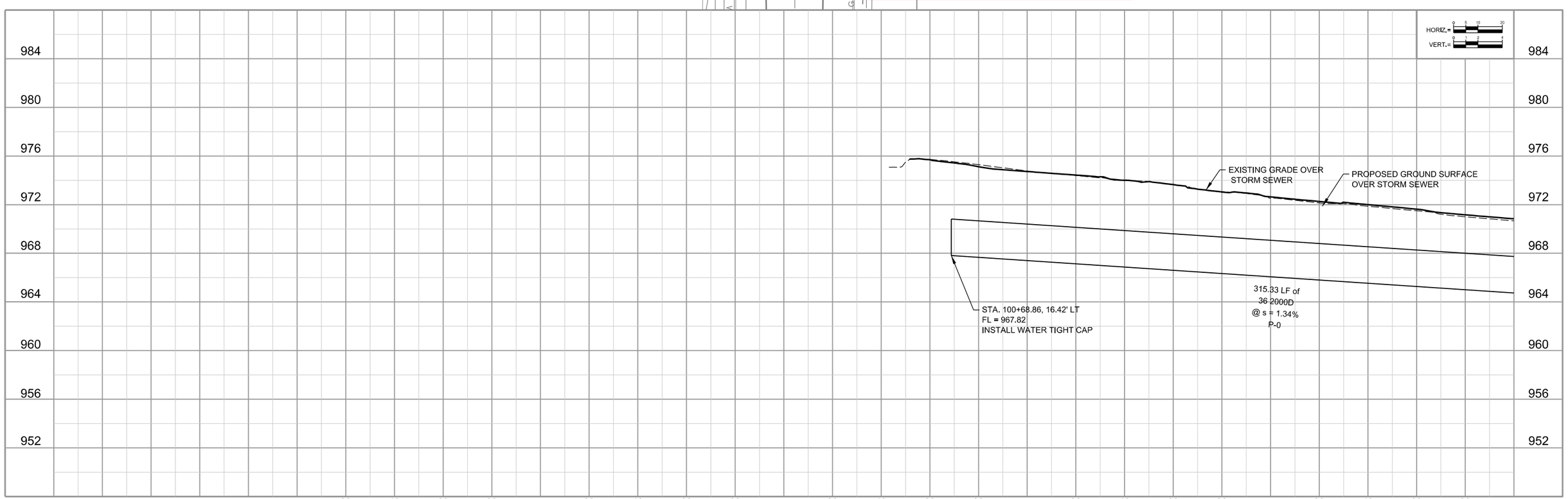
D.2

Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\17 Design\2 Drawings\Sheets\S-200170.02-D02.dgn
Print Date/Time: 5/9/2023 2:27:40 PM By: jrilley

EXHIBIT G

UT PHASE 2
ANKENY, IA





JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-M01.dgn

STORM SEWER PLAN AND PROFILE

M.1

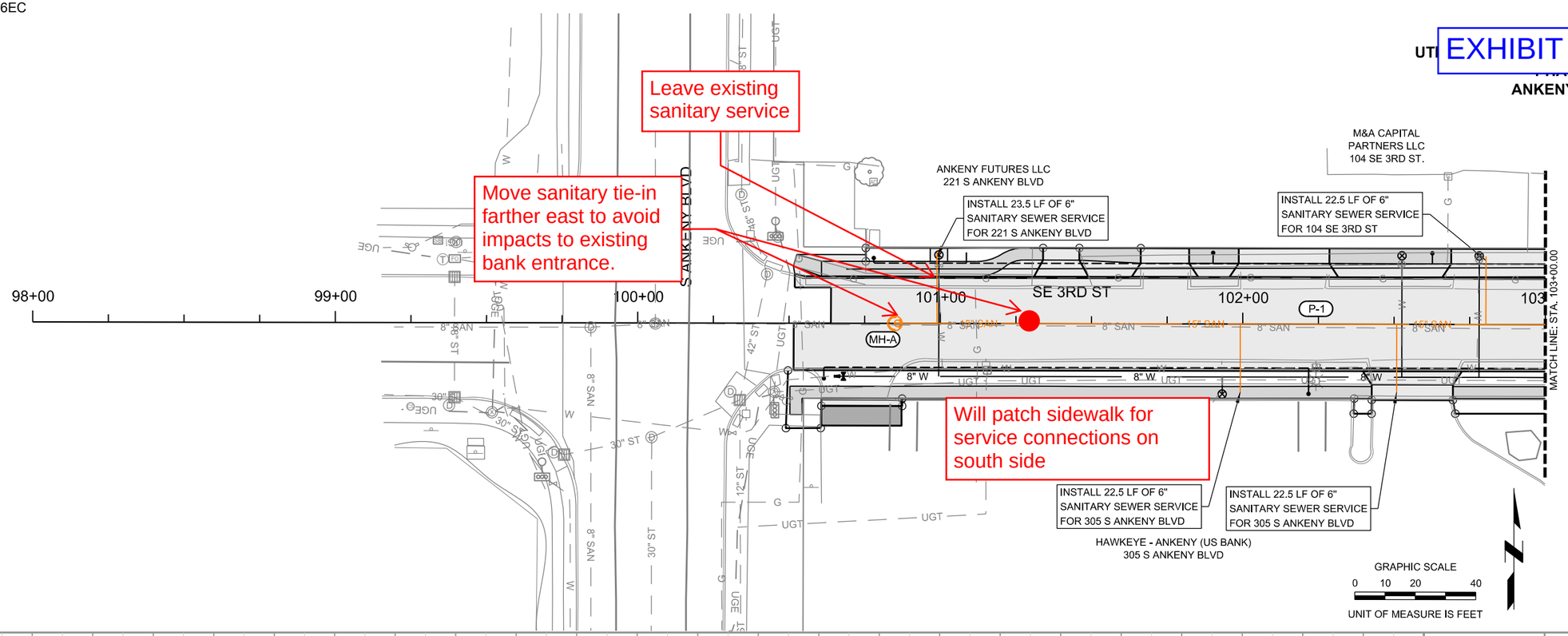
Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotcfg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Sheets\S-200170.02-M01.dgn
Print Date/Time: 5/9/2023 2:28:12 PM By: jriley

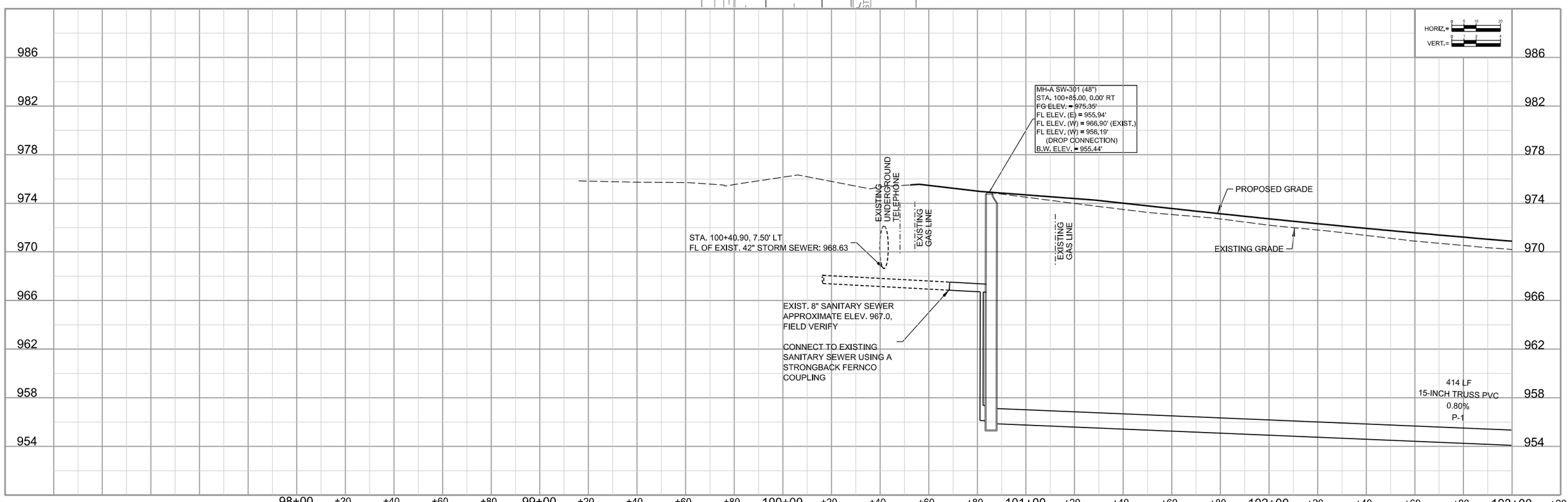
DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

EXHIBIT G

UTI

ANKENY, IA





JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-MSA01.dgn

SANITARY PLAN AND PROFILE

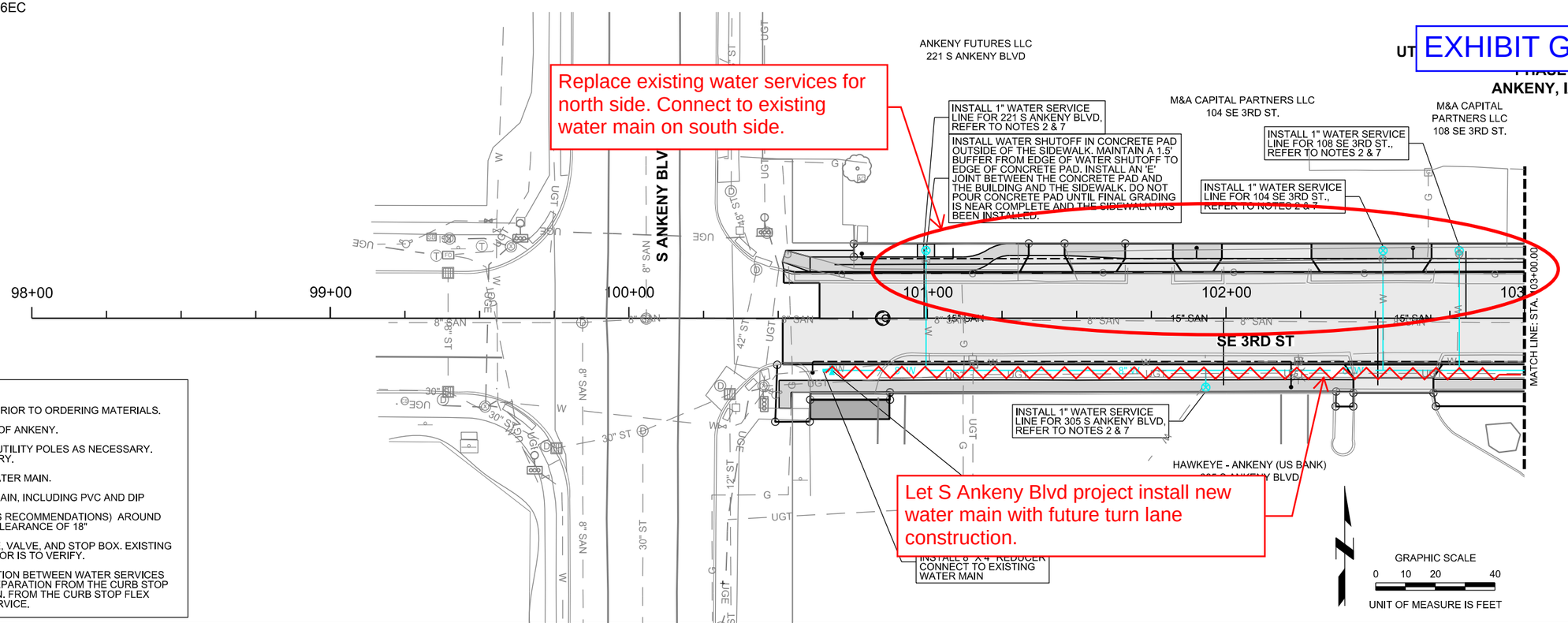
MSA.1

Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\plotcfg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\17 Design\2 Drawings\Sheets\S-200170.02-MSA01.dgn
Print Date/Time: 5/9/2023 2:28:15 PM By: jriley

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

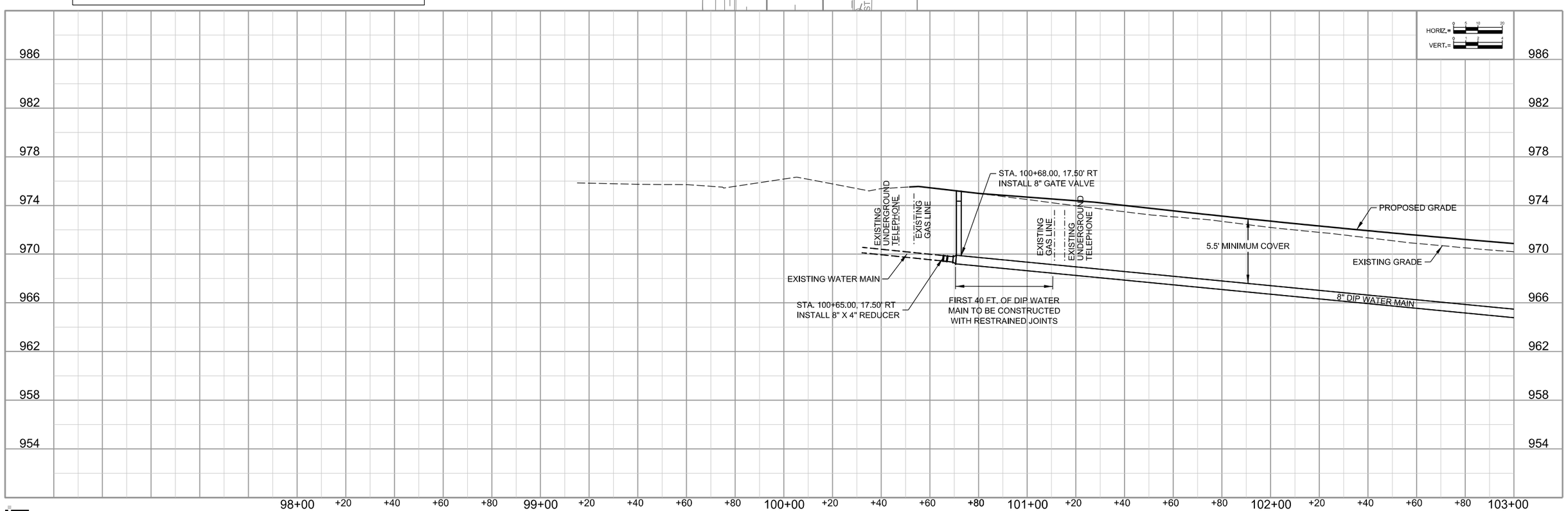
EXHIBIT G

UT PHASE 2
ANKENY, IA



NOTES:

1. FIELD VERIFY DEPTH, SIZE, AND LOCATION PRIOR TO ORDERING MATERIALS.
2. COORDINATE WATER SHUTOFFS WITH CITY OF ANKENY.
3. MIDAMERICAN ENERGY TO HOLD/SUPPORT UTILITY POLES AS NECESSARY. CONTRACTOR TO COORDINATE IF NECESSARY.
4. INSTALL POLYETHYLENE WRAP WITH DIP WATER MAIN.
5. INSTALL TRACER WIRE ALONG ALL WATER MAIN, INCLUDING PVC AND DIP
6. DEFLECT PIPE (FOLLOWING MANUFACTURES RECOMMENDATIONS) AROUND STORM STRUCTURES TO KEEP A MINIMUM CLEARANCE OF 18"
7. REMOVE AND INSTALL NEW WATER SERVICE, VALVE, AND STOP BOX. EXISTING LOCATION IS APPROXIMATE AND CONTRACTOR IS TO VERIFY.
8. MAINTAIN MINIMUM OF 3.0 FEET OF SEPARATION BETWEEN WATER SERVICES AND SANITARY SERVICES. MAINTAIN THIS SEPARATION FROM THE CURB STOP TO THE POINT OF CONNECTION TO THE MAIN. FROM THE CURB STOP FLEX SERVICE TO CONNECT TO THE EXISTING SERVICE.



JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-MWM01.dgn

WATER MAIN PLAN AND PROFILE

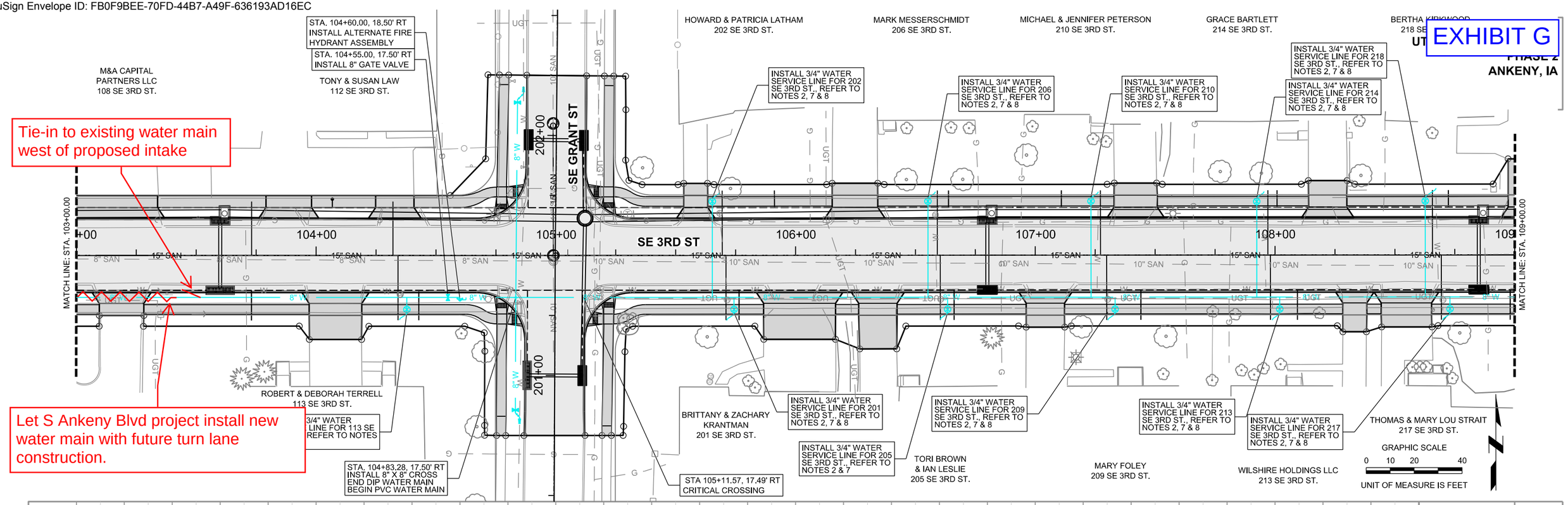
MWM.1

Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\plotig\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\17 Design\2 Drawings\Sheets\S-200170.02-MWM01.dgn
Print Date/Time: 5/9/2023 2:28:18 PM By: jriley

DocuSign Envelope ID: FB0F9BEE-70FD-44B7-A49F-636193AD16EC

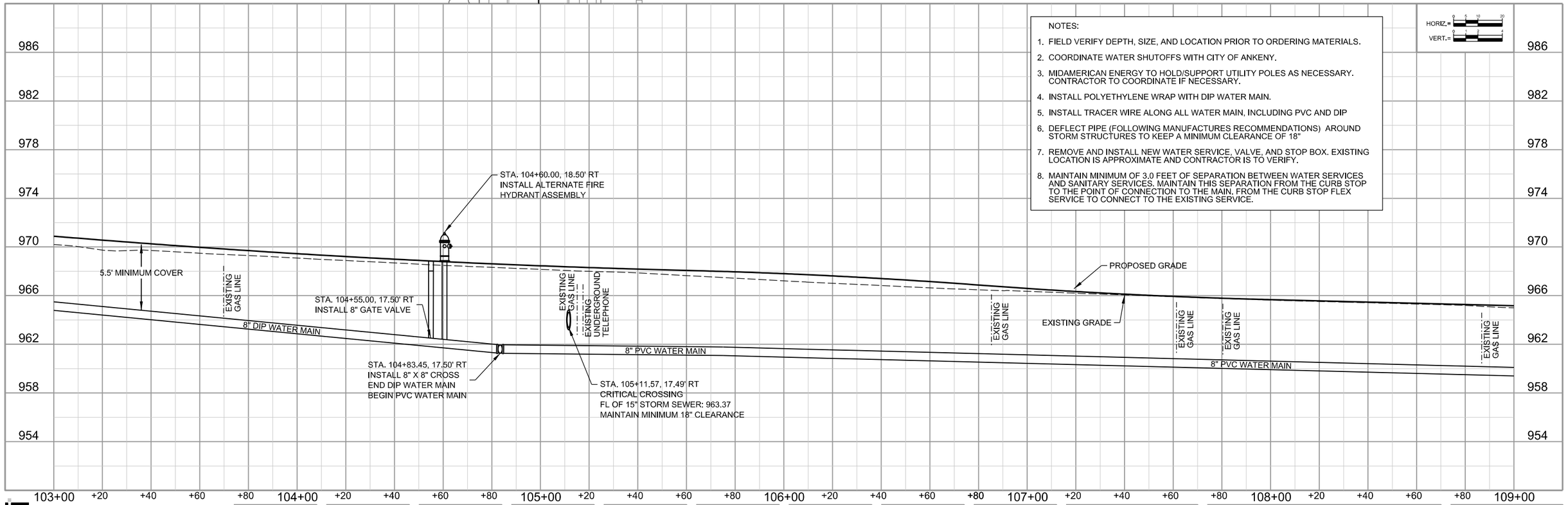
EXHIBIT G

PHASE 2
ANKENY, IA



NOTES:

1. FIELD VERIFY DEPTH, SIZE, AND LOCATION PRIOR TO ORDERING MATERIALS.
2. COORDINATE WATER SHUTOFFS WITH CITY OF ANKENY.
3. MIDAMERICAN ENERGY TO HOLD/SUPPORT UTILITY POLES AS NECESSARY. CONTRACTOR TO COORDINATE IF NECESSARY.
4. INSTALL POLYETHYLENE WRAP WITH DIP WATER MAIN.
5. INSTALL TRACER WIRE ALONG ALL WATER MAIN, INCLUDING PVC AND DIP
6. DEFLECT PIPE (FOLLOWING MANUFACTURES RECOMMENDATIONS) AROUND STORM STRUCTURES TO KEEP A MINIMUM CLEARANCE OF 18"
7. REMOVE AND INSTALL NEW WATER SERVICE, VALVE, AND STOP BOX. EXISTING LOCATION IS APPROXIMATE AND CONTRACTOR IS TO VERIFY.
8. MAINTAIN MINIMUM OF 3.0 FEET OF SEPARATION BETWEEN WATER SERVICES AND SANITARY SERVICES. MAINTAIN THIS SEPARATION FROM THE CURB STOP TO THE POINT OF CONNECTION TO THE MAIN. FROM THE CURB STOP FLEX SERVICE TO CONNECT TO THE EXISTING SERVICE.



JEO CONSULTING GROUP INC

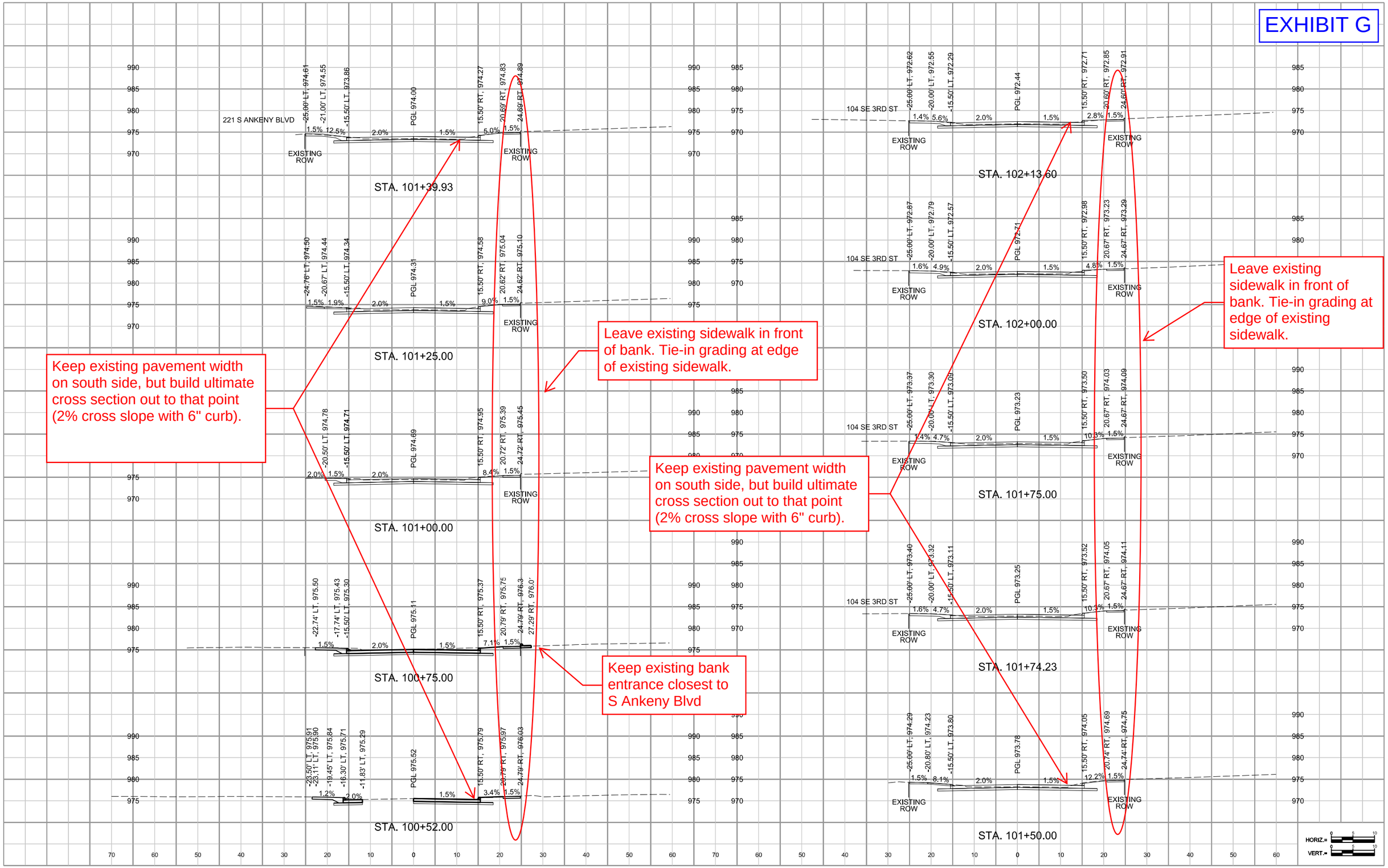
REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-MWM02.dgn

WATER MAIN PLAN AND PROFILE

MWM.2

Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl
File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\17 Design\2 Drawings\Sheets\S-200170.02-MWM02.dgn
Print Date/Time: 5/9/2023 2:28:19 PM By: jriley

EXHIBIT G



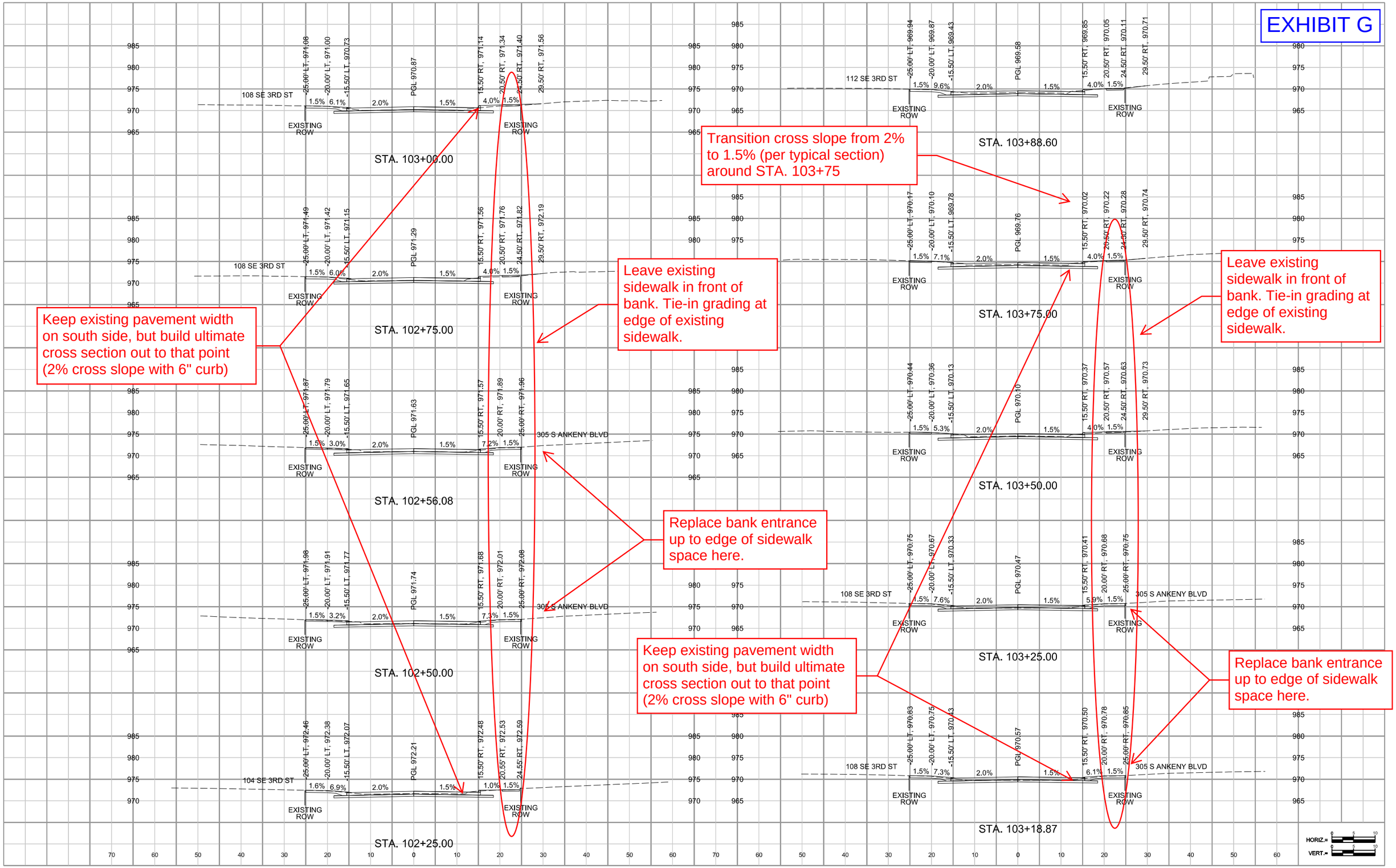
Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\plicfg\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl

File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Sheets\S-200170.02-W01.dgn
Print Date/Time: 5/9/2023 2:28:58 PM By: jriley

JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME	
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-W01.dgn	CROSS SECTION W.1

EXHIBIT G



Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\plotcfg\Half_Size_PDF_BW.plotcfg
Pen Table Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl

File Name and Location: P:\Engineering\200170.02 - Ankeny SE 3rd Street Improvement Phase 2\7 Design\2 Drawings\Sheets\S-200170.02-W01.dgn
Print Date/Time: 5/9/2023 2:28:59 PM By: jriley

JEO CONSULTING GROUP INC

REVISION	REVISION	FIELD BOOK	FIELD CREW	REVIEW BY	REVIEW DATE	DRAWN BY	DATE	PROJECT NO.	FILE NAME	
			FIELD CREW	REVIEW BY	REVIEW DATE	jriley	5/9/2023	200170.02	S-200170.02-W01.dgn	CROSS SECTION

W.2

This is **EXHIBIT H**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated June 20, 2022.

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 2

The Effective Date of this Amendment is: February 16, 2026.

Background Data

Effective Date of Owner-Engineer Agreement: **June 20, 2022**

Owner: **City of Ankeny, Iowa**

Engineer: **JEO Consulting Group, Inc.**

Project: **SE 3rd Street Utility Improvements – Phase 2**

Nature of Amendment:

X Additional Services to be performed by Engineer

X Modifications of payment to Engineer

Description of Modifications:

This Amendment is associated with additional work required to complete staking and as-built survey tasks based on requests from the City of Ankeny and/or the Contractor (Rognes) throughout construction.

Exhibit A – Scope of Services, Section IX, Construction Services

Add the following subsections:

A. Limited Construction Administration
   ix. Additional coordination with survey crew and as-built analysis of Stage 1 subdrain and Stage 2 driveway openings.

B. Construction Staking (Requires 48-hour notice)
   ii. Detail staking to be provided
      l) Additional mobilizations and re-staking/re-marking of proposed improvements or removals due to schedule delays or damage to previous staking/marking.
      m) Staking check requests and investigation of Stage 1 subdrain elevations.

E. Post-Construction Services
   iv. Additional site mobilization and as-built survey of Stage 2 driveway openings.

Exhibit A – Scope of Service, Section XI, Fee Schedule (Hourly Not to Exceed)

Replace Section XI of the original agreement with the following Section XI:

	Item	*Agreement Total*	*Amendment #2*	*Total*
A.	Project Administration and Coordination	$ 22,810.00	$ 0.00	$ 22,810.00
B.	Topo. Survey and Data Collection			Completed
C.	Geotech. Eng. (Sub)			Completed
D.	Preliminary Design Services	$ 12,800.00	$ 0.00	$ 12,800.00
E.	Project Information Meeting	$ 3,860.00	$ 0.00	$ 3,860.00
F.	Final Design Services	$ 71,239.00	$ 0.00	$ 71,239.00
G.	Bidding Phase Services	$ 5,235.00	$ 0.00	$ 5,235.00
H.	Construction Services			
I.	Limited Construction Administration	$ 9,910.00	$ 542.50	$ 10,452.50
II.	Construction Staking	$ 27,830.00	$ 5,337.50	$ 33,167.50
III.	Limited Resident Project Representation	$ 17,280.00	$ 0.00	$ 17,280.00
IV.	Monument Preservation	$ 5,175.00	$ 0.00	$ 5,175.00
V.	Post-Construction Services	$ 6,021.00	$ 1,050.00	$ 7,071.00
	Total	**$ 182,160.00**	**$ 6,930.00**	**$ 189,090.00**

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit E, Exhibit F, and Exhibit G.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER: **City of Ankeny, Iowa**

By: _____

Print Name: _____

Title: _____

Date Signed: _____

ENGINEER: **JEO Consulting Group, Inc.**

By: M. Mitchell

Print Name: Michael Mitchell, PE

Title: Transportation Project Manager

Date Signed: 01/28/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve the February 16, 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 16, 2026

Fund			PAYMENTS
100	General Fund	$	319,665.54
220	Fire Gift Fund		-
233	Hotel/Motel Tax Fund		72,504.80
240	Hawkeye Park Player Fees Fund		-
250	Police Gift Fund		-
260	Road Use Tax Fund		28,855.24
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		629.50
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		114,788.96
510	Water Fund		20,939.89
520	Water Improvement Fund		-
530	Water Sinking Fund		-
550	Sewer Fund		742,913.32
560	Sewer Improvement Fund		-
570	Sewer Sinking Fund		-
580	Storm Water Fund		1,019.60
590	Golf Course Fund		6,616.11
600-699	Enterprise Capital Projects Funds		159,064.13
710	Revolving Fund		4,130.83
720	Risk Management Fund		27,605.88
730	Health Insurance Fund		142.74
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		338,279.50
	Sub Total	$	1,837,156.04
	Payroll Totals		1,580,404.28
	Service Transfers/ACH Drafts		(241,331.53)
	Agenda Payments Approved Separately		(434,736.60)
	Grand Total	$	2,741,492.19

Honorable Mayor & City Council:

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

Mike Schrock — 02/12/2026

City Manager — Date

VENDOR SET: 01 City of Ankeny
BANK: * ALL BANKS
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009123	COSTUME SPECIALISTS, INC							
M-CHECK	COSTUME SPECIALISTS, INCUNPOST	V	2/06/2026			253381		380.00CR
009985	THE SAFETY COMPANY LLC							
M-CHECK	THE SAFETY COMPANY LLC UNPOST	V	2/06/2026			254567		182.91CR
009161	CAMPBELL SUPPLY COMPANY							
M-CHECK	CAMPBELL SUPPLY COMPANY UNPOST	V	2/06/2026			254669		159.96CR

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	3	VOID DEBITS	0.00			
		VOID CREDITS	722.87CR	722.87CR	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: TOTALS:	3	722.87CR	0.00	0.00
BANK: TOTALS:	3	722.87CR	0.00	0.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.		NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008578		ACCESS TECHNOLOGIES INC							
	I-INV1926967	01/31/2026 STATEMENT	R	2/16/2026	2,322.47		254857		2,322.47
				*** VENDOR TOTALS ***			1 CHECKS		2,322.47
000164		G & S HARDWARE INC							
	I-211508/2	RESPIRATOR CNST-SWR	R	2/16/2026	36.99		254858		36.99
				*** VENDOR TOTALS ***			1 CHECKS		36.99
005541		ACUSHNET COMPANY							
	C-921717529	CR:MERCHANDISE FOR RESALE	R	2/16/2026	120.00CR		254859		
	C-921717596	CR:MERCHANDISE FOR RESALE	R	2/16/2026	120.00CR		254859		
	C-921729125	CR:MERCHANDISE FOR RESALE	R	2/16/2026	132.30CR		254859		
	C-921774723	CR: MERCHANDISE FOR RESALE	R	2/16/2026	279.16CR		254859		
	I-921416011	MERCHANDISE FOR RESALE	R	2/16/2026	411.46		254859		
	I-921729156	MERCHANDISE FOR RESALE	R	2/16/2026	120.00		254859		
	I-921885641	MERCHANDISE FOR RESALE	R	2/16/2026	75.50		254859		
	I-922157397	MERCHANDISE FOR RESALE	R	2/16/2026	838.27		254859		793.77
				*** VENDOR TOTALS ***			1 CHECKS		793.77
004296		ADVANCE AUTO PARTS							
	I-525660275	TAPE/SEALANT -CG	R	2/16/2026	47.28		254860		47.28
				*** VENDOR TOTALS ***			1 CHECKS		47.28
000983		ADVENTURE LIGHTING, INC							
	I-127321	ALTO PHILLIPS - PD	E	2/18/2026	588.40		013659		588.40
				*** VENDOR TOTALS ***			1 CHECKS		588.40
012303		AECOM TECHNICAL SERVICES, INC							
	I-2001110157 #10	PAY 10-I13/NE 36TH INTRCHG IMP	E	2/18/2026	18,516.07		013713		18,516.07
				*** VENDOR TOTALS ***			1 CHECKS		18,516.07
000026		AHLERS & COONEY PC							
	I-906383	SVCS 12/19/25 URBAN RENWL-ED	E	2/18/2026	805.00		013645		
	I-906384	SVCS 1/15/26 A&R NE ANK URP-ED	E	2/18/2026	931.00		013645		
	I-906385	SVCS 12/23-1/15/26 1991 URP-ED	E	2/18/2026	818.50		013645		
	I-906386	SVCS 1/15/26 ANK ED URP-ED	E	2/18/2026	767.00		013645		
	I-906387	SVCS 1/8-14/26 CORP WOODS URA	E	2/18/2026	990.00		013645		
	I-906554	NW18TH ST EXT-WEIGEL/SPRUCE	E	2/18/2026	775.00		013645		
	I-906555	WSTLWN UTLTY IMP-PH1 CONTRCT	E	2/18/2026	2,000.00		013645		7,086.50
				*** VENDOR TOTALS ***			1 CHECKS		7,086.50
011840		ALL AMERICAN FIRE EQUIPMENT IN							
	I-404956	HARNESS EXT/BRKT -FD	R	2/16/2026	602.11		254861		602.11
				*** VENDOR TOTALS ***			1 CHECKS		602.11

VENDOR SET: 01 City of Ankeny

BANK: APFNB FIRST NATIONAL BANK AMES

DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009981	ALL CITY MANAGEMENT SERVICES,							
I-PS-INV103048	SCHOOL CROSSING GUARDS	E	2/18/2026	3,686.76		013698		
I-PS-INV103465	SCHOOL GUARDS 1/11-1/24/26--PD	E	2/18/2026	5,155.82		013698		8,842.58
				*** VENDOR TOTALS ***		1 CHECKS		8,842.58
009262	AMAZON CAPITAL SERVICES INC							
C-1KVL-1Y19-R4P4	CR: BULLETIN BOARD - FD	E	2/18/2026	268.98CR		013693		
I-119K-FTWR-41RG	PROGRAMS PIPE CLEANERS-KL	E	2/18/2026	120.79		013693		
I-11TP-LDJT-9W9W	FLASH DRIVES FOR REF DEPT-KL	E	2/18/2026	34.79		013693		
I-11TW-1PJL-XPMN	MISC BOOKS-KL	E	2/18/2026	12.76		013693		
I-13FK-JMLP-J4DX	LED FLAT PANEL LIGHT -FD	E	2/18/2026	306.84		013693		
I-13MX-FP3D-VWMF	TOSS GAME/STEM KIT - ACC	E	2/18/2026	214.99		013693		
I-141M-LY79-JWCH	TYLENOL,ANTIB CREAM PATROL-PD	E	2/18/2026	18.13		013693		
I-149G-6NMG-PTN9	MISC MULTI MEDIA-KL	E	2/18/2026	120.97		013693		
I-1634-46P6-6FM6	ANCHORS - PRSC	E	2/18/2026	238.81		013693		
I-16PG-V61J-41LL	WIRELESS MOUSE - PW	E	2/18/2026	10.77		013693		
I-17WW-XR3N-6QW4	STORAGE BOXES-PD	E	2/18/2026	23.74		013693		
I-191T-HGYN-69G1	GREEN BLDNG PLATE LEGO-P&R	E	2/18/2026	116.55		013693		
I-199V-YQ64-NTGQ	EASEL/HARD DRIVE /MISC-SW/DEV	E	2/18/2026	88.97		013693		
I-1CX7-KC9G-KXJR	CSI PATROL BOXES CORRECT-PD	E	2/18/2026	23.74		013693		
I-1D33-GYR6-319Q	MISC MULTI MEDIA-KL	E	2/18/2026	24.49		013693		
I-1DCY-J9YL-L7KD	MISC BOOKS-KL	E	2/18/2026	44.23		013693		
I-1F9V-VXKP-4V6V	CORNER FLAGS/SPRINGS/PEGS-PRSC	E	2/18/2026	431.90		013693		
I-1FNQ-XVHP-NXM3	MISC BOOKS - KL	E	2/18/2026	93.94		013693		
I-1HNP-RKDD-FDWY	DC MOTOR DROP CEILING FAN-PD	E	2/18/2026	632.73		013693		
I-1J6M-9DP7-C3RG	MISC MULTI MEDIA-KL	E	2/18/2026	42.45		013693		
I-1J9C-LTGL-JRLW	BOOKS FOR DISC GROUPS-KL	E	2/18/2026	619.75		013693		
I-1JM7-9JNT-FGPT	SHEET PROTECTORS-KL	E	2/18/2026	8.79		013693		
I-1K9X-Y6VM-LWLP	SCOTCH BOOK REPAIR TAPE-KL	E	2/18/2026	159.70		013693		
I-1LXG-GWV7-CJR9	VALENTINES CANDY -P&R	E	2/18/2026	361.12		013693		
I-1LYR-HLKQ-M3JJ	MISC BOOKS-KL	E	2/18/2026	101.37		013693		
I-1M4Y-LFFJ-7LYW	MISC MULTI MEDIA-KL	E	2/18/2026	12.39		013693		
I-1MQM-WKWR-QDT7	MISC BOOKS-KL	E	2/18/2026	20.78		013693		
I-1MW1-6QCM-L169	MISC BOOKS-KL	E	2/18/2026	274.15		013693		
I-1N37-RL9D-GYCF	DESK WHITEBOARD-KL	E	2/18/2026	18.99		013693		
I-1NVR-DN9Y-CCJP	BOOKS GROUP DISCUSSIONS-KL	E	2/18/2026	9.75		013693		
I-1NYV-VNTP-119L	ANCHORS - PRSC	E	2/18/2026	320.00		013693		
I-1PDP-KNW4-X4MG	LEATHER PAD PADFOLIO-ED	E	2/18/2026	54.99		013693		
I-1PLK-XPLG-1RKW	MISC MULTI MEDIA-KL	E	2/18/2026	11.62		013693		
I-1PWT-VYH6-MJP4	MISC MULTI MEDIA-KL	E	2/18/2026	39.99		013693		
I-1QCQ-LLJY-7NKL	CLUTCH PULLER - CG	E	2/18/2026	16.99		013693		
I-1RN3-FTG1-CWKD	TABLET STAND -P&R	E	2/18/2026	69.23		013693		
I-1RPT-TXMY-F6D1	OUTLET - P&R	E	2/18/2026	12.35		013693		
I-1RRM-FQWG-1HTL	FILE FOLDERS-HR	E	2/18/2026	39.02		013693		
I-1RTH-T4R1-MXF7	MISC BOOKS-KL	E	2/18/2026	190.84		013693		
I-1RVF-61C9-MMWP	MISC MULTI MEDIA-KL	E	2/18/2026	12.96		013693		
I-1T36-FX39-C7YK	PROGRAMS PAPER BLADES-KL	E	2/18/2026	6.97		013693		
I-1T36-FX39-YLWV	SOCCER FLAGS RED - PRSC	E	2/18/2026	92.91		013693		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-1TK3-N9YN-CVJT	ACRY SIGN HOLDER, COFF GRN-PD	E	2/18/2026	75.33		013693		
	I-1TPF-XMQK-7HKD	STORAGE BINS(WRONG ITEM)-PD	E	2/18/2026	28.49		013693		
	I-1TPF-XMQK-RLX6	BADGE ID CARD BOWERSOX-PD	E	2/18/2026	14.29		013693		
	I-1V4Y-NXHK-FPFK	FOLDING PU TRK CRANE -PW	E	2/18/2026	790.00		013693		
	I-1V7C-CK1N-7CVP	ADAPTER CABLE-IT	E	2/18/2026	20.15		013693		
	I-1VKL-VF34-N9YX	MISC MULTI MEDIA-KL	E	2/18/2026	29.79		013693		
	I-1VKN-RT6P-C1WY	PROGRAMS STICKERS-KL	E	2/18/2026	15.98		013693		
	I-1XQJ-4YCY-XJXG	KIDS CRAFT KITS PROGRAMS-KL	E	2/18/2026	109.89		013693		
	I-1XVX-Y6W1-FLP1	HEADPHONES WITH MIC-PW	E	2/18/2026	20.99		013693		5,892.18
				*** VENDOR TOTALS ***			1 CHECKS		5,892.18
000916		AMERICAN PUBLIC WORKS ASSOCIAT							
	I-000907514	FY26 APWA MEMBERSHIP RENEWAL	R	2/16/2026	6,118.00		254862		6,118.00
				*** VENDOR TOTALS ***			1 CHECKS		6,118.00
000043		ANKENY COMMUNITY SCHOOLS							
	I-FY26 #7 JAN GYM	JANUARY 2026 GYM USE PMT	E	2/18/2026	6,300.00		013646		
	I-FY26 #8 FEB GYM	FEBRUARY 2026 GYM USE PMT	E	2/18/2026	6,300.00		013646		12,600.00
				*** VENDOR TOTALS ***			1 CHECKS		12,600.00
011996		ANKENY HARDWARE STORE LLC							
	I-1210814	HILLMAN - PKS	E	2/18/2026	23.88		013707		
	I-1211074	DISINFECT BLEACH - PKS	E	2/18/2026	7.29		013707		
	I-1211077	HILLMAN/WHEEL/BIT - PKS	E	2/18/2026	70.33		013707		101.50
				*** VENDOR TOTALS ***			1 CHECKS		101.50
003319		MIDWEST SOLID WASTE							
	I-2194139	02/2026 WASTE SERVICES	E	2/18/2026	1,695.00		013671		1,695.00
				*** VENDOR TOTALS ***			1 CHECKS		1,695.00
004201		TSJM TOWING SERVICE LLC							
	I-#26-72391	TOWING FORD 1/31/26-PD	R	2/16/2026	50.00		254863		
	I-#26-72393	TOWING DODGE 1/31-PD	R	2/16/2026	150.00		254863		200.00
				*** VENDOR TOTALS ***			1 CHECKS		200.00
012629		APPLE, INC.							
	I-MC46245595	APPLE IPAD PRO 11 INCH	R	2/16/2026	1,099.00		254864		1,099.00
				*** VENDOR TOTALS ***			1 CHECKS		1,099.00
000057		ARNOLD MOTOR SUPPLY LLP							
	I-15NV230850	ENGINE OIL/AIR FILTERS -CG	R	2/16/2026	46.24		254865		
	I-15NV230877	CABLE ZIP TIE/TEE WRAP -PRSC	R	2/16/2026	159.84		254865		
	I-15NV230970	BRUSH/PASTE - CG	R	2/16/2026	44.05		254865		
	I-15NV231119	BLUE BX - CG	R	2/16/2026	138.32		254865		
	I-15NV231253	UNIT #653 FUEL/AIR FILTERS	R	2/16/2026	33.16		254865		
	I-15NV231261	UNIT #247 TOGGLE SWITCH	R	2/16/2026	28.11		254865		
	I-15NV231327	UNIT #231 OIL FILTER	R	2/16/2026	14.66		254865		
	I-15NV231536	UNIT #257 FUEL FILTER	R	2/16/2026	6.89		254865		471.27
				*** VENDOR TOTALS ***			1 CHECKS		471.27

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012611		ARTS FOR THE CITY, INC							
	I-26-JAN-AKPL	ASAP JANUARY (5) CLASSES -KL	E	2/18/2026	600.00		013718		600.00
					*** VENDOR TOTALS ***		1 CHECKS		600.00
012092		ASCENDANCE TRUCKS LLC							
	C-XA301050998:01	CR: #226 PARTS	E	2/18/2026	2,340.00CR		013710		
	I-XA301049789:02	#226 PARTS	E	2/18/2026	7,463.97		013710		
	I-XA301049789:03	#226 CNCTR/TUBE	E	2/18/2026	2,674.38		013710		
	I-XA301049841:01	#226 SENSORS	E	2/18/2026	1,717.66		013710		
	I-XA301050763:01	UNIT #277 HOSE FLEX	E	2/18/2026	71.17		013710		9,587.18
					*** VENDOR TOTALS ***		1 CHECKS		9,587.18
000285		LUBE-TECH & PARTNERS LLC							
	I-4024183	HEAVY DUTY DIESEL FLUID-FD	E	2/18/2026	269.50		013651		269.50
					*** VENDOR TOTALS ***		1 CHECKS		269.50
006249		AUTO ZONE PARTS INC							
	C-03945341698	FLEX EXHAUST RETURN-SWR	N	2/16/2026	11.69CR		000000		
	I-03945341379	FLEX EXHST REPAIR KIT-SWR	N	2/16/2026	11.69		000000		
005868		MICHAEL BERNARD							
	I-12/2025 BOOT REIM	BRUNT BOOT REIM-FD	R	2/16/2026	140.00		254866		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
012642		BITWARDEN INC							
	I-QZTX9B8X-001	BITWARDEN PASSWORD VAULT	R	2/16/2026	7,200.00		254867		7,200.00
					*** VENDOR TOTALS ***		1 CHECKS		7,200.00
012648		BLUE PEARL MANAGEMENT LLC							
	I-171508	K9 CALI MRI	R	2/16/2026	4,142.47		254868		4,142.47
					*** VENDOR TOTALS ***		1 CHECKS		4,142.47
007515		EFFLUENT INC							
	I-I13238	01/2026 RENTALS - PKS	E	2/18/2026	135.00		013688		135.00
					*** VENDOR TOTALS ***		1 CHECKS		135.00
009487		BOOT BARN INC							
	I-INV00566555	POWERTRAIN SPORT BOOT-SWR	E	2/18/2026	110.45		013695		
	I-INV00566556	SHOES -PRUISMANN	E	2/18/2026	118.79		013695		
	I-INV00566557	WORK SHOES - AW	E	2/18/2026	107.99		013695		
	I-INV00566558	SHOES -JG	E	2/18/2026	130.49		013695		
	I-INV00566560	CARHARTTS/BIBS - KA	E	2/18/2026	355.47		013695		
	I-INV00566561	BOOTS -BARKER	E	2/18/2026	140.00		013695		
	I-INV00566562	ROPER HH BROWN SHOE-WTR	E	2/18/2026	140.00		013695		
	I-INV00566563	CARHARTT CLOTHING-WTR	E	2/18/2026	98.99		013695		
	I-INV00566564	BOOTS - JC	E	2/18/2026	121.49		013695		
	I-INV00566575	OLIVE KEEN UTILITY BLK-WTR	E	2/18/2026	134.99		013695		
	I-INV00566576	BIB OVRLL CARHARTT-WTR	E	2/18/2026	124.99		013695		
	I-INV00566577	WMS ANTHEM AIIAT BOOTS-WTR	E	2/18/2026	140.00		013695		1,723.65
					*** VENDOR TOTALS ***		1 CHECKS		1,723.65

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005174		BOUND TREE MEDICAL LLC							
	I-76075876	EMS SUPPLIES - FD	R	2/16/2026	705.88		254869		
	I-86064508	EMS SUPPLIES - FD	R	2/16/2026	37.49		254869		
	I-86064509	EMS SUPPLIES - FD	R	2/16/2026	37.49		254869		
	I-86064510	EMS SUPPLIES - FD	R	2/16/2026	816.17		254869		
	I-86064511	EMS SUPPLIES - FD	R	2/16/2026	926.30		254869		
	I-86069126	EMS SUPPLIES - FD	R	2/16/2026	150.51		254869		
	I-86072659	EMS SUPPLIES - FD	R	2/16/2026	42.75		254869		
	I-86075875	EMS SUPPLIES - FD	R	2/16/2026	43.09		254869		
	I-86075876	EMS SUPPLIES - FD	R	2/16/2026	705.88		254869		
	I-86077726	EMS SUPPLIES -FD	R	2/16/2026	3,083.06		254869		6,548.62
					*** VENDOR TOTALS ***		1 CHECKS		6,548.62
012520		BRAVO GREATER DES MOINES INC							
	I-01/27/2026	FY26 HOTEL MOTEL TAX DEC 2025	R	2/16/2026	36,252.40		254870		36,252.40
					*** VENDOR TOTALS ***		1 CHECKS		36,252.40
000127		BRICK GENTRY PC							
	I-472701	1/25/2026 STATEMENT 224.008	E	2/18/2026	2,225.00		013647		
	I-472702	1/25/26 STMT 224.091 FIRE CBA	E	2/18/2026	5,140.00		013647		
	I-472703	1/25/2026 STATEMENT 224.001	E	2/18/2026	4,460.00		013647		
	I-472704	1/25/2026 SSTATEMENT 224.031	E	2/18/2026	65.00		013647		
	I-472705	1/25/2026 STATEMENT 224.003-PD	E	2/18/2026	600.00		013647		
	I-472708	1/25/2026 STATEMENT 224.014-MU	E	2/18/2026	1,040.00		013647		13,530.00
					*** VENDOR TOTALS ***		1 CHECKS		13,530.00
007873		ROSS BUDDEN							
	I-01/25/2026 PARA RN	1/25/26 PARAMEDIC RENEWAL	E	2/18/2026	25.00		013720		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
011030		CALLAWAY GOLF SALES CO							
	I-941816175	SPECIAL ORDER MERCH FOR RESALE	R	2/16/2026	723.09		254871		723.09
					*** VENDOR TOTALS ***		1 CHECKS		723.09
000385		CAPITAL CITY EQUIPMENT CO							
	I-62744D	UNIT #234 SCREW/SPRING/PIVOT	E	2/18/2026	96.22		013653		96.22
					*** VENDOR TOTALS ***		1 CHECKS		96.22
004543		GREATER DES MOINES CONVENTION							
	I-24950	HOTEL/MOTEL TAX 1/2026 DEC COL	E	2/18/2026	36,252.40		013675		36,252.40
					*** VENDOR TOTALS ***		1 CHECKS		36,252.40
005278		CDW GOVERNMENT							
	I-AH6MB2B	KEYBOARD FUEL MASTER PRNTR-CG	E	2/18/2026	295.00		013680		295.00
					*** VENDOR TOTALS ***		1 CHECKS		295.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000211		GALE							
	I-999102098009	MISC BOOKS-KL	E	2/18/2026	49.48		013649		
	I-999102139523	MISC BOOKS-KL	E	2/18/2026	62.97		013649		
	I-999102146216	MISC BOOKS-KL	E	2/18/2026	116.24		013649		
	I-999102298417	MISC BOOKS-KL	E	2/18/2026	166.44		013649		
	I-999102298418	MISC BOOKS-KL	E	2/18/2026	255.66		013649		
	I-999102298419	MISC BOOKS-KL	E	2/18/2026	101.21		013649		752.00
					*** VENDOR TOTALS ***		1 CHECKS		752.00
003534		CENTRAL IOWA MECHANICAL							
	I-2590856	SE MAG WATER METER-WTR	R	2/16/2026	12,113.00		254872		12,113.00
					*** VENDOR TOTALS ***		1 CHECKS		12,113.00
007436		EMILY CHANCE							
	I-02/2026 FITNESS	BOOT CAMP FITNESS REIM-FIN	E	2/18/2026	20.00		013687		
	I-02/26 FITNESS	ANNUAL ALBAUGH SC MEMBR FEE-	E	2/18/2026	47.00		013687		67.00
					*** VENDOR TOTALS ***		1 CHECKS		67.00
011576		CINTAS CORPORATION							
	I-4253171379	MATS/UNIFORMS CG/STS/TRFC	R	2/16/2026	469.63		254873		
	I-4254039877	MAT/UNIFORMS STS/CG/TRFC	R	2/16/2026	888.88		254873		
	I-4254692974	MATS/UNIFORMS CG/STS/TRFC	R	2/16/2026	469.63		254873		
	I-4255391841	MATS/UNIFORMS CG/STS/TRFC	R	2/16/2026	469.63		254873		
	I-4256150863	MATS/UNIFORMS PW/STS/TRFC	R	2/16/2026	469.63		254873		
	I-4256723329	MATS AND UNIFORMS-SWR	R	2/16/2026	173.24		254873		
	I-4256912357	MAT/UNIFORMS-PW/TRFC/STS	R	2/16/2026	469.63		254873		
	I-4257490050	MATS AND UNIFORMS-SWR	R	2/16/2026	173.24		254873		
	I-4257614936	MATS/UNIFORMS OCM	R	2/16/2026	46.55		254873		
	I-4257619597	MATS AND UNIFORMS-WTR	R	2/16/2026	201.25		254873		
	I-4257619614	MATS/UNIFORMS STS/CG/TRFC	R	2/16/2026	469.63		254873		
	I-4257619699	MAT/UNIFORM RENTALS-PKS	R	2/16/2026	129.57		254873		
	I-4257783421	MATS-KL	R	2/16/2026	209.86		254873		
	I-4258210273	MATS AND UNIFORMS-SWR	R	2/16/2026	173.24		254873		
	I-4258351704	BANQUET SUPPLIES - OC	R	2/16/2026	276.35		254873		
	I-4258356849	MATS -OCM	R	2/16/2026	36.96		254873		
	I-4258362045	MATS AND UNIFORMS-WTR	R	2/16/2026	201.25		254873		
	I-4258362221	MAT/UNIFORMS - PKS	R	2/16/2026	129.57		254873		5,457.74
					*** VENDOR TOTALS ***		1 CHECKS		5,457.74
002726		CITY OF DES MOINES TREASURY							
	I-143714	FY26 #9 WRA MONTHLY ALLOCATION	R	2/16/2026	736,557.70		254874		736,557.70
					*** VENDOR TOTALS ***		1 CHECKS		736,557.70

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002407		CIVIL DESIGN ADVANTAGE LLC							
	I-51597 #14	PAY 14-OTTER CRK TRNK SWR P4	E	2/18/2026	7,236.00		013668		
	I-51598 #10	PAY 10-SE CREEKVIEWDR EXT RISE	E	2/18/2026	13,387.50		013668		20,623.50
					*** VENDOR TOTALS ***		1 CHECKS		20,623.50
012550		CLOUDPOINT GEOSPATIAL, INC							
	I-INV-06624	ARCGIS AUDIT PROJECT FEES-IT	E	2/18/2026	2,295.00		013715		2,295.00
					*** VENDOR TOTALS ***		1 CHECKS		2,295.00
012449		COMMERCIAL REAL ESTATE EXCHANG							
	I-INV-932153	CREXI INTELL 1/1/26-3/31/26-ED	E	2/18/2026	1,192.50		013714		1,192.50
					*** VENDOR TOTALS ***		1 CHECKS		1,192.50
000595		CORE & MAIN LP							
	I-Y387447	FY26 BLANKET PO SUPPLIES-WTR	R	2/16/2026	275.00		254875		275.00
					*** VENDOR TOTALS ***		1 CHECKS		275.00
009123		COSTUME SPECIALISTS, INC							
	I-33893 REISSUED	PIGGIE & ELEPHANT COSTUME-KL	R	2/16/2026	380.00		254876		380.00
					*** VENDOR TOTALS ***		1 CHECKS		380.00
009110		PAIRADOCS P C							
	I-476925	K9 CALI VACINATIONS	R	2/16/2026	1,079.00		254877		1,079.00
					*** VENDOR TOTALS ***		1 CHECKS		1,079.00
007254		CUTTER & BUCK							
	I-0099370905	STAFF SHIRTS -TIN CUP OC	R	2/16/2026	636.93		254878		636.93
					*** VENDOR TOTALS ***		1 CHECKS		636.93
012650		CALEB DAVIS							
	I-01/2026 BOOTS	HOKA SHOES FLEET FARM-FD	E	2/18/2026	140.00		013729		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
012651		GAGE DECKER							
	I-2/2026 FITNESS	01/2026 FITNESS REIM-IT	E	2/18/2026	12.69		013730		12.69
					*** VENDOR TOTALS ***		1 CHECKS		12.69
000758		DES MOINES IRON & SUPPLY CO							
	I-1904700532	ALUM FLAT - PKS	R	2/16/2026	74.40		254879		
	I-1904700627	HR ANGLE/TUBE RECT - PKS	R	2/16/2026	50.47		254879		124.87
					*** VENDOR TOTALS ***		1 CHECKS		124.87
000606		DES MOINES STEEL FENCE CO INC							
	I-66391	CARDBOARD DUMPSTERS FENCE	R	2/16/2026	3,480.00		254880		3,480.00
					*** VENDOR TOTALS ***		1 CHECKS		3,480.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001327	GL ANKENY LLC							
I-170762	UNIT #230 PUMP WATE/THERM	R	2/16/2026	632.50		254881		632.50
				*** VENDOR TOTALS ***		1 CHECKS		632.50
003288	TOM DOZLER							
I-01/2026 BOOTS	BOOTS FLEET FARM-TFR	R	2/16/2026	140.00		254882		140.00
				*** VENDOR TOTALS ***		1 CHECKS		140.00
000299	DRA PROPERTIES LC							
I-RES 2023-388	PINE LAKES EST SIDEWALK SWR-MU	R	2/16/2026	24,174.50		254883		24,174.50
				*** VENDOR TOTALS ***		1 CHECKS		24,174.50
010726	PAUL A DRAKE							
I-5440	VINYL NAME PLATE - CG	E	2/18/2026	12.50		013700		12.50
				*** VENDOR TOTALS ***		1 CHECKS		12.50
004995	ECHO GROUP INC							
I-S011606543.001	BREAKER - CH	E	2/18/2026	56.57		013677		56.57
				*** VENDOR TOTALS ***		1 CHECKS		56.57
012654	ECOWASTE MANAGEMENT LLC							
I-1158	CITY HALL GENERATOR	R	2/16/2026	1,805.50		254884		1,805.50
				*** VENDOR TOTALS ***		1 CHECKS		1,805.50
006319	EDWARD DON AND COMPANY							
I-34451661	COFFEE BREWER - FD	R	2/16/2026	820.95		254885		820.95
				*** VENDOR TOTALS ***		1 CHECKS		820.95
000186	ELECTRONIC ENGINEERING							
I-120019529-1	REPAIR LIGHT BAR UNIT #95	E	2/18/2026	1,414.00		013648		
I-80081051	02/2026 RENTALS -PKS MNT	E	2/18/2026	8.50		013648		
I-80081171	02/2026 RADIO RENTALS-PW	E	2/18/2026	26.50		013648		
I-80081172	02/2026 RENTALS - PKS MNT	E	2/18/2026	304.00		013648		
I-80081177	02/2026 RENTALS - TRFC	E	2/18/2026	96.00		013648		1,849.00
				*** VENDOR TOTALS ***		1 CHECKS		1,849.00
011454	ENCORE DANCE ACADEMY							
I-01/12/26-02/16/26	01/26-02/16/26 DANCE	E	2/18/2026	3,916.00		013702		3,916.00
				*** VENDOR TOTALS ***		1 CHECKS		3,916.00
005334	ENVIRONMENTAL SYSTEMS RESEARCH							
C-95169568	ESRI AGREEMENT	R	2/16/2026	9,653.86CR		254886		
I-900185090	ESRI AGREEMENT	R	2/16/2026	60,300.00		254886		50,646.14
				*** VENDOR TOTALS ***		1 CHECKS		50,646.14

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005478		EXCEL MECHANICAL COMPANY INC							
	I-190081	ROOFTOP UNIT REPAIRS - ACC	E	2/18/2026	540.00		013681		
	I-190089	FILTERS - PSB	E	2/18/2026	446.21		013681		
	I-190091	VRF FILTERS- CH	E	2/18/2026	216.36		013681		
	I-190093	AHU REPAIRS - PS	E	2/18/2026	216.00		013681		1,418.57
					*** VENDOR TOTALS ***		1 CHECKS		1,418.57
000049		FACTORY MOTOR PARTS COMPANY							
	I-40-2312051	UNIT #271 SENSOR OXYGEN	R	2/16/2026	101.40		254887		
	I-40-2312192	UNIT #238 PUMP ASM	R	2/16/2026	289.45		254887		
	I-40-2312684	STOCK BATTERIES -CG	R	2/16/2026	606.74		254887		
	I-40-2312860	UNIT #114 SENSOR VINT	R	2/16/2026	90.60		254887		
	I-40-2313186	UNIT #111 BRAKELINING/ROTOR	R	2/16/2026	289.80		254887		
	I-40-2313231	UNIT #111 ROTORASY BRAKE	R	2/16/2026	197.00		254887		
	I-40-2313322	UNIT #114 SENSOR ASY	R	2/16/2026	85.20		254887		1,660.19
					*** VENDOR TOTALS ***		1 CHECKS		1,660.19
002285		FASTENAL COMPANY							
	I-IADES465552	FASTENERS - PKS MNT	E	2/18/2026	9.60		013666		9.60
					*** VENDOR TOTALS ***		1 CHECKS		9.60
011234		FIRE SERVICE TRAINING BUREAU							
	I-260982	1 DAY REG FEE - RB	R	2/16/2026	100.00		254888		
	I-261123	1 DAY REG FEE - PC	R	2/16/2026	100.00		254888		200.00
					*** VENDOR TOTALS ***		1 CHECKS		200.00
010286		AT&T MOBILITY II LLC							
	I-01272026 FD	12/20/25-01/19/26 STATEMENT FD	R	2/16/2026	964.39		254889		964.39
010286		AT&T MOBILITY II LLC							
	I-01272026 PD	12/20/25-01/19/26 STATEMENT PD	R	2/16/2026	2,124.06		254890		2,124.06
					*** VENDOR TOTALS ***		2 CHECKS		3,088.45
012655		KATHLEEN FRAZIER							
	I-25-005860	AMBULANCE REFUND	R	2/16/2026	597.35		254891		597.35
					*** VENDOR TOTALS ***		1 CHECKS		597.35
011998		GALLS PARENT HOLDINGS, LLC							
	I-033700111	UNIFORMS - FD	E	2/18/2026	137.34		013708		
	I-033719143	RUCKER UNIFORM AND EQUIP	E	2/18/2026	109.74		013708		
	I-033719177 A	TWEDT UNIFORM	E	2/18/2026	260.31		013708		
	I-033719177 B	TWEDT UNIFORM	E	2/18/2026	33.17		013708		
	I-033719177 C	TWEDT UNIFORM CONTRACT #S	E	2/18/2026	25.49		013708		
	I-033729120	RUCKER UNIFORM AND EQUIP	E	2/18/2026	27.52		013708		
	I-033732798	UNIFORMS - FD	E	2/18/2026	101.72		013708		
	I-033790541	UNIFORMS -FD	E	2/18/2026	157.99		013708		
	I-033792177	RUCKER NAMEPLATE-PD	E	2/18/2026	29.35		013708		
	I-033816584	WHISTLE & BUTTON HOOK-PD	E	2/18/2026	12.68		013708		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-033889658	GAS MASK CANNISTERS-PD	E	2/18/2026	3,920.00		013708		
	I-033896951	SNAKE WHISTLE CHAIN-PD	E	2/18/2026	12.68		013708		4,827.99
					*** VENDOR TOTALS ***		1 CHECKS		4,827.99
009681		GENERAL TRAFFIC CONTROLS, INC							
	I-27183	SIGNAL CABINET-TRAFFIC	E	2/18/2026	33,207.00		013696		33,207.00
					*** VENDOR TOTALS ***		1 CHECKS		33,207.00
000227		GRAINGER							
	C-9771983633	REPLACEMENT HEATER	E	2/18/2026	123.19CR		013650		
	I-9768684806	REPLACEMENT HEATER	E	2/18/2026	1,329.79		013650		
	I-9778002882	COFFEE FILTERS -PKS	E	2/18/2026	95.79		013650		
	I-9783752851	BINS -FD	E	2/18/2026	45.91		013650		
	I-9785154452	PET WASTE BAGS - PKS	E	2/18/2026	136.29		013650		
	I-9786842253	FLUSH VALVE - PW	E	2/18/2026	438.38		013650		
	I-9786842261	KEY CABINET - PKS	E	2/18/2026	97.39		013650		
	I-9787275925	CHANGING STATION-KL	E	2/18/2026	296.86		013650		
	I-9791572002	ORING/BEC/GSKT - PKS	E	2/18/2026	861.57		013650		
	I-9791572010	DIAPHRAGM ASSEMBLY - PKS	E	2/18/2026	408.81		013650		3,587.60
					*** VENDOR TOTALS ***		1 CHECKS		3,587.60
005993		HANDLEY LAW FIRM							
	I-01/29/2026	AUGUST 2025 SERVICES-PD	E	2/18/2026	19,490.00		013683		19,490.00
					*** VENDOR TOTALS ***		1 CHECKS		19,490.00
011608		HD SUPPLY FORMERLY HOME DEPOT							
	I-0882399807	BALL VALVE/TEE/COPPER/CPLNG-PD	R	2/16/2026	186.05		254892		186.05
					*** VENDOR TOTALS ***		1 CHECKS		186.05
003452		HDR ENGINEERING INC							
	I-1200789487 #37	PAY 37-IRVNDLE ELVTD STRG TNK	R	2/16/2026	27,898.79		254893		
	I-1200798631 #38	PAY 38-IRVNDLE ELVTD STRG TNK	R	2/16/2026	3,130.84		254893		31,029.63
					*** VENDOR TOTALS ***		1 CHECKS		31,029.63
003098		HOTSY CLEANING SYSTEMS IN							
	I-PSI-321647	FLEETWASH BULK/GAL-PD	E	2/18/2026	507.40		013669		
	I-PSI-321900	PRESSURE REPAIR COSTS-PD	E	2/18/2026	542.53		013669		1,049.93
					*** VENDOR TOTALS ***		1 CHECKS		1,049.93
004386		HOUSBY HEAVY EQUIPMENT LLC							
	I-RA201002389	REPAIRS TO #664	E	2/18/2026	3,044.79		013673		3,044.79
					*** VENDOR TOTALS ***		1 CHECKS		3,044.79

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.		NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005515		BRIAN W HUGGINS							
	I-1/2026 TRAVEL	2026 SHOT SHOW MEALS-PD	R	2/16/2026	192.35		254894		192.35
					*** VENDOR TOTALS ***		1 CHECKS		192.35
011208		HYDRO-KLEAN LLC							
	I-097950	DOG PARK VAULT CLEANING	E	2/18/2026	5,564.00		013701		5,564.00
					*** VENDOR TOTALS ***		1 CHECKS		5,564.00
012246		INGRAM LIBRARY SERVICES LLC							
	I-93930235	BLANKET PO BOOKS-KL	E	2/18/2026	516.86		013711		
	I-93969681	BLANKET PO BOOKS-KL	E	2/18/2026	123.84		013711		
	I-93969682	BLANKET PO BOOKS-KL	E	2/18/2026	943.21		013711		
	I-94005970	BLANKET PO BOOKS-KL	E	2/18/2026	23.24		013711		
	I-94022308	BLANKET PO BOOKS-KL	E	2/18/2026	25.68		013711		
	I-94055786	BLANKET PO BOOKS-KL	E	2/18/2026	238.24		013711		
	I-94055787	BLANKET PO BOOKS-KL	E	2/18/2026	469.75		013711		
	I-94091150	BLANKET PO MISC BOOKS-KL	E	2/18/2026	501.73		013711		
	I-94130381	BLANKET PO MISC BOOKS-KL	E	2/18/2026	182.20		013711		
	I-94130382	BLANKET MISC BOOKS-KL	E	2/18/2026	130.54		013711		
	I-94130383	BLANKET MISC BOOKS-KL	E	2/18/2026	43.50		013711		
	I-94151385	BLANKET PO MISC BOOKS-KL	E	2/18/2026	368.64		013711		
	I-94183083	MISC BOOKS-KL	E	2/18/2026	782.45		013711		
	I-94199601	BLANKET PO BOOKS-KL	E	2/18/2026	96.40		013711		
	I-94199602	MISC BOOKS-KL	E	2/18/2026	160.71		013711		
	I-94217450	MISC BOOKS-KL	E	2/18/2026	275.17		013711		
	I-94249841	BLANKET PO MISC BOOKS-KL	E	2/18/2026	329.42		013711		
	I-94249842	BLANKET PO MISC BOOKS-KL	E	2/18/2026	230.96		013711		
	I-94249843	BLANKET PO MISC BOOKS-KL	E	2/18/2026	757.57		013711		6,200.11
					*** VENDOR TOTALS ***		1 CHECKS		6,200.11
000407		WEBER BATTERY INC							
	I-1924602064011	SAL FLAG- TRFC	E	2/18/2026	217.86		013655		217.86
					*** VENDOR TOTALS ***		1 CHECKS		217.86
000752		IOWA DEPARTMENT OF NATURAL RES							
	I-FY26 STM SWR PRMT	FY26 PRMT-17TH STM SWR/PVMNT	R	2/16/2026	175.00		254895		175.00
					*** VENDOR TOTALS ***		1 CHECKS		175.00
004476		IOWA DEPARTMENT OF HEALTH AND							
	I-01 2026 13	JAN/FEB 2026 STATE SHARE	R	2/16/2026	35,112.10		254896		35,112.10
					*** VENDOR TOTALS ***		1 CHECKS		35,112.10
000743		IOWA MUNICIPAL FINANCE OFFICER							
	I-IMFOA MEMBERSHIP	4/26-4/27 MEMBR RENEWAL-CLK	R	2/16/2026	90.00		254897		90.00
					*** VENDOR TOTALS ***		1 CHECKS		90.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005407		IOWA MUNICIPALITIES WORKERS'							
	I-INV98081	FY24 411 MED DED DEC	R	2/16/2026	2,362.74		254898		
	I-INV98082	FY26 411 MED DED DEC	R	2/16/2026	15,769.88		254898		
	I-INV98083	FY25 MED DED-DEC	R	2/16/2026	845.21		254898		
	I-INV98084	FY26 MED DED DEC	R	2/16/2026	3,509.32		254898		22,487.15
					*** VENDOR TOTALS ***		1 CHECKS		22,487.15
001625		IOWA PARKS & RECREATION							
	I-6970	2026 CONFERENCE-RH/NL/KM/CV	R	2/16/2026	1,100.00		254899		1,100.00
					*** VENDOR TOTALS ***		1 CHECKS		1,100.00
001139		IOWA POLICE CHIEFS ASSOCIATION							
	I-4878	MEBR RENWL 12/31/26 D POTTS-PD	R	2/16/2026	125.00		254900		125.00
					*** VENDOR TOTALS ***		1 CHECKS		125.00
009161		CAMPBELL SUPPLY COMPANY							
	I-INV-00042388-2	SHIPPING FOR PRIOR INV-SWR	E	2/18/2026	7.61		013691		7.61
					*** VENDOR TOTALS ***		1 CHECKS		7.61
009276		J & M GOLF INC							
	I-0744254-IN	STOCK MERCH FOR RESALE -OC	R	2/16/2026	262.57		254901		262.57
					*** VENDOR TOTALS ***		1 CHECKS		262.57
007827		JEO CONSULTING GROUP INC							
	I-171182 #11	PAY 11-ANK N 4M CRK SAN SWR S	E	2/18/2026	1,775.00		013689		
	I-171279 #28 FINAL	PAY 28 FINAL-SE 3RD ST IMP-PH2	E	2/18/2026	10,298.50		013689		12,073.50
					*** VENDOR TOTALS ***		1 CHECKS		12,073.50
011579		BRANDT JOHNSON							
	I-2/2026 MILEAGE	MILEAGE REIM IDOT-CLK	E	2/18/2026	7.25		013725		7.25
					*** VENDOR TOTALS ***		1 CHECKS		7.25
000292		KARL CHEVROLET INC							
	I-430963	UNIT #905 LAMP TAIL	E	2/18/2026	267.75		013652		
	I-432768	UNIT #621 CANISTER VAPOR	E	2/18/2026	289.20		013652		
	I-433050	UNIT #230 PUMP PWR STEERING	E	2/18/2026	604.95		013652		
	I-433356	UNIT #621 CAP FUEL FILLER	E	2/18/2026	31.31		013652		
	I-CTCS628799	UNIT #99 SERVICE	E	2/18/2026	120.03		013652		1,313.24
					*** VENDOR TOTALS ***		1 CHECKS		1,313.24
012000		KEY COOPERATIVE							
	I-20006621	2055 NW IRVINEDALE DR-WTR	E	2/18/2026	52.01		013709		52.01
					*** VENDOR TOTALS ***		1 CHECKS		52.01

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009201	KIESLER POLICE SUPPLY INC							
I-IN274692	PARTS AND EQUIPMENT-PD	E	2/18/2026	285.00		013692		285.00
				*** VENDOR TOTALS ***		1 CHECKS		285.00
000581	MIDWEST MOTOR SUPPLY CO INC							
I-104128436	KM-USA HH/HEX NUT - CG	E	2/18/2026	106.05		013657		106.05
				*** VENDOR TOTALS ***		1 CHECKS		106.05
008587	KINZLER CONSTRUCTION SERVICES							
I-2601618.0001	DOOR REPAIRS -FD	R	2/16/2026	311.50		254902		311.50
				*** VENDOR TOTALS ***		1 CHECKS		311.50
005733	KLINE ELECTRIC							
I-25-1895/96 ELECT	25-1895 & 25-1896 ELE-CODE	R	2/16/2026	200.00		254903		200.00
				*** VENDOR TOTALS ***		1 CHECKS		200.00
005189	KULLY SUPPLY INC							
I-696265	FLUSHOMETER -PD	E	2/18/2026	421.22		013679		421.22
				*** VENDOR TOTALS ***		1 CHECKS		421.22
008273	LEMAR INDUSTRIES							
I-1104015	UNIT #877 BEARING	R	2/16/2026	56.24		254904		
I-1104747	UNIT #877 PARTS	R	2/16/2026	137.34		254904		193.58
				*** VENDOR TOTALS ***		1 CHECKS		193.58
000402	LINDE GAS & EQUIPMENT							
I-54734264	12/20/25-1/20/26 RENTALS PKS	E	2/18/2026	54.77		013654		54.77
				*** VENDOR TOTALS ***		1 CHECKS		54.77
012658	SARA LOCKNER							
I-02/2026 REFUND	02/2026 REFUND- BALLOON CAMP	R	2/16/2026	17.00		254905		17.00
				*** VENDOR TOTALS ***		1 CHECKS		17.00
011610	QUINN LOPREATO							
I-2/2026 FITNESS	JAN FITNESS REIM-ENG	E	2/18/2026	16.05		013726		16.05
				*** VENDOR TOTALS ***		1 CHECKS		16.05
008362	DEREK LORD							
I-1/2026 TRAVEL	1/22/26 GDMD DINNER PARKING-ED	E	2/18/2026	13.00		013721		13.00
				*** VENDOR TOTALS ***		1 CHECKS		13.00
011572	MAINTAINX INC							
I-ABF34638-0006	1/26/26-1/10/27 ESSENTIAL PLN-	E	2/18/2026	183.57		013703		183.57
				*** VENDOR TOTALS ***		1 CHECKS		183.57

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002207	MANATTS INC							
I-PAY 3-SE CRKVW DR	PAY 3-SE CRKVW DR	E	2/18/2026	228,871.50		013665		228,871.50
			*** VENDOR TOTALS ***			1 CHECKS		228,871.50
012652	FORREST MARTINSON							
I-03/01/26 REFUND	3/1/26 RENTAL REFUND	R	2/16/2026	167.50		254906		167.50
			*** VENDOR TOTALS ***			1 CHECKS		167.50
012252	REBECCA MATAYA							
I-AFD38644-REISSUED	AMBULANCE PMT REFUND	R	2/16/2026	104.97		254907		104.97
			*** VENDOR TOTALS ***			1 CHECKS		104.97
001671	MCC IOWA LLC							
I-01/21/2026	2/1-2/28/26 DEDICATED INTERNET	R	2/16/2026	750.00		254908		750.00
			*** VENDOR TOTALS ***			1 CHECKS		750.00
001864	ORCA PC/MEDIX OCCUPATIONAL HEA							
I-29671	JAN 2026 SERVICES-HR	E	2/18/2026	2,270.50		013662		2,270.50
			*** VENDOR TOTALS ***			1 CHECKS		2,270.50
004747	MENARDS							
C-CR: 26098	CR: PAID INV 26098 TWICE	E	2/18/2026	43.06CR		013676		
I-28338	TOGGLE/SENSOR/CLAMP -PW	E	2/18/2026	106.00		013676		
I-28435	KITCHEN/CLEANING SUPPLIES-FD	E	2/18/2026	224.16		013676		
I-28463	MH REPAIR AND SHOP SUPPLY-SWR	E	2/18/2026	55.63		013676		
I-28537	TENSION PIN/STRIPPER -TRFC	E	2/18/2026	6.42		013676		
I-28541	CONNECTOR/SOL MC -STS	E	2/18/2026	77.06		013676		
I-28547	CABLE TIES -PKS	E	2/18/2026	23.68		013676		
I-28548	HAND WRMRS/LOCK NUT - TRFC	E	2/18/2026	12.47		013676		
I-28560	OXI CLEAN, MORTAR-SWR	E	2/18/2026	47.71		013676		
I-28564	VINYL/PAINT/TAPE/CLNR-FD	E	2/18/2026	625.82		013676		
I-28587	FAN HEATER/DUCK GEN/WIRESTRP	E	2/18/2026	78.50		013676		
I-28680	CONCRETE REPAIR MORTAR-SWR	E	2/18/2026	508.69		013676		
I-28681	RUBBER WATER HOSE-PRSC	E	2/18/2026	71.98		013676		
I-28692	SPRAY PAINT BLACK - PW	E	2/18/2026	19.41		013676		
I-28716 01/27/26	ALUM FLAT-CH POND FILTER	E	2/18/2026	18.78		013676		
I-28720	SUPPORT R/L BRAS PLAY BOARDS	E	2/18/2026	9.08		013676		
I-28727	MISC SUPPPLIES-WTR	E	2/18/2026	41.44		013676		
I-28728	TUBES/BELTS/GLOVES/BACLAVA-TFC	E	2/18/2026	93.88		013676		
I-28742	SELECT BOARD - PKS	E	2/18/2026	34.48		013676		
I-28745	PRIMER/BOLT/SEAL - PW	E	2/18/2026	29.31		013676		
I-28773	RED RTV TUB DELAWARE#2-WTR	E	2/18/2026	11.98		013676		
I-28953	MH REPAIR MATERIAL-SWR	E	2/18/2026	23.94		013676		
I-29000	BRASS NIP/SEALNT/NITRL/ORG-PD	E	2/18/2026	131.58		013676		
I-29003	MAP/PRO GAS TRFC	E	2/18/2026	48.95		013676		
I-29013	GREEN TREATED - PRSC	E	2/18/2026	18.22		013676		
I-29060	LANDSCAPE RAKE - PRSC	E	2/18/2026	179.96		013676		2,456.07
			*** VENDOR TOTALS ***			1 CHECKS		2,456.07

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.		NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007664		MERCYONE ANKENY PHARMACY							
	I-01/21/2026	EMS SUPPLIES -FD	R	2/16/2026	462.08		254909		462.08
					*** VENDOR TOTALS ***		1 CHECKS		462.08
012256		MEREDITH AND KIDS DRAIN/SEWER							
	I-1294	HYDRO JETTING LINES - PD	E	2/18/2026	525.00		013712		525.00
					*** VENDOR TOTALS ***		1 CHECKS		525.00
001931		METRO WASTE AUTHORITY							
	I-70031875	JANUARY 2026 CURB IT FEES	E	2/18/2026	114,788.96		013663		114,788.96
					*** VENDOR TOTALS ***		1 CHECKS		114,788.96
004447		RYAN MEYER							
	I-02/2026 FITNESS	ALB SENIOR CTR FITNESS REIM-IT	E	2/18/2026	47.00		013674		47.00
					*** VENDOR TOTALS ***		1 CHECKS		47.00
009647		GADIMINA ENTERPRISES							
	I-7306	DEC 2025 PRE EMP DRUG TESTS	R	2/16/2026	340.00		254910		340.00
					*** VENDOR TOTALS ***		1 CHECKS		340.00
012142		KEVIN DAVID JONES							
	I-1057	REPLACE BATTERIES-KL	R	2/16/2026	5,700.00		254911		
	I-1058	TESTING/CALIBRTN/REPAIR-ACC	R	2/16/2026	750.00		254911		6,450.00
					*** VENDOR TOTALS ***		1 CHECKS		6,450.00
1		ARTERBURN, KENNEDY							
	I-000202602112962	US REFUND	R	2/16/2026	52.24		254809		52.24
1		BENSON, MELANIE							
	I-000202602112982	US REFUND	R	2/16/2026	59.40		254810		59.40
1		BREEZE, MARIAH C							
	I-000202602112990	US REFUND	R	2/16/2026	47.86		254811		47.86
1		BRYAN, KYRIE							
	I-000202602112977	US REFUND	R	2/16/2026	34.82		254812		34.82
1		CORNELIUS, BRANDON							
	I-000202602112976	US REFUND	R	2/16/2026	17.24		254813		17.24
1		CRABTREE, COURTNEY L							
	I-000202602112970	US REFUND	R	2/16/2026	56.08		254814		56.08

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	CULBERTSON, PATTON							
I-000202602112992	US REFUND	R	2/16/2026	19.30		254815		19.30
1	DARLING, STEVEN L							
I-000202602112958	US REFUND	R	2/16/2026	48.73		254816		48.73
1	DOREY, CHRISTIAN C							
I-000202602112963	US REFUND	R	2/16/2026	41.37		254817		41.37
1	FAETH, RILEY A							
I-000202602112966	US REFUND	R	2/16/2026	92.69		254818		92.69
1	GERLACH, BRENT L							
I-000202602112975	US REFUND	R	2/16/2026	34.97		254819		34.97
1	GILBERT, MATA							
I-000202602112961	US REFUND	R	2/16/2026	45.68		254820		45.68
1	GRAFF, CLAYTON							
I-000202602112960	US REFUND	R	2/16/2026	32.28		254821		32.28
1	HARDY, JENNA							
I-000202602112956	US REFUND	R	2/16/2026	61.93		254822		61.93
1	HOHENSHELL, KALEY							
I-000202602112974	US REFUND	R	2/16/2026	53.48		254823		53.48
1	HRUSKA, WILLIAM							
I-000202602112981	US REFUND	R	2/16/2026	83.93		254824		83.93
1	JOHNSON, CASSIDY E							
I-000202602112954	US REFUND	R	2/16/2026	38.01		254825		38.01
1	KERR, SETH							
I-000202602112998	US REFUND	R	2/16/2026	100.00		254826		100.00
1	KETTERING, BEN D							
I-000202602112993	US REFUND	R	2/16/2026	51.44		254827		51.44
1	KHAM, NAOMI							
I-000202602112968	US REFUND	R	2/16/2026	80.75		254828		80.75
1	KIVISTO, ALEENA							
I-000202602112972	US REFUND	R	2/16/2026	42.94		254829		42.94

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	KOOL, CASEY							
I-000202602112988	US REFUND	R	2/16/2026	100.00		254830		100.00
1	KRELL, KEITH V							
I-000202602112984	US REFUND	R	2/16/2026	92.17		254831		92.17
1	LARSON, JOALINE M							
I-000202602112980	US REFUND	R	2/16/2026	38.30		254832		38.30
1	LOTHE, PHILLIP							
I-000202602112953	US REFUND	R	2/16/2026	51.15		254833		51.15
1	MCCASTLE, ANNA S							
I-000202602112996	US REFUND	R	2/16/2026	28.06		254834		28.06
1	MEDDERS, BRETT							
I-000202602112959	US REFUND	R	2/16/2026	61.81		254835		61.81
1	MOEN, HANNAH L							
I-000202602112952	US REFUND	R	2/16/2026	100.00		254836		100.00
1	MUNOZ, DAVID							
I-000202602112978	US REFUND	R	2/16/2026	29.51		254837		29.51
1	NELSON, SHILO F							
I-000202602112986	US REFUND	R	2/16/2026	33.21		254838		33.21
1	NGUYEN, DUC & TYRA							
I-000202602112979	US REFUND	R	2/16/2026	48.51		254839		48.51
1	PARLET, NIKKI							
I-000202602112994	US REFUND	R	2/16/2026	68.23		254840		68.23
1	RAMIREZ, JOSUE J							
I-000202602112971	US REFUND	R	2/16/2026	98.55		254841		98.55
1	REDZIC, MOLLY							
I-000202602112983	US REFUND	R	2/16/2026	17.00		254842		17.00
1	RITTER, ALEX							
I-000202602112964	US REFUND	R	2/16/2026	8.84		254843		8.84
1	RIVAS-DOUGLAS, JACOB							
I-000202602112987	US REFUND	R	2/16/2026	98.55		254844		98.55

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	SACCA, JOAO VICTOR							
I-000202602112989	US REFUND	R	2/16/2026	82.46		254845		82.46
1	SANDERSON, MADISEN							
I-000202602112991	US REFUND	R	2/16/2026	97.07		254846		97.07
1	SCHNURR, TJ							
I-000202602112965	US REFUND	R	2/16/2026	55.29		254847		55.29
1	SMITH, ELIZABETH							
I-000202602112969	US REFUND	R	2/16/2026	40.40		254848		40.40
1	SMITH, KELLEN							
I-000202602112985	US REFUND	R	2/16/2026	99.94		254849		99.94
1	STAGGS, ELIZABETH A							
I-000202602112995	US REFUND	R	2/16/2026	49.31		254850		49.31
1	STONEKING, GRACE							
I-000202602112973	US REFUND	R	2/16/2026	61.93		254851		61.93
1	TIEMEIER, ISABELLE							
I-000202602112957	US REFUND	R	2/16/2026	41.48		254852		41.48
1	VILLICANA, CASSANDRA							
I-000202602112999	US REFUND	R	2/16/2026	100.00		254853		100.00
1	WARE, TAYLOR							
I-000202602112997	US REFUND	R	2/16/2026	57.29		254854		57.29
1	WEAVER, MICHELLE A							
I-000202602112967	US REFUND	R	2/16/2026	98.78		254855		98.78
1	WELPER, JACOB R							
I-000202602112955	US REFUND	R	2/16/2026	48.41		254856		48.41
			*** VENDOR TOTALS ***			48 CHECKS		2,801.39
012657	MARY MITCHELL							
I-02/2026 PARA CERT	02/2026 PARAMEDIC CERT RNWL	E	2/18/2026	25.00		013731		25.00
			*** VENDOR TOTALS ***			1 CHECKS		25.00
010051	MOBOTREX INC							
I-288626	BLUETOOTH DONGLE-TRAFFIC	E	2/18/2026	150.00		013699		150.00
			*** VENDOR TOTALS ***			1 CHECKS		150.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006756	MTI DISTRIBUTING INC							
I-1505590-00	WASHER -OCM	R	2/16/2026	1.65		254912		
I-1505591-00	PLATE ROLLER - OCM	R	2/16/2026	51.98		254912		
I-1505716-00	VENTRAC PARTS-UNIT #877	R	2/16/2026	1,003.68		254912		
I-1506057-00	BOLT/WHEEL - UNIT #877	R	2/16/2026	290.94		254912		
I-1506059-00	BEARING BALL - UNIT #877	R	2/16/2026	117.03		254912		1,465.28
			*** VENDOR TOTALS ***			1 CHECKS		1,465.28
002032	MUNICIPAL COLLECTIONS OF AMERI							
I-72458	1/26 COLLECTION FEES-FD	R	2/16/2026	39.58		254913		
I-72459	1/26 COLLECTION FEE-OLD-FN	R	2/16/2026	83.12		254913		
I-72461	1/26 COLLECTION FEES-FN	R	2/16/2026	5.28		254913		127.98
			*** VENDOR TOTALS ***			1 CHECKS		127.98
006750	MUNICIPAL PIPE TOOL							
I-38579	CABLE ASSEMBLY-SWR	R	2/16/2026	512.21		254914		512.21
006750	MUNICIPAL PIPE TOOL							
I-38586	ADAPTER-SWR	R	2/16/2026	299.52		254915		299.52
			*** VENDOR TOTALS ***			2 CHECKS		811.73
000350	MUNICIPAL SUPPLY INC							
I-0964397-IN	FY26 BLANKET PO (SYSTEM)-MU	R	2/16/2026	3,634.00		254916		3,634.00
			*** VENDOR TOTALS ***			1 CHECKS		3,634.00
003057	NAPA AUTO PARTS							
I-776815	STOCK DIESEL FUEL COND-CG	R	2/16/2026	160.60		254917		
I-776829	DIESEL FUE COND - CG	R	2/16/2026	120.45		254917		
I-777106	BATTERIES -CG	R	2/16/2026	34.62		254917		
I-777112	STOCK WIPERS -CG	R	2/16/2026	355.06		254917		
I-777172	SHOP SUPPLIES OIL -CG	R	2/16/2026	104.93		254917		
I-777225	SHOP SKT -CG	R	2/16/2026	5.65		254917		
I-777576	UNIT #812 SPARK PLUG	R	2/16/2026	3.89		254917		
I-777726	UNIT #828 AIR FILTER	R	2/16/2026	26.50		254917		
I-777748	OIL- OCM	R	2/16/2026	1,363.00		254917		2,174.70
			*** VENDOR TOTALS ***			1 CHECKS		2,174.70
011949	GROWMARK, INC.							
I-34022665	GENERATOR CLEANING TANK-CH	R	2/16/2026	600.24		254918		600.24
			*** VENDOR TOTALS ***			1 CHECKS		600.24
003727	ODP BUSINESS SOLUTIONS, LLC							
I-453954863001	INK - PW	R	2/16/2026	133.71		254919		
I-455239364002	SHEET PROTECTORS-WTR	R	2/16/2026	7.66		254919		
I-455387312001	LABELS/HGHLTR/BNDR/MISC-PW	R	2/16/2026	100.63		254919		
I-455395099001	TABS MULICOLOR - PW	R	2/16/2026	21.17		254919		
I-455742355001	DISHWAND-CH	R	2/16/2026	6.89		254919		
I-455763943001	MISC OFFICE SUPPLIES-CLK	R	2/16/2026	74.61		254919		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-456344942001	TOWELS, PLATES,CUPS, PAPER-CH	R	2/16/2026	88.85		254919		
	I-456346108001	PLATES-CH	R	2/16/2026	10.96		254919		
	I-456852044001	BREAK ROOM SUPPLIES -PW	R	2/16/2026	339.17		254919		783.65
					*** VENDOR TOTALS ***		1 CHECKS		783.65
011527		OLDCASTLE APG							
	I-560959166	TRESTLE RIDGE MULCH	R	2/16/2026	1,480.00		254920		
	I-560959167	TRESTLE RIDGE MULCH	R	2/16/2026	1,480.00		254920		
	I-560959168	TRESTLE RIDGE MULCH	R	2/16/2026	1,480.00		254920		
	I-560959169	MULCH -WATERCREST PK	R	2/16/2026	166.50		254920		
	I-560959170	MULCH PKS	R	2/16/2026	166.50		254920		
	I-560959171	MULCH PKS	R	2/16/2026	166.50		254920		4,939.50
					*** VENDOR TOTALS ***		1 CHECKS		4,939.50
007878		OVERDRIVE INC							
	I-06497CO26022695	MISC MULTI MEDIA-KL	E	2/18/2026	993.21		013690		
	I-06497CO26022721	MISC MULTI MEDIA-KL	E	2/18/2026	995.91		013690		
	I-06497CO26023103	MISC MULTI MEDIA-KL	E	2/18/2026	919.36		013690		
	I-06497CO26041245	MISC MULTI MEDIA	E	2/18/2026	47.99		013690		
	I-06497DA26038026	MISC MULTI MEDIA-KL	E	2/18/2026	217.93		013690		3,174.40
					*** VENDOR TOTALS ***		1 CHECKS		3,174.40
011375		PAR INDUSTRIES LLC							
	I-25985-1	REPAIRED POLE - ART CENTER	R	2/16/2026	867.70		254921		
	I-26003-1	ELECTRICAL INSTALL -PRSC	R	2/16/2026	380.73		254921		1,248.43
					*** VENDOR TOTALS ***		1 CHECKS		1,248.43
000055		C2G CORPORATION							
	I-CG24009	BALANCING BEADS 10BAGS -CG	R	2/16/2026	980.00		254922		980.00
					*** VENDOR TOTALS ***		1 CHECKS		980.00
003141		PIGOTT INC							
	I-151487	PLAQUES - SW	R	2/16/2026	44.64		254923		44.64
					*** VENDOR TOTALS ***		1 CHECKS		44.64
011708		PLAYAWAY PRODUCTS LLC							
	I-523476	MISC MULTI MEDIA-KL	E	2/18/2026	67.89		013704		
	I-523892	MISC MULTI MEDIA-KL	E	2/18/2026	361.75		013704		
	I-524595	MISC MULTI MEDIA-KL	E	2/18/2026	81.89		013704		511.53
					*** VENDOR TOTALS ***		1 CHECKS		511.53
000671		PLUMB SUPPLY COMPANY - DM							
	I-S101455962.001	ACCUFLUSH URINAL - PD	R	2/16/2026	544.35		254924		
	I-S10471051.001	ACCUFLUSH -PD	R	2/16/2026	961.01		254924		1,505.36
					*** VENDOR TOTALS ***		1 CHECKS		1,505.36

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004410	POLK COUNTY PUBLIC WORKS DEPAR							
I-10169	HAMILTON DRAIN BILLING 01/2026	R	2/16/2026	7.32		254925		7.32
			*** VENDOR TOTALS ***			1 CHECKS		7.32
009386	POMP'S TIRE SERVICE, INC							
I-1400197145	PLOW TRUCK TIRES DISPOSAL	E	2/18/2026	40.00		013694		40.00
			*** VENDOR TOTALS ***			1 CHECKS		40.00
006390	QUILL CORPORATION							
I-47327830	KLEENEX - P&R	E	2/18/2026	173.52		013684		173.52
			*** VENDOR TOTALS ***			1 CHECKS		173.52
005557	RACOM CORPORATION							
I-INV41067	SPEAKER MICROPHONE, EMER-PD	E	2/18/2026	191.25		013682		191.25
			*** VENDOR TOTALS ***			1 CHECKS		191.25
008276	RELIANT FIRE APPARATUS INC							
I-INV-IA-5985	UNIT #127 VALVE DRAIN	R	2/16/2026	481.28		254926		481.28
			*** VENDOR TOTALS ***			1 CHECKS		481.28
011564	BRITTANY NICOLE RHOADES							
I-01/2026 TRAVEL	DEF TACTICS TRN MEALS-PD	E	2/18/2026	71.14		013724		71.14
			*** VENDOR TOTALS ***			1 CHECKS		71.14
009502	KRIS RHODE							
I-1/2026 BOOT REIM	BRUNT BOOT REIM-FD	E	2/18/2026	140.00		013722		140.00
			*** VENDOR TOTALS ***			1 CHECKS		140.00
001985	RIDD X PEST CONTROL							
I-67072	RODENT CONTROL - OC	E	2/18/2026	119.00		013664		119.00
			*** VENDOR TOTALS ***			1 CHECKS		119.00
003999	RINGCENTRAL INC							
I-01/28/26 STATEMENT	1/26/2026-2/25/2026 STATEMENT	E	2/18/2026	5,922.59		013672		5,922.59
			*** VENDOR TOTALS ***			1 CHECKS		5,922.59
007937	DONALD P RUBY							
I-01/27/2026	2024 TERMINATIONS SCANNING-HR	R	2/16/2026	1,586.59		254927		1,586.59
			*** VENDOR TOTALS ***			1 CHECKS		1,586.59
011801	ZACHARIAH SAARI							
I-01/2026 TRAVEL	MST CASE LAW TRAINING-PD	E	2/18/2026	42.00		013727		42.00
			*** VENDOR TOTALS ***			1 CHECKS		42.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004842	THE SHERWIN-WILLIAMS CO							
C-36460129590126	CR: TAX INV 3907-5	R	2/16/2026	3.12CR		254928		
I-3907-5	PAINT - PKS	R	2/16/2026	55.07		254928		51.95
			*** VENDOR TOTALS ***			1 CHECKS		51.95
006962	NATHAN SHIMANEK							
I-1/2026 TRAVEL REIM	2026 SHOT SHOW MISC EXP-PD	E	2/18/2026	76.35		013719		76.35
			*** VENDOR TOTALS ***			1 CHECKS		76.35
001103	SHRED-IT							
I-8013358411	12/31/25 & 1/28/26 SVCS-PD	R	2/16/2026	140.91		254929		140.91
			*** VENDOR TOTALS ***			1 CHECKS		140.91
012656	GARY SLUDER							
I-03/2026 REFUND	03/21/26 REFUND-LAKESIDE CNTR	R	2/16/2026	250.00		254930		250.00
			*** VENDOR TOTALS ***			1 CHECKS		250.00
011910	IDSC HOLDINGS LLC DBA: SNAP-ON							
I-ARV/67030963	MASTER TAP DIE SET/SCRWDRVR-CG	E	2/18/2026	622.48		013706		622.48
			*** VENDOR TOTALS ***			1 CHECKS		622.48
000990	SNYDER & ASSOCIATES INC							
I-126.0124.010-1	URBAN RENEWAL SURVEY-ED	E	2/18/2026	2,709.00		013660		2,709.00
			*** VENDOR TOTALS ***			1 CHECKS		2,709.00
001280	SPRAYER SPECIALTIES INC							
I-1256757-IN	NIPPLES/VALVES/PLUGS-PW	E	2/18/2026	787.74		013661		787.74
			*** VENDOR TOTALS ***			1 CHECKS		787.74
002339	STAPLES CONTRACT & COMMERCIAL							
I-6053028518	TUFT WRAP-KL	E	2/18/2026	19.59		013667		
I-6053105616	FOLDERS, CLOTHS,COPY PAPER-KL	E	2/18/2026	288.79		013667		
I-6053392974	SUPPLIES DETECTIVES-PD	E	2/18/2026	31.06		013667		
I-6053392975	SUPPLIES DETECTIVES-PD	E	2/18/2026	31.06		013667		370.50
			*** VENDOR TOTALS ***			1 CHECKS		370.50
004079	STRAWBERRY PATCH							
I-94459	UNIFORMS-CODE	R	2/16/2026	1,038.00		254931		1,038.00
			*** VENDOR TOTALS ***			1 CHECKS		1,038.00
003339	STREICHER'S							
I-I1802805	HIGGINS BALLISTIC VEST	R	2/16/2026	1,330.00		254932		
I-I1802814	DITSWORTH BALLISTIC VEST	R	2/16/2026	1,330.00		254932		
I-I1804710	ROTH EXT CARRIER-PD	R	2/16/2026	359.00		254932		
I-I1805759	HIGGINS EXTERNAL CARRIER-PD	R	2/16/2026	359.00		254932		
I-I1805760	DITSWORTH EXT CARRIER-PD	R	2/16/2026	359.00		254932		3,737.00
			*** VENDOR TOTALS ***			1 CHECKS		3,737.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007400		STRYKER SALES LLC							
	I-9211313594	AED PURCHASE-PD	E	2/18/2026	10,800.00		013686		
	I-9211383681	ACCT 20026372 EQUIPMNT-FD	E	2/18/2026	39,608.41		013686		50,408.41
				*** VENDOR TOTALS ***			1 CHECKS		50,408.41
012403		AMANDA SWANSON							
	I-02/2026 MILEAGE	1/8-1/30/2026 MILEAGE-FD	E	2/18/2026	19.58		013728		19.58
				*** VENDOR TOTALS ***			1 CHECKS		19.58
000124		SYSCO IOWA INC							
	I-439305215	FOOD FOR RESALE - OC	R	2/16/2026	193.98		254933		193.98
				*** VENDOR TOTALS ***			1 CHECKS		193.98
010068		T-MOBILE USA INC							
	I-01/21/2026	12/21/25-01/20/26 STATEMENT	R	2/16/2026	1,045.63		254934		1,045.63
				*** VENDOR TOTALS ***			1 CHECKS		1,045.63
004159		TOYNE INC							
	I-IN0020688	DOOR HANDLE-FD	R	2/16/2026	1,064.03		254935		1,064.03
				*** VENDOR TOTALS ***			1 CHECKS		1,064.03
007224		TREERING WORKFORCE SOLUTIONS I							
	I-MSP-14226	CITY OF ANKENYDB 2/26 STM-IT	E	2/18/2026	685.50		013685		685.50
				*** VENDOR TOTALS ***			1 CHECKS		685.50
000740		TRIPLETT OFFICE SOLUTIONS							
	I-478071-0	B. RHOADES BUS CARDS-PD	E	2/18/2026	89.00		013658		
	I-478187-0	ENVELOPES - P&R	E	2/18/2026	798.35		013658		
	I-478748-0	CITY #10 ENVELOPES-CH	E	2/18/2026	486.00		013658		1,373.35
				*** VENDOR TOTALS ***			1 CHECKS		1,373.35
012653		TULLPA RESTAURANT LLC							
	I-02/04/2026 L4	PROGRAMS-PAPA A LA HUAN-KL	R	2/16/2026	80.00		254936		80.00
				*** VENDOR TOTALS ***			1 CHECKS		80.00
003278		DAVIS EQUIPMENT CORPORATION							
	I-JI06245	FUEL FILTERS UNIT #828	E	2/18/2026	110.89		013670		110.89
				*** VENDOR TOTALS ***			1 CHECKS		110.89
011876		HD SUPPLY, INC.							
	I-INV00941674	WW COLLECTION STUDY BOOK-SWR	E	2/18/2026	112.99		013705		
	I-INV00942211	MAGNETOMATIC PIPE LOCATOR-WTR	E	2/18/2026	91.12		013705		204.11
				*** VENDOR TOTALS ***			1 CHECKS		204.11

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.		NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
010506		ASHLIE VAN HORN							
	I-01/2026 CLASSES	01/26-02/26 ZUMBA	E	2/18/2026	392.25		013723		392.25
					*** VENDOR TOTALS ***		1 CHECKS		392.25
009000		VAN MAANEN TECHNOLOGY INC							
	I-2701-01	REPLACE DAMAGED FO CABLE	R	2/16/2026	654.51		254937		654.51
009000		VAN MAANEN TECHNOLOGY INC							
	I-PAY 10-FIBER OPTIC	PAY 10-FIBER OPTIC NETWRK UPGR	R	2/16/2026	35,242.40		254938		35,242.40
					*** VENDOR TOTALS ***		2 CHECKS		35,896.91
005012		VAN-WALL EQUIPMENT INC							
	I-6797179	VRING -PRSC	E	2/18/2026	261.41		013678		
	I-6798314	HYDRAULIC MOTOR	E	2/18/2026	1,559.45		013678		
	I-6799022	UNIT #653 FUEL FILTER	E	2/18/2026	75.30		013678		1,896.16
					*** VENDOR TOTALS ***		1 CHECKS		1,896.16
000479		VEENSTRA & KIMM INC							
	I-115296-5 #5	PAY 5-WATER TOWER DSGN SVCS	E	2/18/2026	88,380.00		013656		88,380.00
					*** VENDOR TOTALS ***		1 CHECKS		88,380.00
009891		VENDNOVATION LLC							
	I-2026-000376	EMS SOFTWARE LICENSE FD	E	2/18/2026	700.00		013697		700.00
					*** VENDOR TOTALS ***		1 CHECKS		700.00
004796		WALSH DOOR & HARDWARE COMPANY							
	I-843197	ELECT SECC SERVICE 1/29/26-KL	R	2/16/2026	231.85		254939		231.85
					*** VENDOR TOTALS ***		1 CHECKS		231.85
002621		WATERLOO TENT & TARP COMPANY I							
	I-70103	REPLACE DAMAGE SHADE SAIL	R	2/16/2026	2,508.23		254940		2,508.23
					*** VENDOR TOTALS ***		1 CHECKS		2,508.23
000080		WELLMARK							
	I-AFD33532	OVERPAYMENT REFUND	R	2/16/2026	558.00		254941		558.00
					*** VENDOR TOTALS ***		1 CHECKS		558.00
010625		WHITFIELD & EDDY PLC							
	I-362684	PETITION ON SIGN IMP - COM DEV	R	2/16/2026	2,557.50		254942		2,557.50
					*** VENDOR TOTALS ***		1 CHECKS		2,557.50
012578		WINWATER DES MOINES IA CO							
	I-030561 01	PENTAGON KEY, TRUMBULL-SWR	E	2/18/2026	341.00		013716		341.00
					*** VENDOR TOTALS ***		1 CHECKS		341.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 2/05/2026 THRU 2/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012596	JOSHUWA HANNUM							
I-1316	FY26 ZERO KEY LSC DOG PAR	E	2/18/2026	3,075.75		013717		
I-1318	DOOR INSTALLATION -LAKESIDE	E	2/18/2026	710.00		013717		3,785.75
				*** VENDOR TOTALS ***		1 CHECKS		3,785.75

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	134		1,082,869.85	0.00	1,082,869.85
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	87		754,286.19	0.00	754,286.19
NON CHECKS:	1		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:	222	1,837,156.04	0.00	1,837,156.04
BANK: APFNB TOTALS:	222	1,837,156.04	0.00	1,837,156.04
REPORT TOTALS:	222	1,837,156.04	0.00	1,837,156.04

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: 2/05/2026 THRU 2/18/2026

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 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to accept the Civil Service Commission certified lists for promotion to: Permit Technician II and Park Maintenance Technician II, subject to passing any further departmental requirements.

ORIGINATING DEPARTMENT
Human Resources

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend acceptance of the Civil Service Commission certified lists for promotion to: Permit Technician II and Park Maintenance Technician II, subject to passing any further departmental requirements.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Certified lists

February 16, 2026

To: The Honorable Bobbi Bentz, Mayor, and City Council Members

From: Civil Service Commission

At the February 10, 2026, meeting of the Civil Service Commission, the following employees were certified eligible for promotion, subject to passing all other requirements.

Permit Technician II – Community Development:

RANK	LAST NAME	FIRST NAME
1	Hatchet	Brierly

Park Maintenance Technician II – Parks and Recreation Department:

RANK	LAST NAME	FIRST NAME
1	Randolph	Ben

Respectfully submitted,
Dawn Gean
Dawn Gean, Clerk of the Civil Service Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** authorizing the mayor to sign a hold harmless agreement allowing Grand Capital, LC, owner of the property located at 409 S. Ankeny Boulevard, to place its sign relocation due to IDOT S Ankeny Blvd corridor widening, in a portion of the City's public utility easement.

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. Hold Harmless Agreement

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

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A HOLD HARMLESS AGREEMENT ALLOWING GRAND CAPITAL, LC, OWNER OF THE PROPERTY LOCATED AT 409 S. ANKENY BOULEVARD, TO PLACE ITS SIGN RELOCATION DUE TO IDOT S. ANKENY BOULEVARD COORIDOR WIDENING, IN A PORTION OF THE CITY'S PUBLIC UTILITY EASEMENT

WHEREAS, the City is agreeable to allowing Grand Capital, LC owner of the property located at 409 S. Ankeny Boulevard, to place its sign relocation due to IDOT South Ankeny Blvd Corridor widening, in a portion of the public utility easement; and

WHEREAS, the proposed ground sign will be placed within a portion of the City's public utility easement at the southeast corner as shown on the attached Exhibit A; and

WHEREAS, Grand Capital, LC and City Staff have agreed to a set of terms and conditions regarding the relocation of the sign in a portion of the City's public utility easement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby authorizes the Mayor to sign the aforesaid Hold Harmless Agreement on behalf of the City of Ankeny, Iowa, authorizing Grand Capital, LC, owner of the property located at 409 S. Ankeny Boulevard, to place its sign relocation in a portion of the City's public utility easement.

PASSED AND APPROVED this 16th day of February, 2026.

CITY OF ANKENY

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
Michelle Yuska, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Terry L Carlson/Denny Elwell Company, 2401 SE Tones Dr, Ste 17, Ankeny, IA 50021 / 515-964-1587

SPACE ABOVE THIS LINE FOR RECORDER

Hold Harmless Agreement

Whereas, ***Grand Capital, LC***, (hereinafter "Property Owner") has requested permission to place a ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** in a portion of the City of Ankeny's (hereinafter the "City") Public Utility Easement, more particularly described as follows:

A 10' x 10' tract of land in the SW1/4 of the NW1/4 of Section 24, Township 80 North, Range 24 West of the 5th P.M., located in the City of Ankeny, Polk County, Iowa as shown on attached Exhibit "A", described as follows:

Commencing at the W1/4 corner of said Section 24; thence N00°17'06"E, 1187.59 feet on the West Line of the NW1/4 of said Section 24; thence N89°49'23"E, 50.00 feet; thence S00°17'06"W, 132.00 feet to the Point of Beginning and the SW corner of a proposed Public Utility Easement (PUE) being acquired for the City by the Iowa Department of Transportation; thence N89°49'23"E along the south line of said PUE, 10.00 feet; thence N00°17'06"E, 10.00 feet; thence S89°49'23"W, 10.00 feet to the west line of said PUE ; thence S00°17'06"W, 10.00 feet to the Point of Beginning, containing 100 square feet.
and;

Whereas, the City is agreeable to allowing ***Grand Capital, LC*** to place its ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** in a portion of the Public Utility Easement under the terms and conditions stated herein.

Now, therefore, it is hereby agreed as follows:

1. The City agrees to allow ***Grand Capital, LC*** to place its ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** at the southeast corner of **SEE EXHIBIT A**, in a portion of the City's Public Utility Easement. Said ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** shall otherwise comply with all agreements, ordinances and laws.

2. ***Grand Capital, LC***, and/or ***Grand Capital, LC*** successor-in-interest, agrees to remove the ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening***, at no cost to the City, within 14 days of the City's request for said removal, to allow work on the Public Utility Easement or other utilities. If ***Grand Capital, LC***, and/or ***Grand Capital, LC*** successor-in-interest, fails to remove said ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** within the 14 days of the City's request then the City shall have the right to remove said ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** at ***Grand Capital, LC***, and/or ***Grand Capital, LC*** successor-in-interest, cost. In the event of a need for an emergency repair to the Public Utility line, the City shall have the right to remove said ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** and bill the cost to ***Grand Capital, LC*** and/or ***Grand Capital, LC*** successor-in-interest and ***Grand Capital, LC*** and/or ***Grand Capital, LC*** successor-in-interest agrees to pay such cost.

3. The City agrees that in the event the ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** is removed, and if at the time the ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** is removed it is a legal nonconforming use, ***Grand Capital, LC*** shall have the right to rebuild the same ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening*** that was removed in the same or a comparable location, at ***Grand Capital, LC*** expense.

4. ***Grand Capital, LC*** agrees to protect and indemnify and hold harmless the City from and against any and all losses, costs, damages and expenses occasioned by, or arising out of ***Grand Capital, LC*** use of the City's Public Utility Easement or the removal or rebuilding of its ***Sign Relocation due to IDOT S Ankeny Blvd Corridor widening***

In Witness Whereof, the City of Ankeny has caused this Agreement to be duly executed in its name and on behalf by its Mayor and its seal to be hereunto duly fixed and attested by its City Clerk. ***Grand Capital, LC*** has caused this Agreement to be executed by its authorized representative.

Dated this _____ day of _____, 2026.

City of Ankeny, Iowa

By: _____
Bobbi B. Bentz, Mayor

Attest:

By: _____
Michelle Yuska, City Clerk

Grand Capital, LC

By: _____

Name: Christian Murray
Title: Manager

STATE OF IOWA, COUNTY OF POLK, ss:

On the _____ day of _____, 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 of the City of Ankeny, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and that said instrument

STATE OF IOWA, COUNTY OF POLK, ss:

On the 28th day of January, 2026, before me, the undersigned, a Notary Public in and for the said State, personally appeared CHRISTIAN MURRAY, to me personally known, who being by me duly sworn, did say that he/she is the MANAGER of the corporation executing the within and foregoing instrument to which this is attached; that no seal has been procured by the corporation; that the instrument was signed on behalf

was signed and contained in the Resolution adopted by the City Council of Ankeny, Iowa, on the ____ day of _____, 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 municipal corporation, by it and by them voluntarily executed.

_____

Notary Public in and for the State of Iowa

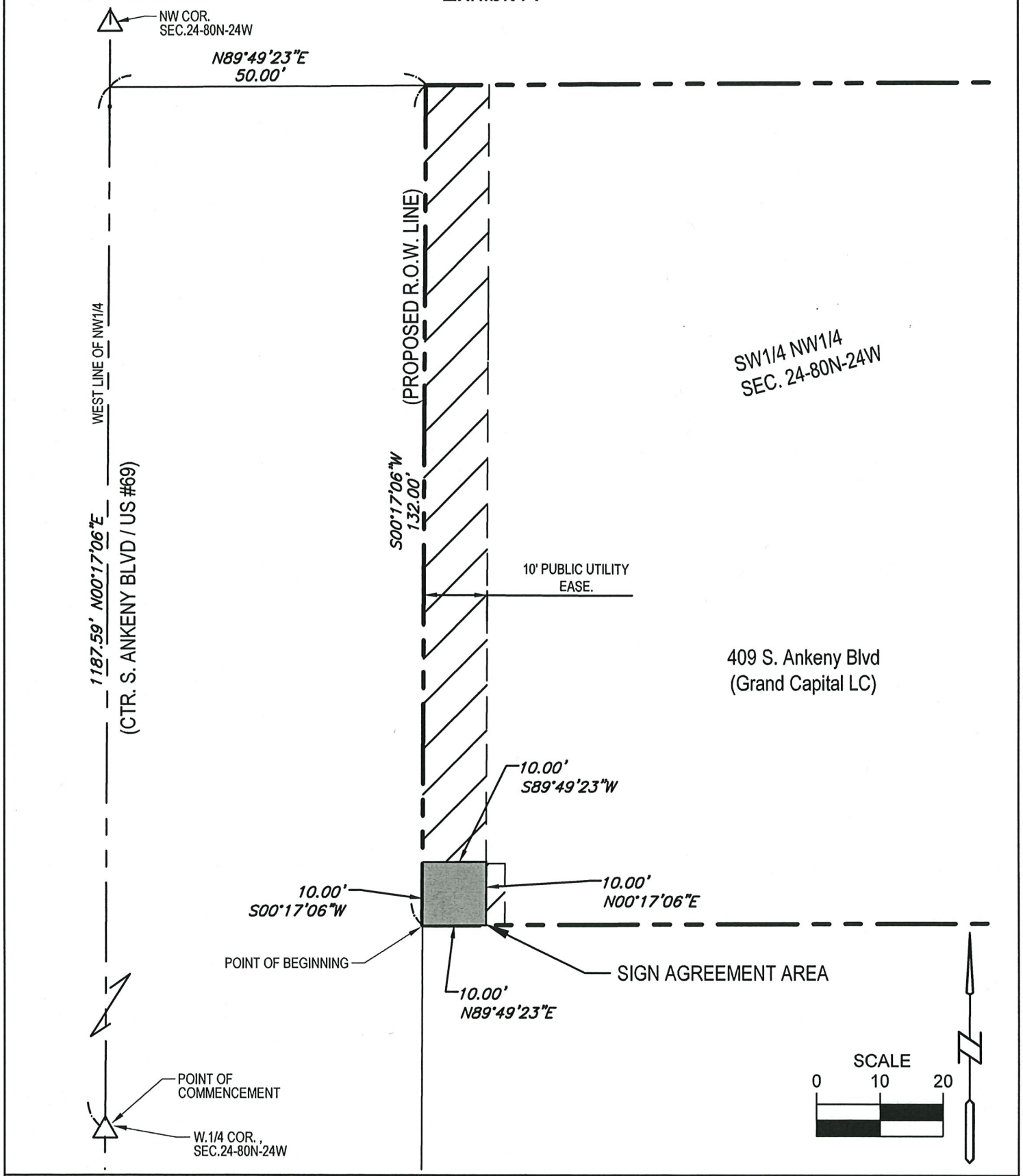
of the corporation by authority of its Board of Directors; and that CHRISTIAN MILLER AS as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.

Terry L Carlson

Notary Public in and for the State of IOWA

Terry L. Carlson
Commission Number 789004
My Commission Expires
March 12, 2027

Exhibit A



BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SIGN AGREEMENT
409 S. Ankeny Blvd.
GRAND CAPITAL LC

DATE: 12-15-25
PROJECT NUMBER: 250196
SHEET NAME: EXHIBIT "A"

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent sanitary sewer easement and temporary construction easement for the Otter Creek Trunk Sewer - Phase 4 project in Ankeny, Iowa. (DLE Four Way, LC)

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item Reviewed by Legal Counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting permanent sanitary sewer easement and temporary construction easement from DLE Four Way, LC to facilitate the construction of the Otter Creek Trunk Sewer - Phase 4 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting permanent sanitary sewer easement and temporary construction easement from DLE Four Way, LC to facilitate the construction of the Otter Creek Trunk Sewer - Phase 4 project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The total compensation for the permanent sanitary sewer easement and temporary construction easement is $50,000.00. The cost for the permanent sanitary sewer easement and temporary construction easement is part of the project costs for the Otter Creek Trunk Sewer - Phase 4 project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution for Purchase Agreement
2. DLE Signed Purchase Agreement
3. DLE Signed Permanent Sanitary Easement
4. DLE Signed Temporary Easement

RESOLUTION 2026-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR THE OTTER CREEK TRUNK SEWER – PHASE 4 PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that permanent sanitary sewer easement and temporary construction easement be granted by DLE Four Way, LC to facilitate the construction of the Otter Creek Trunk Sewer – Phase 4 project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Municipal Utilities staff to acquire said permanent sanitary sewer easement and temporary construction easement necessary for the construction of the Otter Creek Trunk Sewer – Phase 4 project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said permanent sanitary sewer easement and temporary construction easement from DLE Four Way, LC.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement and Permanent Sanitary Sewer Easement and Temporary Construction Easement for the completion of the Otter Creek Trunk Sewer– Phase 4 project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 16th day of February, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA
OFFER TO PURCHASE

To Seller: ~~Denny Elwell Company~~ DLE Four Way L.L.
2401 SE Tones Drive
Ankeny, IA 50021

1. Property Description. The City of Ankeny, Iowa, intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s), and is, by this reference, made a part hereof.

2. Price. The City of Ankeny agrees to pay $50,000.00, calculated as follows:

Permanent Easement (Sanitary):	110,366 SF x $0.50 / SF x 50% =	$27,591.50
Temporary Easement:	373,809 SF x $0.50 / SF x 10%) =	$18,690.45
Crop Damages		$ 3,500.00
Total Compensation:	(Rounded Up)	$49,781.95

The City of Ankeny, Iowa, will be responsible for all surveys, abstracting (if any), recording, and other fees and expenses involved with this project.

3. Purpose of the Acquisition. The acquisition is for the installation of the Otter Creek Trunk Sewer – Phase 4 project.

4. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

5. Possession. Possession shall be upon receipt of funds.

6. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

7. Time is of the Essence. Time is of the essence in this contract.

8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

9. Execution of Offer. This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

Dated at Ankeny, Iowa, this 29th day of JANUARY, 2026.

REPRESENTING THE CITY OF ANKENY, IOWA

By: Donald Clark
Don Clark, Director of Municipal Utilities

THIS OFFER IS ACCEPTED on this 27th day of January, 2026.

By: _____
Chris Murray

By: Manague

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Patrick Burk, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450
Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023

PERMANENT SANITARY SEWER EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, DLR Fineway L.C., hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, do hereby sell, grant, and convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

See Attached Permanent Easement Plat – Exhibit A

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting, and maintaining the following public improvements:

Public Sanitary Sewer and Appurtenances

1. Right of Access. The City shall have the right of access to the Easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized structures placed or erected under, over, on, through, across, or within the Easement area.

2. Erection and Placement of Structures, Obstructions, Plantings, or Materials Prohibited. Grantor and its grantees, assigns, and transferees shall not erect any fence or other structure under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting, or

material to be placed under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City. Notwithstanding anything in the Easement to the contrary, Grantor and its successors and assigns may install, use, and maintain surface-level or at-grade improvements within the Easement Area, including without limitation pavement, driveways, parking areas, sidewalks, curbing, striping, lighting, landscaping, irrigation, and non-structural improvements, provide that such improvements do not materially interfere with the City's sanitary sewer facilities or the City's reasonable rights of access thereto.

3. Change of Grade Prohibited. Grantor and its grantees, assigns, and transferees shall not change the grade, elevation, or contour of any part of the Easement area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation, or contour without prior written consent of the Grantor, its grantees, assigns, or transferees.

4. Property to be Restored. The City shall restore the Easement area after exercising its rights hereunder, provided, however, that the duty of restoration shall be limited to grading and replacing grass or sod, and any other ground cover (but not including any structures, trees, or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair, or maintenance of any improvements located within the Easement area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor the property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents, and representatives harmless against any loss, damage, injury, or any claim or lawsuit for loss, damage, or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents, or representatives.

6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and the general public.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors, and assigns.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 27th day of January, 20 26.

Signed

Signed

Christian Murray - Manager
Print Name and Title

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 27th day of January, A.D. 20 26, before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTIAN MURRAY,

✓ to me personally known
or ____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Terry L Carlson (Sign in Ink)
Terry L Carlson (Print Name)

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
Terry L. Carlson
Commission Number 789004
My Commission Expires
March 12, 2027

CAPACITY CLAIMED BY SIGNER:

__ INDIVIDUAL
__ CORPORATE
Title(s) of Corporate Officer(s)
_____
_____
____ Corporate Seal is affixed
____ No Corporate Seal procured
__ PARTNER(s):
____ Limited Partnership
____ General Partnership
__ ATTORNEY-IN-FACT
__ EXECUTOR(s) or TRUSTEE(s)
__ GUARDIAN(s) or CONSERVATOR(s)
✓ OTHER: Manager

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
DLE FOUR WAY LC

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa

EXHIBIT 'A' - EASEMENT PLAT

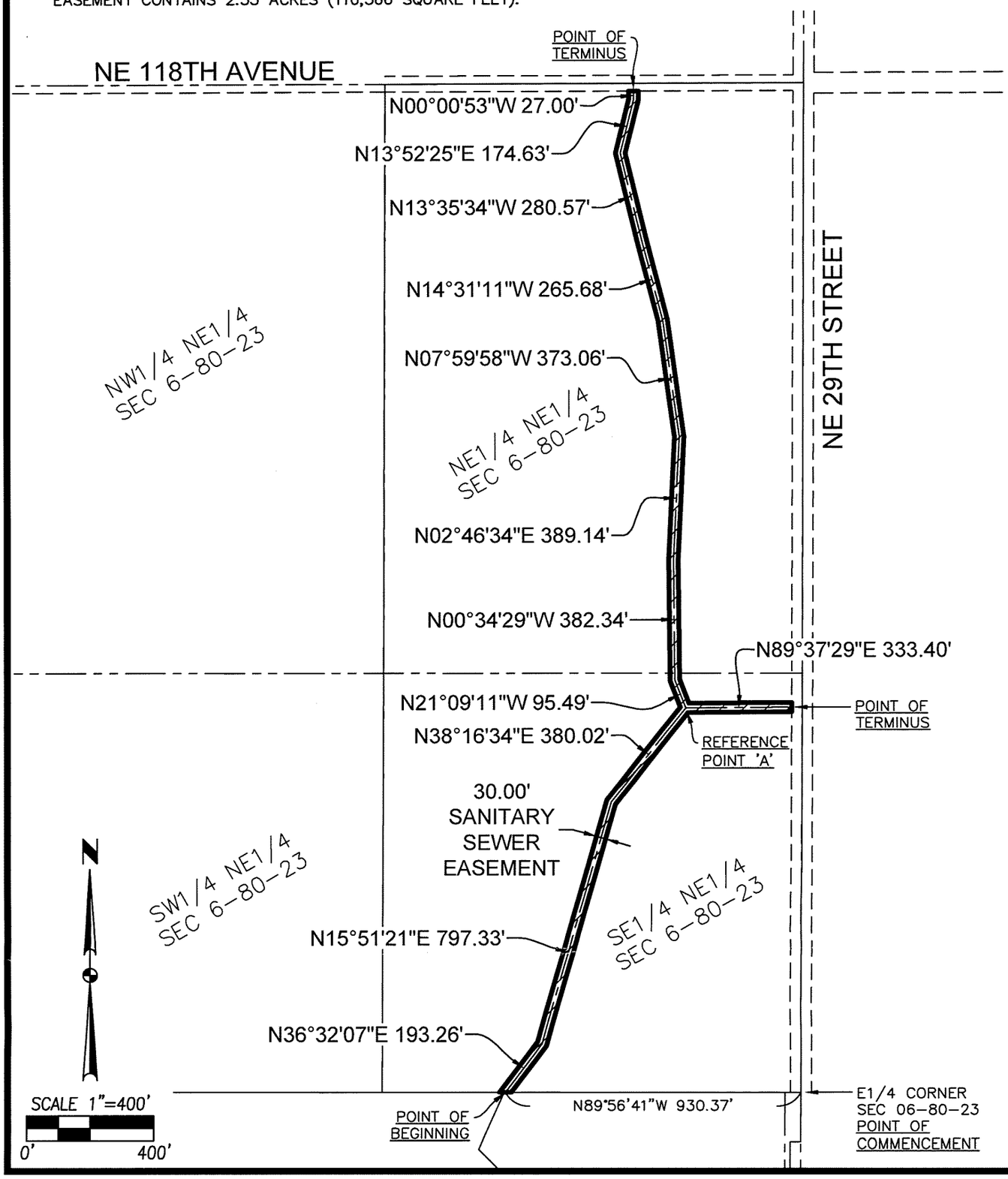
OWNER

DLE FOUR WAY, LC
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

SANITARY SEWER EASEMENT DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS A 30.00-FOOT-WIDE EASEMENT BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 89°56'41" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 930.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36°32'07" EAST, 193.26 FEET; THENCE NORTH 15°51'21" EAST, 797.33 FEET; THENCE NORTH 38°16'34" EAST, 380.02 FEET TO REFERENCE POINT 'A'; THENCE NORTH 89°37'29" EAST, 333.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 29TH STREET AND A POINT OF TERMINUS; BEGINNING AT REFERENCE POINT 'A'; THENCE NORTH 21°09'11" WEST, 95.49 FEET; THENCE NORTH 00°34'29" WEST, 382.34 FEET; THENCE NORTH 02°46'34" EAST, 389.14 FEET; THENCE NORTH 07°59'58" WEST, 373.06 FEET; THENCE NORTH 14°31'11" WEST, 265.68 FEET; THENCE NORTH 13°35'34" WEST, 280.57 FEET; THENCE NORTH 13°52'25" EAST, 174.63 FEET; THENCE NORTH 00°00'53" WEST, 27.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE 118TH AVENUE AND THE POINT OF TERMINUS. SAID EASEMENT CONTAINS 2.53 ACRES (110,366 SQUARE FEET).



1/1
2304.288

PT. E1/2 NE 1/4 SEC 6-80-23
EASEMENT PLAT
POLK COUNTY, IOWA

CIVIL DESIGN ADVANTAGE

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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, DLE Four Way LLC, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate:

See Attached Temporary Construction Easement – Exhibit A

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements:

OTTER CREEK TRUNK SEWER – PHASE 4

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after said date for the sole purpose of seeding and surface restoration. Such access shall not interfere with the rights of the Grantor to the use and enjoyment of said real estate.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 27th day of January, 20 26.

Signed

Christian Murray - Manager
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 27th day of January, A.D. 20 26, before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTIAN MURRAY,

✓ to me personally known
or ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Terry L Carlson (Sign in Ink)
Terry L Carlson (Print Name)

Notary Public in and for the State of Iowa

Terry L. Carlson
Commission Number 789004
My Commission Expires
March 12, 2027

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
___
___
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
✓ OTHER: Manager

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
DLE FOUR WAY, LC
___
___

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa

OWNER

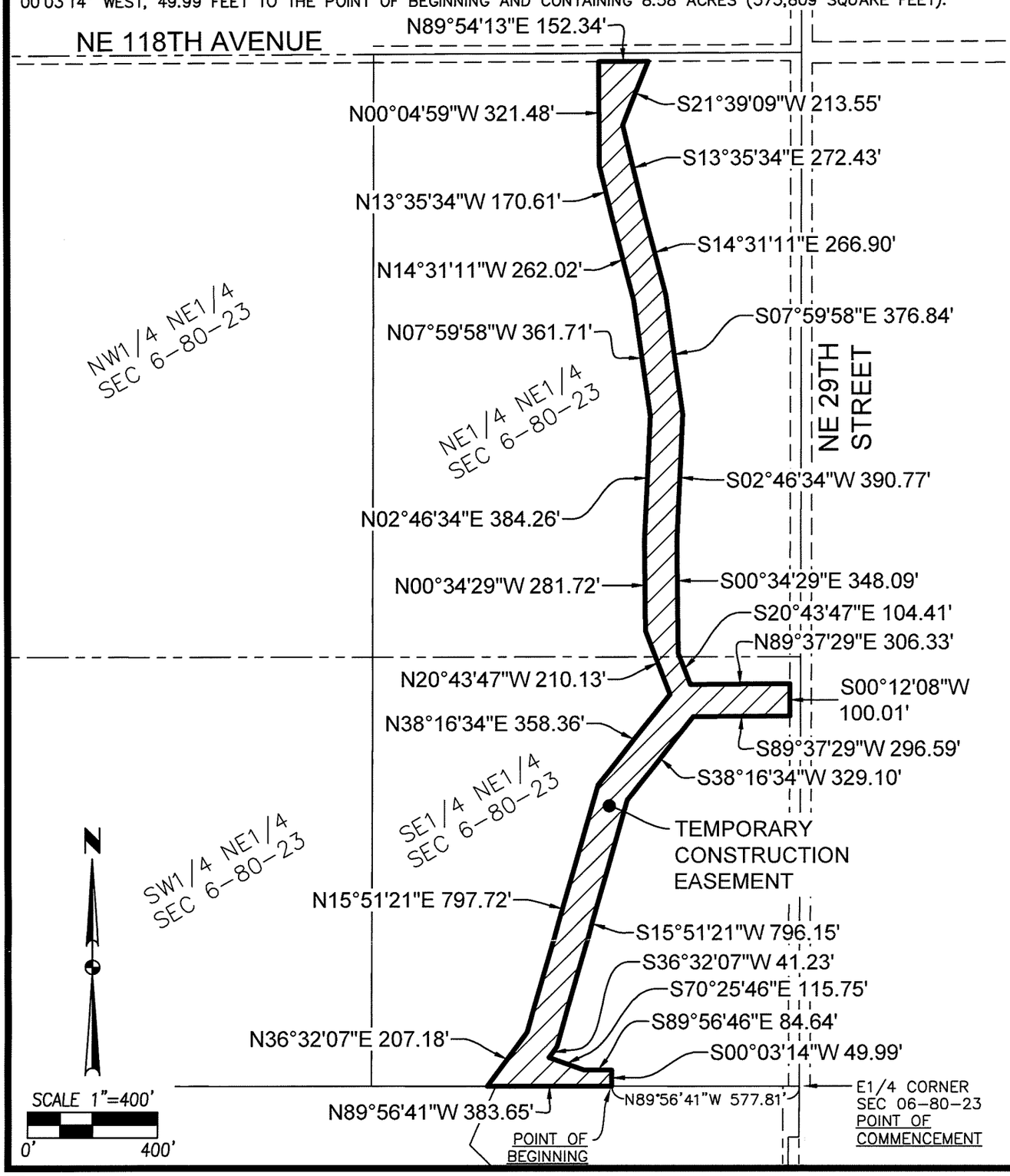
DLE FOUR WAY, LC
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

EXHIBIT 'A' - EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 89°56'41" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 577.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°56'41" WEST ALONG SAID SOUTH LINE, 383.65 FEET; THENCE NORTH 36°32'07" EAST, 207.18 FEET; THENCE NORTH 15°51'21" EAST, 797.72 FEET; THENCE NORTH 38°16'34" EAST, 358.36 FEET; THENCE NORTH 20°43'47" WEST, 210.13 FEET; THENCE NORTH 00°34'29" WEST, 281.72 FEET; THENCE NORTH 02°46'34" EAST, 384.26 FEET; THENCE NORTH 07°59'58" WEST, 361.71 FEET; THENCE NORTH 14°31'11" WEST, 262.02 FEET; THENCE NORTH 13°35'34" WEST, 170.61 FEET; THENCE NORTH 00°04'59" WEST, 321.48 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE 118TH AVENUE; THENCE NORTH 89°54'13" EAST ALONG SAID SOUTH LINE, 152.34 FEET; THENCE SOUTH 21°39'09" WEST, 213.55 FEET; THENCE SOUTH 13°35'34" EAST, 272.43 FEET; THENCE SOUTH 14°31'11" EAST, 266.90 FEET; THENCE SOUTH 07°59'58" EAST, 376.84 FEET; THENCE SOUTH 02°46'34" WEST, 390.77 FEET; THENCE SOUTH 00°34'29" EAST, 348.09 FEET; THENCE SOUTH 20°43'47" EAST, 104.41 FEET; THENCE NORTH 89°37'29" EAST, 306.33 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 29TH STREET; THENCE SOUTH 00°12'08" WEST ALONG SAID WEST LINE, 100.01 FEET; THENCE SOUTH 89°37'29" WEST, 296.59 FEET; THENCE SOUTH 38°16'34" WEST, 329.10 FEET; THENCE SOUTH 15°51'21" WEST, 796.15 FEET; THENCE SOUTH 36°32'07" WEST, 41.23 FEET; THENCE SOUTH 70°25'46" EAST, 115.75 FEET; THENCE SOUTH 89°56'46" EAST, 84.64 FEET; THENCE SOUTH 00°03'14" WEST, 49.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.58 ACRES (373,809 SQUARE FEET).



1/1
2304.288

PT. E1/2 NE 1/4 SEC 6-80-23
EASEMENT PLAT
POLK COUNTY, IOWA

CIVIL DESIGN ADVANTAGE

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting a proposal from RW Excavating Solutions, LC in the amount of $30,120.00 for the construction of the 2026 Annual Storm Water Subdrain Repairs project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No Review Required

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution accepting a proposal from RW Excavating Solutions, LC for the 2026 Annual Storm Water Subdrain Repairs project.

The 2026 Annual Storm Water Subdrain Repairs project includes performing a footing drain spot repair (on 6” diameter solid wall PVC pipe), a storm sewer spot repair (on 8” diameter A-2000 PVC pipe), and constructing a Type B subdrain cleanout. The construction improvements also include mobilization, maintenance of postal service, permanent surface restoration, and other miscellaneous associated work necessary to complete the project. Driveway removal and replacement, as well as the construction of a 7” thick, PCC, Class C-SUD full depth patch in street pavement, may be required to construct the aforementioned Type B subdrain cleanout.

Bid invitations were sent to sixteen (16) contractors. Four (4) bids were received for the project as follows:

RW Excavating Solutions, LC	$30,120.00
Vanderpool Construction, Inc.	$33,315.00
Dave's Dozing	$47,175.00
On Track Construction	$79,702.00

The Engineer's estimated cost for the project was $47,975.00. The bids ranged from approximately 37% below to 66% above the estimate. RW Excavating Solutions, LC has completed similar 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 2026 Annual Storm Water Subdrain Repairs project to RW Excavating Solutions, LC of Prairie City, Iowa.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from RW Excavating Solutions, LC for the 2026 Annual Storm Water Subdrain Repairs project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Bid Tabulation
3. Location Map
4. Performance, Payment & Maintenance Bond
5. COI - RW Excavating Solutions

RESOLUTION 2026-XXX

A RESOLUTION ACCEPTING A PROPOSAL FROM RW EXCAVATING SOLUTIONS, LC IN THE AMOUNT OF $30,120.00 FOR THE CONSTRUCTION OF THE 2026 ANNUAL STORM WATER SUBDRAIN REPAIRS PROJECT

WHEREAS, the City of Ankeny desires to complete subdrain repairs at various locations throughout the City of Ankeny, and;

WHEREAS, a request for proposal was sent out to sixteen (16) contractors, and;

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

RW Excavating Solutions, LC	$30,120.00
Vanderpool Construction, Inc.	$33,315.00
Dave's Dozing	$47,175.00
On Track Construction	$79,702.00
Engineer's Estimated Cost	$47,975.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from RW Excavating Solutions, LC in the amount of $30,120.00 be accepted for the construction of the 2026 Annual Storm Water Subdrain Repairs project and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 16th day of February, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Bid Tabulation

2026 Annual Storm Water Subdrain Repairs

Subdrain Repairs Throughout the City of Ankeny

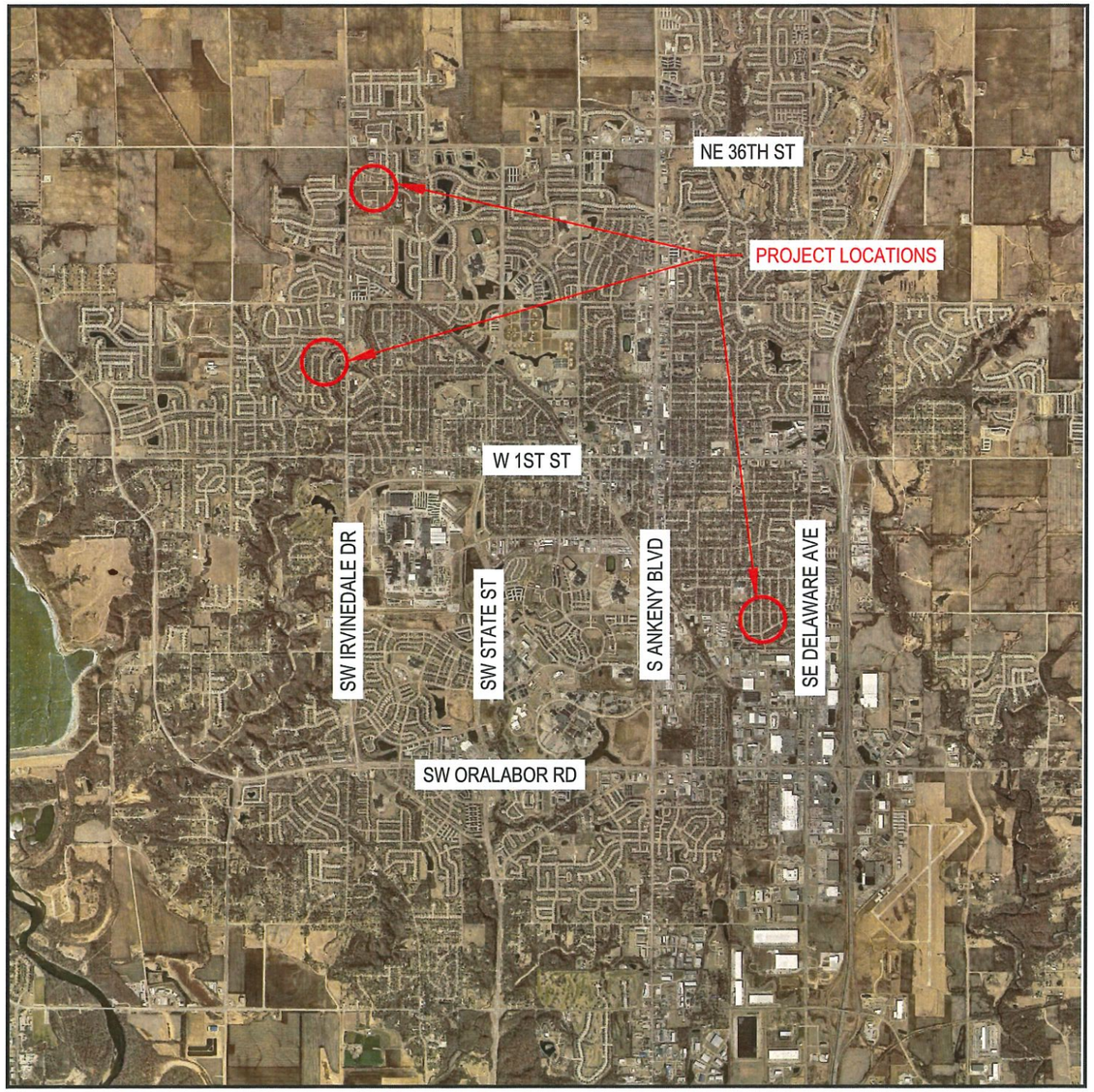
2/5/2026

				Engineer's Estimate			RW Excavating Solutions, LC			Vanderpool Construction, Inc.			Dave's Dozing			On Track Construction		
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
		SE WANDA DRIVE (ERI 1)																
		TRENCH AND TRENCHLESS CONSTRUCTION																
1	4999-A	Footing Drain Collector Spot Repair	LS	1	$ 4,000.00	$ 4,000.00	1	$ 3,000.00	$ 3,000.00	1	$ 3,500.00	$ 3,500.00	1	$ 4,000.00	$ 4,000.00	1	$ 12,000.00	$ 12,000.00
	DIVISION 9	SITE WORK AND LANDSCAPING																
2	9010-A	Conventional Seeding and Fertilizing, Type 1	SY	20	$ 50.00	$ 1,000.00	20	$ 15.00	$ 300.00	20	$ 35.00	$ 700.00	20	$ 50.00	$ 1,000.00	20	$ 14.10	$ 282.00
3	9040-E	Temporary RECP, Type 1.C	SY	20	$ 50.00	$ 1,000.00	20	$ 10.00	$ 200.00	20	$ 10.00	$ 200.00	20	$ 50.00	$ 1,000.00	20	$ 20.20	$ 404.00
4	9040-T-1	Inlet Protection Device, Drop-in	EA	2	$ 300.00	$ 600.00	2	$ 200.00	$ 400.00	2	$ 200.00	$ 400.00	2	$ 300.00	$ 600.00	2	$ 225.00	$ 450.00
5	9040-T-2	Inlet Protection Device, Maintenance	EA	2	$ 100.00	$ 200.00	2	$ 50.00	$ 100.00	2	$ 35.00	$ 70.00	2	$ 100.00	$ 200.00	2	$ 10.00	$ 20.00
	DIVISION 11	MISCELLANEOUS																
6	11020-A	Mobilization	LS	1	$ 5,000.00	$ 5,000.00	1	$ 3,000.00	$ 3,000.00	1	$ 1,000.00	$ 1,000.00	1	$ 6,000.00	$ 6,000.00	1	$ 7,000.00	$ 7,000.00
7	11030-A	Maintenance of Postal Service	LS	1	$ 1,500.00	$ 1,500.00	1	$ 500.00	$ 500.00	1	$ 500.00	$ 500.00	1	$ 1,000.00	$ 1,000.00	1	$ 695.00	$ 695.00
8	11999-A	Orange Mesh Safety Fence	LS	1	$ 500.00	$ 500.00	1	$ 500.00	$ 500.00	1	$ 5.00	$ 5.00	1	$ 500.00	$ 500.00	1	$ 500.00	$ 500.00
		NW 29TH STREET (ERI 2)																
		SEWERS AND DRAINS																
9	4999-B	Storm Sewer Spot Repair, A-2000 PVC, 8" Diameter	LS	1	$ 4,000.00	$ 4,000.00	1	$ 3,000.00	$ 3,000.00	1	$ 3,500.00	$ 3,500.00	1	$ 4,000.00	$ 4,000.00	1	$ 12,000.00	$ 12,000.00
		SITE WORK AND LANDSCAPING																
10	9010-A	Conventional Seeding and Fertilizing, Type 1	SY	150	$ 7.00	$ 1,050.00	150	$ 15.00	$ 2,250.00	150	$ 15.00	$ 2,250.00	150	$ 7.00	$ 1,050.00	150	$ 14.10	$ 2,115.00
11	9040-E	Temporary RECP, Type 1.C	SY	150	$ 7.00	$ 1,050.00	150	$ 10.00	$ 1,500.00	150	$ 10.00	$ 1,500.00	150	$ 7.00	$ 1,050.00	150	$ 20.20	$ 3,030.00
12	9040-T-1	Inlet Protection Device, Drop-in	EA	2	$ 300.00	$ 600.00	2	$ 200.00	$ 400.00	2	$ 200.00	$ 400.00	2	$ 300.00	$ 600.00	2	$ 225.00	$ 450.00
13	9040-T-2	Inlet Protection Device, Maintenance	EA	2	$ 100.00	$ 200.00	2	$ 50.00	$ 100.00	2	$ 35.00	$ 70.00	2	$ 100.00	$ 200.00	2	$ 10.00	$ 20.00
		MISCELLANEOUS																
14	11020-A	Mobilization	LS	1	$ 5,000.00	$ 5,000.00	1	$ 3,000.00	$ 3,000.00	1	$ 1,000.00	$ 1,000.00	1	$ 5,000.00	$ 5,000.00	1	$ 7,000.00	$ 7,000.00
15	11999-A	Orange Mesh Safety Fence	LS	1	$ 500.00	$ 500.00	1	$ 500.00	$ 500.00	1	$ 5.00	$ 5.00	1	$ 500.00	$ 500.00	1	$ 500.00	$ 500.00
		NW BOULDER BROOK DRIVE (ERI 3)																
		SEWERS AND DRAINS																
16	4999-C	Type B Subdrain Cleanout and Associated Work	LS	1	$ 5,000.00	$ 5,000.00	1	$ 3,000.00	$ 3,000.00	1	$ 9,000.00	$ 9,000.00	1	$ 6,000.00	$ 6,000.00	1	$ 13,000.00	$ 13,000.00
		STREETS AND RELATED WORK																
17	7030-A-3	Removal of Driveway	SY	19	$ 25.00	$ 475.00	19	$ 30.00	$ 570.00	19	$ 15.00	$ 285.00	19	$ 25.00	$ 475.00	19	$ 153.00	$ 2,907.00
18	7030-H-1	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	19	$ 200.00	$ 3,800.00	19	$ 100.00	$ 1,900.00	19	$ 125.00	$ 2,375.00	19	$ 100.00	$ 1,900.00	19	$ 142.00	$ 2,698.00
19	7040-A	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	10	$ 300.00	$ 3,000.00	10	$ 120.00	$ 1,200.00	10	$ 140.00	$ 1,400.00	10	$ 300.00	$ 3,000.00	10	$ 170.00	$ 1,700.00
		SITE WORK AND LANDSCAPING																
20	9010-A	Conventional Seeding and Fertilizing, Type 1	SY	20	$ 50.00	$ 1,000.00	20	$ 15.00	$ 300.00	20	$ 45.00	$ 900.00	20	$ 50.00	$ 1,000.00	20	$ 14.10	$ 282.00
21	9040-E	Temporary RECP, Type 1.C	SY	20	$ 50.00	$ 1,000.00	20	$ 10.00	$ 200.00	20	$ 10.00	$ 200.00	20	$ 50.00	$ 1,000.00	20	$ 20.20	$ 404.00
		MISCELLANEOUS																
22	11020-A	Mobilization	LS	1	$ 5,000.00	$ 5,000.00	1	$ 3,000.00	$ 3,000.00	1	$ 3,500.00	$ 3,500.00	1	$ 5,000.00	$ 5,000.00	1	$ 11,000.00	$ 11,000.00
23	11030-A	Maintenance of Postal Service	LS	1	$ 1,500.00	$ 1,500.00	1	$ 500.00	$ 500.00	1	$ 500.00	$ 500.00	1	$ 1,500.00	$ 1,500.00	1	$ 695.00	$ 695.00
24	11050-A	Concrete Washout	LS	1	$ 500.00	$ 500.00	1	$ 200.00	$ 200.00	1	$ 50.00	$ 50.00	1	$ 100.00	$ 100.00	1	$ 50.00	$ 50.00
25	11999-A	Orange Mesh Safety Fence	LS	1	$ 500.00	$ 500.00	1	$ 500.00	$ 500.00	1	$ 5.00	$ 5.00	1	$ 500.00	$ 500.00	1	$ 500.00	$ 500.00
		TOTAL AMOUNT BID =				**$ 47,975.00**			**$ 30,120.00**			**$ 33,315.00**			**$ 47,175.00**			**$ 79,702.00**

PUBLIC IMPROVEMENT PLANS FOR

2026 ANNUAL STORM WATER SUBDRAIN REPAIRS

CITY OF ANKENY
POLK COUNTY, IOWA
PROJECT NO. 2026-019



VICINITY MAP
1 INCH = 5000 FEET

APPLICABLE SUDAS FIGURES

4040.231	SUBDRAINS
4040.232	SUBDRAIN CLEANOUTS
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7030.101	CONCRETE DRIVEWAY, TYPE A
7040.101	FULL DEPTH PCC PATCHES LESS THAN OR EQUAL TO 15' LONG
8030.101	TEMPORARY TRAFFIC CONTROL GENERAL INFORMATION
8030.104	LANE CLOSURE ON LOW VOLUME STREET (SELF-REGULATING)
11030.101	TEMPORARY MAILBOXES

INDEX OF SHEETS

A.1	TITLE SHEET
A.2	LEGEND AND SYMBOL INFORMATION SHEET
C.1-C.5	QUANTITIES AND GENERAL INFORMATION
D.1	SE WANDA DR PLAN SHEET
D.2	NW 29TH ST PLAN SHEET
D.3	NW BOULDER BROOK DR PLAN SHEET
R.1	EROSION AND SEDIMENT CONTROL PLAN

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

The most recent editions of the SUDAS Standard Specifications, the Iowa DOT Standard Specifications, and the Iowa DOT Materials I.M.s shall apply to all work performed on this project unless otherwise noted herein, or within the City of Ankeny Supplemental Specifications or Special Provisions.

This project does not require an Iowa Department of Natural Resources NPDES General Permit No. 2 or COSESCO permit. The Contractor shall install erosion control measures as shown in the Contract Documents and as needed to ensure that no sediment is found leaving the site(s).

LICENSED PROFESSIONAL ENGINEER
QUINN C. LOPREATO
P29657
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Q. Lopreato 1/16/26
Quinn C. Lopreato, P.E. Date

License Number: P29657
My license renewal date is December 31, 2026.
Pages or sheets covered by this seal:
ALL

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

TITLE SHEET
2026 ANNUAL STORM WATER SUBDRAIN REPAIRS

S:\PUBWORKS\ENGINEERINGDIVISION\PUBLIC WORKS PROJECTS\2026 PUBLIC WORKS\2026 ANNUAL SUBDRAIN\DWG
2026 ANNUAL STORM WATER SUBDRAIN REPAIRS - 2026-019\2 - DESIGN INFO\CAD FILE AND EXISTING SURVEY FILE\2026 ANNUAL SUBDRAIN.DWG

SHEET
A.1

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, RW Excavating Solutions, LC, as Principal (hereinafter the "Contractor" or "Principal") and IMT Insurance Company, as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of THIRTY THOUSAND ONE HUNDRED TWENTY DOLLARS ($30,120.00), 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 16th day of February, 2026, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

2026 ANNUAL STORM WATER SUBDRAIN REPAIRS

The 2026 Annual Storm Water Subdrain Repairs project includes performing a footing drain spot repair (on 6" diameter solid wall PVC pipe), a storm sewer spot repair (on 8" diameter A-2000 PVC pipe), and constructing a Type B subdrain cleanout. The construction improvements also include mobilization, maintenance of postal service, permanent surface restoration, and other miscellaneous associated work necessary to complete the project. Driveway removal and replacement, as well as the construction of a 7" thick, PCC, Class C-SUD full depth patch in street pavement, may be required to construct the aforementioned Type B subdrain cleanout.

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 **two (2)** years from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;

   B. To keep all work in continuous good repair; and

   C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

   A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;

   B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this Bond shall then be released as to such excess increase; and

   C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

   D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

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

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

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

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

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

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

Witness our hands this 16th day of February, 2026.

PRINCIPAL:

RW Excavating Solutions, LC
Contractor

By _____
Signature

Managing Member
Title

SURETY:

IMT Insurance Company
Surety Company

By Juliana Bartlett
Signature Attorney-in-Fact Officer

Juliana Bartlett, Attorney-in-Fact
Printed Name of Attorney-in-Fact Officer

AssuredPartners Great Plains, LLC
Company Name

4200 University Ave., Ste. 200
Company Address

West Des Moines, Iowa 50266
City, State, Zip Code

(515) 244-0166
Company Telephone Number

NOTE:

1. **All signatures on this Performance, Payment, and Maintenance Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**

2. **This Bond must be sealed with the Surety's raised, embossing seal.**

3. **The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.**

4. **The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.**

IMT INSURANCE

POWER OF ATTORNEY

Know All Persons By These Presents, that **IMT Insurance Company** a corporation duly organized under the laws of the State of Iowa, and having its principal office in the City of West Des Moines, County of Polk, State of Iowa, hath made, constituted and appointed, and does by these presents make, constitute and appoint

Jeffrey R. Baker, E. A. von Harz, Brandon Horbach,
Greg T. LaMair, Joseph I. Schmit, Courtney Meyer and Juliana Bartlett

of **West Des Moines** and State of **Iowa** its true and lawful Attorney-in-Fact, with full power and authority hereby conferred in its name, place and stead, to sign, execute, acknowledge and deliver in its behalf as surety any and all bonds, undertakings, recognizances or other written obligations in the nature thereof, subject to the limitation that any such instrument shall not exceed the amount of:

*******Unlimited Amounts*******

and to bind **IMT Insurance Company** thereby as fully and to the same extent as if such bond or undertaking was signed by the duly authorized officers of **IMT Insurance Company,** and all such acts of said Attomey-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This Power-of-Attorney is made and executed pursuant to and by authority of the following By-Laws adopted by the Board of Directors of **IMT Insurance Company** on December 18, 1998.

ARTICLE VIII, SECTION 4. - The President or any Vice President or Secretary shall have the authority to appoint Attorneys In Fact and to authorize them to execute on behalf of the Company, and attach thereto the Corporate Seal, bonds, undertakings, recognizances, contracts of indemnity or other obligatory writings, excluding insurance policies and endorsements.

ARTICLE VIII, SECTION 5. - The signature of any authorized officer and the Corporate Seal may be affixed by facsimile to any Power of Attorney authorizing the execution and delivery of any of the instruments described in Article VIII, Section 4 of the By-Laws. Such facsimile signature and seal shall have the same force and effect as though manually affixed.

In Witness Whereof, IMT Insurance Company has caused these presents to be signed by its President and its corporate seal to be hereto affixed, this **16th** day of **February**, **2026**.

IMT Insurance Company

Greg Blythe, President

STATE OF IOWA
COUNTY OF Dallas } ss:

On this **16th** day of **February**, **2026**, before me appeared Greg Blythe, to me personally known, who being by me duly sworn did say that he is President of the **IMT Insurance Company**, the corporation described in the foregoing instrument, and that the Seal affixed to the said instrument is the Corporate Seal of the said Corporation and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at the City of West Des Moines, Iowa, the day and year first above written.

NOTARIAL SEAL IOWA
SETH CARY
Commission Number 859987
My Commission Expires
10/30/2027

Notary Public, Dallas County, Iowa

CERTIFICATE

I, Patrick Boucher, Secretary of the **IMT Insurance Company** do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY, executed by said the **IMT Insurance Company**, which is still in force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of the Company on **16th** day of **February**, **2026**.

Patrick Boucher, Secretary

SY 06 06 (8/25)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/9/2026

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

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

PRODUCER
AssuredPartners Great Plains, LLC
4200 University Ave., Suite 200
West Des Moines IA 50266

CONTACT NAME: Nick Ford
PHONE (A/C, No, Ext): 515-453-9357 FAX (A/C, No): 515-453-9357
E-MAIL ADDRESS: nick.ford@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : SECURA Insurance, A Mutual Company	22543
INSURER B : Union Insurance Company	25844
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
RW Excavating Solutions, LC
13293 S 88th Avenue West
Prairie City IA 50228

COVERAGES **CERTIFICATE NUMBER:** 2119155562 **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	
B	X COMMERCIAL GENERAL LIABILITY	Y	Y	CPA 3252640	1/1/2026	1/1/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY	Y	Y	CPA 3252640	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR	Y	Y	CPA 3252640	1/1/2026	1/1/2027	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		WC3297846	1/1/2026	1/1/2027	X PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 2026 Annual Storm water subdrain Repairs

The City of Ankeny, Snyder & Associates, Inc. and any other party required per Prime Contract are Additional Insured - Owners, Lessees or Contractors - Products-Completed Operations when required in a written contract or agreement with respects to the General Liability policy per form CG2039 (12/19)

General Liability policy is Primary and Noncontributory when required or agreed to in a written contract per form CG2001 (12/19)
Certificate holder is an Additional Insured on a primary and non-contributory basis when agreed to in a written contract or agreement with respects to the Auto Liability policy per form CLCA2093 (12/22)
See Attached...

CERTIFICATE HOLDER

City of Ankeny
Public Works Department
220 West First Street
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

© 1988-2015 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
AssuredPartners Great Plains, LLC	RW Excavating Solutions, LC 13293 S 88th Avenue West Prairie City IA 50228
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Umbrella policy is follow form over the General Liability, Auto Liability and Workers Compensation policies with respects to Additional Insured on a Primary Non-Contributory basis and Waiver of Subrogation's when required by contract.

Waiver of Subrogation applies when required in a written contract or agreement with respects to the General Liability policy per form CLCG0492 (10/18)

Waiver of Subrogation applies when required in a written contract or agreement to the Auto Liability policy per form CLCA2093 (12/22)

Notice of Cancellation - 30 Days with respects to General Liability, Auto Liability and Umbrella policies per form CLIL0012 (11/10)

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve the Professional Services Agreement with Civil Design Advantage, LLC for the construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project in an amount not to exceed $274,353.00.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The action before the City Councill is the approval of a Professional Services Agreement with Civil Design Advantage, LLC for the construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project.

Civil Design Advantage, LLC has completed the design engineering services for the Westlawn Place Area Utility Improvements - Phase 1 project. The Public Works Department proposes to continue to utilize Civil Design Advantage, LLC to complete the construction engineering services for the project, including the following items:

- Shop Drawing Review
- Construction Staking
- Limited Construction Administration
- Record Drawings
- Structural Sub-consultant Construction Engineering Services
- Geotechnical Sub-consultant Construction Engineering Services

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 $205,286.00.

Civil Design Advantage, LLC was previously directed to make out-of-scope design revisions during Final Design as follows:

- Additional topographic survey for Right-of-Way negotiations and private utility coordination.
- Design of the SW State Street Frontage Road permanent access onto SW Ordnance Road.
- Additional reinforced concrete box (RCB) culvert analysis and design.
- Stormwater analysis and detail drawings for specialty grate and orifice.
- Analysis and design of the relief storm sewer system through Westside Park.
- Additional coordination and review of the connection to the proposed pipes in the Phase 2B project.

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 $69,067.00.

The total fee for the construction engineering services and the out-of-scope design engineering services is $274,353.00.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Civil Design Advantage, LLC for the construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project in an amount not to exceed $274,353.00 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 construction.

PUBLIC OUTREACH EFFORTS

A Project Information Meeting was held on October 2, 2025. Property owners within both the Phase 1 project and the Overall Neighborhood project have received several letters over the past two years and will continue to be informed via letters throughout construction for Phase 1 in 2026 and future Phases 2-9 in future years.

ACTION REQUESTED

ATTACHMENTS

1. Westlawn Place Area Utility Improvements - Phase 1 - Construction Engineering PSA

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
Westlawn Place Area Utility Improvements - Phase 1
Construction Engineering Services

THIS AGREEMENT is made and entered into this 16th day of February, 2026, between the City of Ankeny, Iowa, hereinafter referred to as the "Owner", and Civil Design Advantage hereinafter referred to as the "Consultant".

WITNESSETH:

WHEREAS the Owner desires to proceed with Construction Engineering Services for the Phase 1 segment of the overall neighborhood Westlawn Place Area Utility Improvements project. It is anticipated that the overall neighborhood project will be completed in approximately 16 phases over the course of 8 to 10 years starting in 2026. Refer to Exhibit "B" for general limits of the overall neighborhood project and the Phase 1 segment.

> The Westlawn Place Area neighborhood has deteriorated infrastructure. This project plans to address critical street defects, provide a functional sanitary sewer system by reducing inflow and infiltration, replace an under-sized 4-inch water main, provide significant drainage improvements, reduce long-term maintenance issues, and address resident concerns.
>
> The Consultant has previously completed conceptual design (approximately 30% complete plans) for the entire multi-phase, multi-year project and preliminary/final design services for the Phase 1 segment. The Phase 1 final design plans shall be the basis for the construction engineering services in this contract. The Phase 1 project limits consist of the following (with approximate lengths):
>
> SW State Street Frontage Road = 330'
> SW 4th Street – Frontage Rd. to Westlawn = 360'
> SW Westlawn Drive – North & South of Westlawn/4th Int. = 270'
> SW Westlawn Drive (partial) – Ex. sideyard to Westside Park = 345'
> Art Center Basin = 1900'
> Side and Rear Yard Storm & Westside Park = 605'

WHEREAS the Owner desires to employ the Consultant to provide construction engineering services in connection with the project; and

WHEREAS the Consultant is willing to perform such engineering work in accordance with the terms hereinafter provided and represents that it is in compliance with Iowa statutes relating to the registration of Professional Engineers.

NOW THEREFORE;

The parties hereto, for consideration hereinafter set forth, mutually agree as follows:

I. DEFINITIONS

Whenever in this Contract the following terms or pronouns used in their stead occur, they shall have the meaning here given:

Owner – the City of Ankeny, Iowa, or its authorized representative acting as liaison officer for the Owner for the purpose of coordinating and administering the work under the Contract.

Consultant – the firm of Civil Design Advantage, Urbandale, Iowa

Iowa DOT – Iowa Department of Transportation

IDNR – Iowa Department of Natural Resources

Corps – the United States Army Corps of Engineers

EPA – the Environmental Protection Agency

EDA – the Economic Development Agency

Project Manager – the principal project manager assigned to the project and employed by and working directly under the authority of the Consultant.

Project Engineer – the design engineer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager.

Construction Observer – the construction observer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager or Project Engineer.

II. GENERAL

A. The Owner has decided to proceed with construction of Phase 1 of the Westlawn Place Area Utility Improvements project. This Contract covers the construction engineering services associated with the sanitary sewer, water main, storm sewer, street paving, and Art Center Basin improvements within the Phase 1 portion of the neighborhood project.

   A description of the necessary tasks to accomplish the above goals is itemized in Section III, Scope of Services.

B. The work under this Contract shall at all times be subject to the general supervision and direction of the Owner and shall be subject to the approval of the Owner. Design and construction documents shall conform to the Owner's requirements.

C. This Contract shall be subject to the Standard Fee Schedule billing rates as established in Exhibit "A" and hereby made a part of this Contract.

III. SCOPE OF SERVICES

A. General – The Consultant shall provide Design Engineering Services and Construction Engineering Services for the project in accordance with general engineering principles. The work to be performed under this Contract by the Consultant shall consist of the following Scope of Services. Additional engineering services beyond the Contract Scope of Services shall be authorized in writing by the Owner before the Consultant shall proceed. Additional fees shall be based on the hourly rates by employee classification as established in Exhibit "A" to this Contract.

B. Design Engineering Services:

<u>Task 1 – Additional Design Engineering Services</u>
The Consultant has previously prepared preliminary and final design drawings for the Phase 1 improvements. Additional services were performed as part of the design drawings including but not limited to: additional topographic survey for ROW negotiations and private utility coordination, SW State Street Frontage Road full access drive design (temporary to permanent), additional box culvert analysis and contractor discussion, storm water details for grate and orifice, multiple private utility coordination reviews, design analysis of the relief storm sewer system through Westside Park, Phase 2B twin pipe coordination and review, etc.

C. Construction Engineering Services:

<u>Task 2 – Preconstruction Meeting</u>
Prior to the contractor beginning work, the Consultant shall conduct a preconstruction meeting to be attended by the City, Consultant, Sub-consultant, Contractors, Subcontractors, and other affected entities. The Consultant shall attend one pre-construction meeting on behalf of the City.

Task 3 – Shop Drawing Review
The Consultant and Sub-consultant shall review shop drawings, material submittals, and other submissions of the contractor for general compliance with the construction contract.

Task 4 – Construction Staking
The Consultant shall provide staking to support the construction of the improvements. Stakes shall be established in the field to construct the pavement and utility improvements. Stakes shall be provided to locate site features, centerline alignment, Art Center basin grades and utility inlets and outlets, RCB culvert, sanitary, water, and storm structures, and other design elements. This task includes the following work:

For Stage 0, the Consultant assumed three possible sub-stages. Mobilization trips shall include setting benchmark control for contractors' GPS, grade staking checks for basin bottom, safety bench, fish habitat, and sidewalk.

Stage 1 includes multiple site mobilizations to complete stakes for the following major construction tasks, but not limited to: removal/grading limits, pavement, and final grade stakes.

Stage 2 includes five sub-stages (2A-2E), which include multiple site mobilizations to complete stakes for the following major construction tasks, but not limited to: removal limits, RCB culvert, outfall protection limits, trench protection limits, sanitary sewer encasement, storm sewer, water main, sanitary sewer, pavement, sidewalk, and driveways.

Stage 3 includes four sub-stages (3A-3D) which include multiple site mobilizations to complete stakes for the following major construction tasks, but not limited to: removal limits, storm sewer, water main, pavement, sidewalk, and driveways.

The Consultant shall also provide limited stakes to assist private utility companies with existing utility relocates (if needed) and stake temporary and permanent construction easements. The Consultant shall work with the prime contractor to provide stakes in a timely fashion. Any staking that is destroyed due to construction and needs to be replaced, will be at the Contractor's expense. Construction staking only includes areas that are final designed.

The Consultant shall prepare a Monument Preservation Certificate in accordance with Iowa Code 355.6A. This document may include, but not be limited to: identifying the existing monuments within the project corridor and replacing any monument disturbed or removed at

its preserved position. The results of this survey will be provided to the Owner for their record and recorded with the Polk County Recorder's Office.

Task 5 – Limited Construction Administration

The Consultant shall make periodic visits to the site to observe, as an experienced and qualified design professional, the progress and quality of executed work, and to determine if the work is proceeding in accordance with the Contract Documents. The Consultant shall notify the Owner of any work which does not comply with the Contract Documents, make recommendations to the Owner for the correction of non-conforming work, and at the request of the Owner, that those recommendations are implemented by the Contractor.

The Consultant shall attend construction meetings on a bi-weekly basis (every other week) during construction, up to sixteen (16) onsite construction meetings. The Consultant shall help answer questions and assist the Owner during construction. These services include, but not limited to the following: assist with Requests For Information (RFI's), recommendations for unforeseen field conditions, evaluating proposed change orders, etc.

The Consultant shall revise and update the construction drawings to reflect pre-construction changes during the shop drawings review.

The Consultant shall assist with private utility coordination during construction for utilities that have not been relocated, that must be relocated during construction, and that require adjustments during construction.

The Consultant shall coordinate with the sub-consultant when needed during Stages 0 and 2 of construction.

The Consultant shall attend up to three (3) onsite walkthrough meetings to inspect and determine if the project is substantially complete, review the Owner-prepared punch list, assist in any additional comments of uncompleted items for the contractor, determine that the punch list items have been resolved, and if final acceptance of the project can be recommended to the City along with approval for the final payment to the Contractor.

Task 6 – Record Drawings

The Consultant shall furnish final reproducible record drawings per Owner requirements based on information supplied by the Contractor and/or Owner as well as as-built survey of accessible utilities and drainage basin by the Consultant. The drainage basin survey shall incorporate a bathymetric survey to determine the topography of the

basin floor. Based on the information gained from the bathymetric survey, the Consultant shall compute the as-built volumes associated with the basin and compare to the design assumptions. The Consultant shall strive to submit record drawings within one (1) month of final acceptance of the project by the City. Such record documents may contain a waiver of liability phrase regarding unknown changes made by the Contractor without Consultant/Owner approval.

Task 7 – Structural Sub-consultant Construction Engineering Services
The Consultant shall coordinate with the sub-consultant for construction engineering services associated with the RCB culvert. Sub-consultant services shall be as outlined in attached Exhibit "C".

Task 8 – Geotechnical Sub-consultant Construction Engineering Services
The Consultant shall coordinate with the sub-consultant for geotechnical services associated with the detention basin. Sub-consultant services shall be as outlined in attached Exhibit "D".

D. Additional Services

Services other than those defined within Design Engineering Services or Construction Engineering Services shall be considered "additional services" and compensated on an hourly basis at rates defined in Exhibit "A" or as negotiated. Items considered "additional services" may include but not limited to items shown in Exhibit "E".

IV. TIME OF BEGINNING AND COMPLETION

Work under this Contract to be performed by the Consultant for the Owner shall commence immediately upon execution of this Agreement by both the Consultant and the Owner. This fully executed Agreement will authorize the Scope of Services in Section III. Construction services shall be completed on a planned five-day work week with 160 working days anticipated to commence on or before March 16, 2026. If changes are made to this schedule, the Consultant shall submit changes to the Owner for approval.

V. FEES AND PAYMENTS

A. Fees

The Owner shall pay the Consultant for engineering services rendered under this Contract an amount based on the Consultant's labor costs and direct labor cost burden. The Consultant-incurred reimbursable expenses will be passed through directly to the Owner. A definition of each of the above follows:

1. Labor costs – salary and wages paid to all personnel engaged directly on the project including, but not limited to: engineers, project managers, planners, surveyors, designers, CADD technicians, estimators, observers, other technical personnel, typists, and administrative staff.
2. Labor cost burden – customary and statutory benefits including but not limited to: social security and Medicare contributions, unemployment taxes, excise and payroll taxes, workers compensation, health, pension, and retirement benefits, sick leave, vacation, and holiday pay applicable hereto.
3. Reimbursable Expenses – these costs are in addition to labor cost and labor cost burden and are those expenses necessary to fulfill the terms of this Contract. They may include transportation and incidentals, reproduction, postage, photography and printing, computer services, and miscellaneous costs. The Consultant shall submit with each monthly invoice a detailed listing of reimbursable expenses incurred.

The total engineering fee under this Contract shall be based on an hourly rate. The Owner will be furnished copies of the Consultant's subcontracts. All reimbursable expenses shall be billed as "pass-through" and are part of the maximum not-to-exceed amount (unless specifically noted).

The sum to be paid to the Consultant for tasks in Section III, Scope of Services of this Contract, shall be a maximum not-to-exceed fee of $274,353 (two hundred seventy-four thousand, three hundred fifty-three and no/100 dollars). Refer to Exhibit "G" for a task-fee breakdown by employee classification.

B. Payments

Payments for the Consultant's engineering services shall be made monthly upon presentation of the Consultant's statement of services rendered on Owner's form.

Upon receipt of the invoice and review/approval by the Owner, the Owner shall promptly pay the Consultant for the engineering services rendered as indicated on the invoice. Payments are due thirty (30) days from the date of invoice.

VI. INSURANCE

The Consultant shall maintain insurance to protect the Consultant from claims under Worker's Compensation Acts; claims due to personal injury

or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the Consultant is legally liable. Refer to Exhibit "H" for the minimum amounts and extent of such insurance.

VII. MISCELLANEOUS PROVISIONS

A. Use of Documents

All documents, including drawings, specifications, and electronic media prepared or furnished by the Consultant (and the Consultant's subsidiaries, independent professional associates, and sub-consultants) pursuant to this Contract shall be the property of the Owner. Such documents are intended as instruments of service, as such, these documents are not intended or represented to be suitable for use or reuse by the Owner or others to complete the project, or for extensions of the project, or on any other project without written consent of the Consultant. Any use or reuse by the Owner will be at the Owner's sole risk, and without liability or legal exposure to the Consultant or to the Consultant's subsidiaries, independent professional associates, and sub-consultants. The Owner agrees to defend, indemnify, and hold harmless the Consultant from any and all costs, expenses (including reasonable litigation costs), fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of such reuse or alteration by the Owner or liaisons acting through the Owner. Upon completion or other termination of this Contract, the Consultant shall deliver to the Owner machine reproducible copies of any and all materials pertaining to this Contract. For calculations, etc. on letter or legal-size sheets, the copies shall be of the type possible to reproduce on a Xerox-type copier. For maps, drawings, sketches, plans, etc. not on such letter or legal-size sheets, a photographically reproduced print shall be provided as the machine reproducible copy mentioned above. No sheets shall exceed 11"x17". The Consultant shall also provide the CAD design file in AutoCAD format upon completion of this Contract. The CAD file must be georeferenced to State-Plane Coordinates (NAD83 / Iowa South) and Sea Level Elevation (NAVD88) and contain the following information:

1. All utility pipe linework and points for structures and appurtenances, including manholes, intakes, cleanouts, aprons, hydrants, hydrant valves, mainline valves, tracer stations, and water shut offs (curb stops).
2. All pavement linework, including back of curb, driveways, sidewalks, trails, and shared use paths.
3. All existing right-of-way lines, property lines, existing easement lines, and proposed right-of-way lines and easement lines per original scope of boundary and topographic survey.

4. Streetlight poles, traffic signal poles, pedestal and pushbutton poles, controller and hub cabinets, signal and fiber optic conduits, handholes, street signs/posts, and street trees, when applicable.

The Consultant's reuse of designs under this Contract is prohibited unless authorized by the Owner.

B. Changes in the Scope of Work

When there is a substantial change in the scope, complexity, or character of the work performed, or if the Owner requests the Consultant to alter the completion dates established, the specified fee as listed under Section V of this Contract will be reappraised. If the Consultant believes that he/she has been asked to perform work beyond the Scope of Services covered by this Contract or by a supplemental agreement hereto, he/she shall promptly notify the Owner, in writing, of his/her intention to make claim for such extra compensation. The Consultant shall not proceed with any such work until a supplemental agreement is fully executed, or written intent of said execution is provided.

C. Delays

The Consultant shall notify the Owner in writing of any unusual delay, including the reason therefore, to his/her normal progress in completing the work under this Contract, either actual or prospective, and request an appropriate extension of time. Authorization for the time extension will be at the discretion of the Owner. If completion of the Consultant's work is delayed by events beyond the control of the Consultant, the established engineering fees and schedules of completion will be subject to review upon request by the Consultant to the Owner, accompanied by adequate substantiating data to justify a change.

D. Suspension and Termination of Contract

1. In the event of the death of any member or partner of the Consultant's firm, the surviving members shall complete the work, unless otherwise mutually agreed upon by the Owner and the survivors.

2. The right is reserved by the Owner to terminate this Contract at any time, upon not less than fourteen (14) days' written notice to the Consultant. The Consultant may also terminate this Contract on fourteen (14) days written notice.

3. In the event the Contract is terminated by the Owner without fault on the part of the Consultant, the Consultant shall be paid for work performed and delivered up to the date established in the termination notice.

4. The right is reserved by the Owner to suspend this Contract at any time. Such suspension may be affected by the Owner by giving the Consultant written notice and will be effective as of the date established in the suspension notice. Payment of the Consultant's services will be made by the Owner for services performed to the date established in the suspension notice in accordance with Paragraph 3 above.

5. Should the Owner wish to reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of one (1) year after such suspension, unless this period be extended by written consent of the Consultant.

E. Disputes

All claims, disputes, and other matters in question between the parties of this Contract arising out of or relating to this Contract or the breach thereof shall be initiated in the District Court for Polk County, Iowa, if the parties are unable to resolve such claims, disputes, or other matters in question by negotiation.

F. Responsibility for Claims and Liability

The Consultant shall indemnify and hold harmless the Owner from any and all claims and liabilities due solely to any negligent acts, errors, or omissions of the Consultant, its members, employees, or agents.

G. General Compliance with Laws

The Consultant shall comply with federal, state, and local laws and ordinances applicable to the work as defined in Section III.

H. Subletting, Assignment, or Transfer

Subletting, assignment, or transfer of all or part of the interest of the Consultant is prohibited unless written consent is obtained from the Owner.

I. Forbidding the Use of Outside Agents

The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Contract, and that he/she has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, the Owner shall have the right to annul this Contract without liability, or in its discretion, to deduct from the Contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

J. Employment of the Owner's Personnel

The Consultant shall not engage the services of any person or persons then in the employment of the Owner for work covered by this Contract without the written consent of the employers of such persons.

This Contract expresses the entire agreement between the parties, and no representations, promises, or warranties have been made by either of the parties that are not fully expressed herein.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their proper officials thereunto duly authorized as of the dates below indicated:

OWNER
CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

CONSULTANT
CIVIL DESIGN ADVANTAGE

_____
Gary L. Reed, P.E.
President

ATTEST:

_____
Michelle Yuska, City Clerk

EXHIBIT "A"

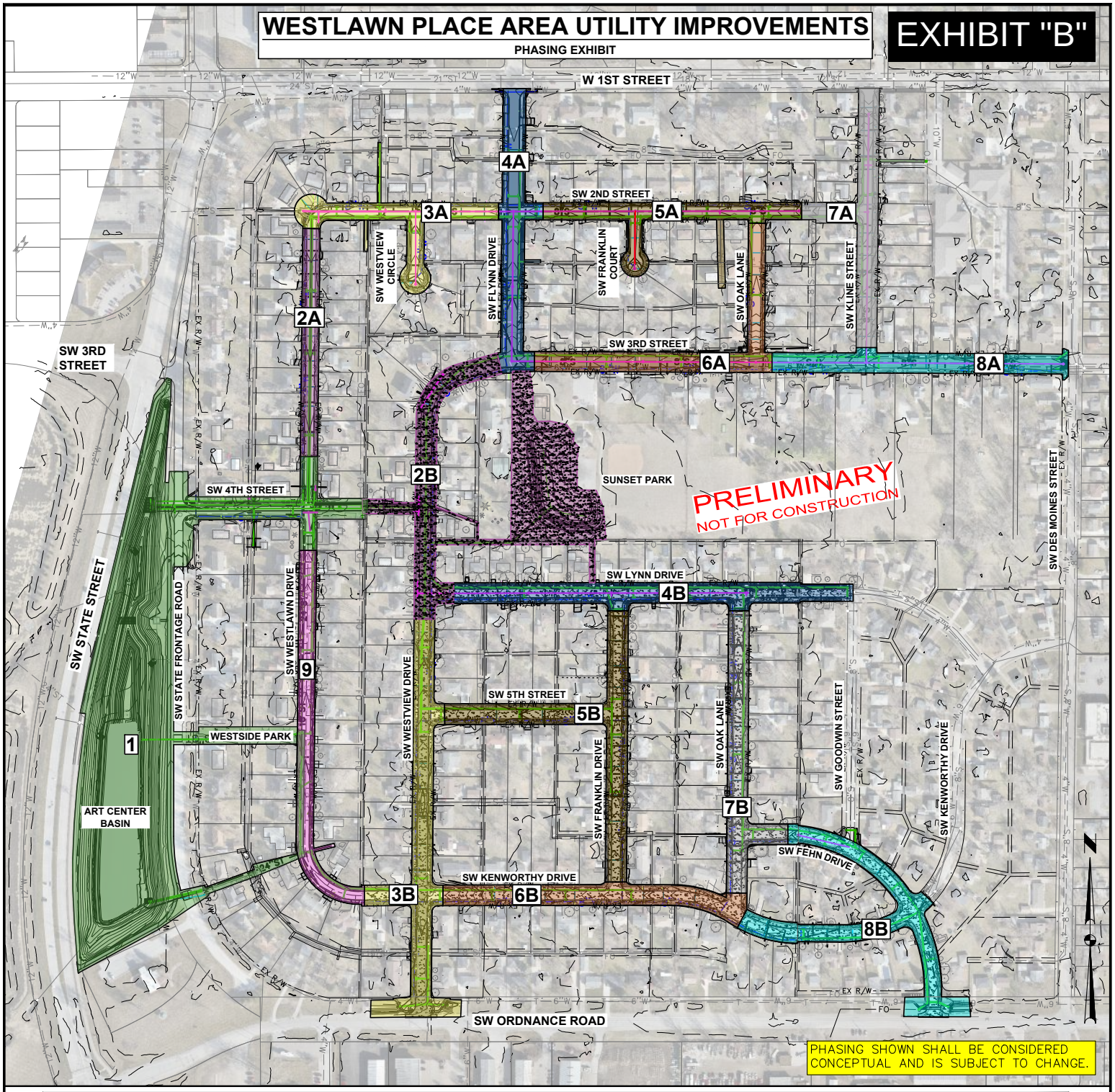
Standard Fee Schedule
2025-2026
Civil Design Advantage, LLC

Classification	Billing Rate		Unit
Principal	$225	/	hour
Senior Engineer	$215	/	hour
Engineer 8	$195	/	hour
Engineer 7	$181	/	hour
Engineer 6	$167	/	hour
Engineer 5	$155	/	hour
Engineer 4	$141	/	hour
Engineer 3	$128	/	hour
Engineer 2	$114	/	hour
Engineer 1	$107	/	hour
Senior Technician	$164	/	hour
Technician 8	$151	/	hour
Technician 7	$139	/	hour
Technician 6	$127	/	hour
Technician 5	$117	/	hour
Technician 4	$105	/	hour
Technician 3	$90	/	hour
Technician 2	$79	/	hour
Technician 1	$65	/	hour
Senior Project Manager	$206	/	hour
Project Manager 8	$191	/	hour
Project Manager 7	$174	/	hour
Project Manager 6	$164	/	hour
Project Manager 5	$156	/	hour
Project Manager 4	$144	/	hour
Administrative 3	$104	/	hour
Administrative 2	$80	/	hour
Administrative 1	$54	/	hour
Mileage	Current IRS Rate	/	mile
Plots (Black & White)	$1.75	/	sheet
Plots (Color)	$35	/	sheet
Mylar Plots	$15	/	sheet
Copies (Black & White)	$0.10	/	page
Copies (Color)	$0.75	/	page

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS

PHASING EXHIBIT

EXHIBIT "B"



PHASING SUMMARY

YEAR	PHASE COLOR	PHASE # - COLOR
1 - 2026		PHASE 1 - GREEN
2 - 2027		PHASE 2A - PURPLE
		PHASE 2B - PURPLE W/ DOTS
3 - 2028		PHASE 3A - YELLOW
		PHASE 3B - YELLOW W/ DOTS
4 - 2029		PHASE 4A - BLUE
		PHASE 4B - BLUE W/ DOTS
5 - 2030		PHASE 5A - BROWN
		PHASE 5B - BROWN W/ DOTS
6 - 2031		PHASE 6A - ORANGE
		PHASE 6B - ORANGE W/ DOTS
7 - 2032		PHASE 7A - GRAY
		PHASE 7B - GRAY W/ DOTS
8 - 2033		PHASE 8A - CYAN
		PHASE 8B - CYAN W/ DOTS
9 - 2034		PHASE 9 - PINK

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1

PHASING EXHIBIT

EXHIBIT "B"

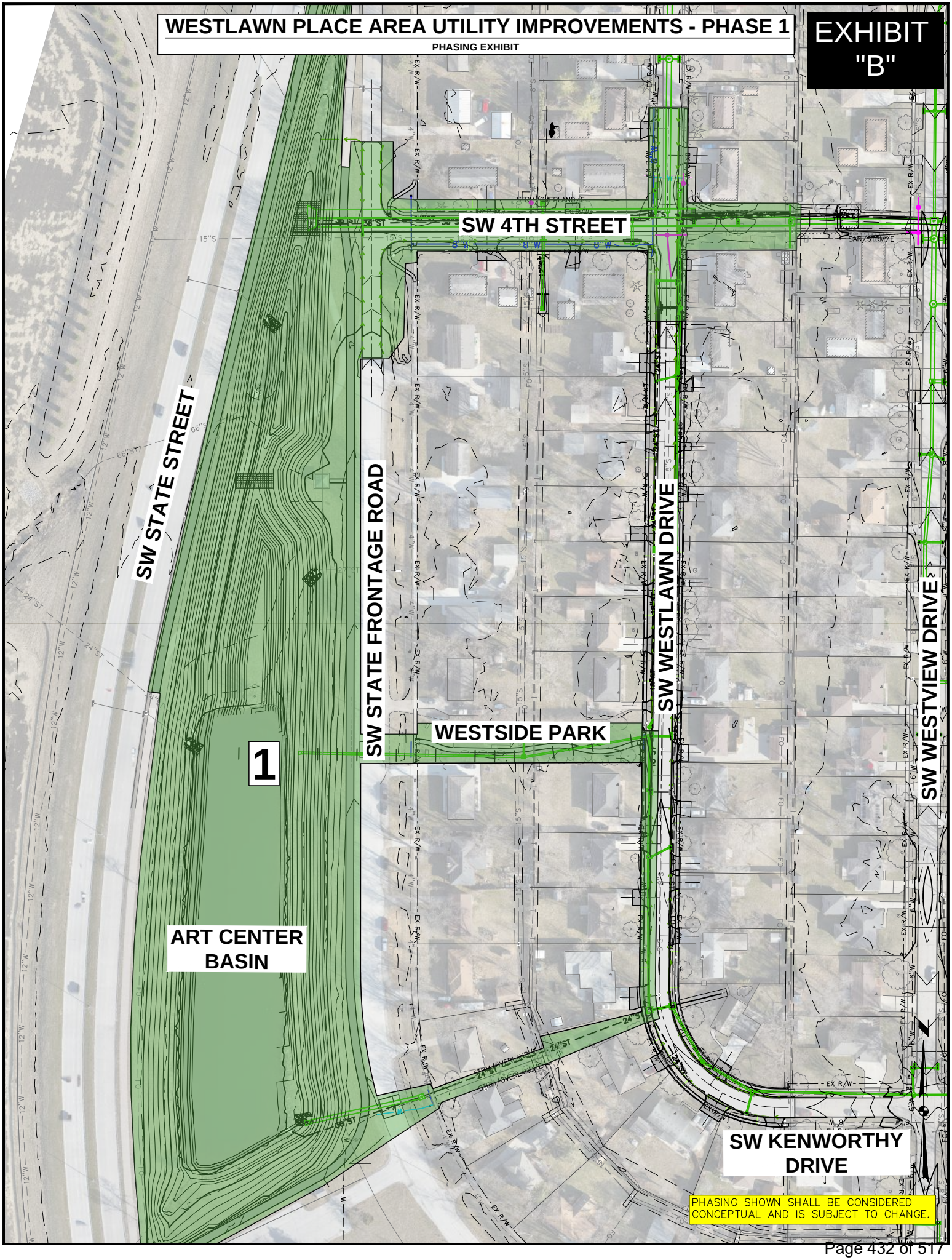


EXHIBIT "C"

Tometich Engineering, Inc.
consulting structural engineers

10501 Buena Vista Court, Urbandale, Iowa 50322

19-Jan-26

Attn: Gary L. Reed, P.E.
CDA
4121 NW Urbandale Dr
Urbandale, IA

TE Job # U25-071

Thank you for the opportunity to quote the Construction Administration Engineering Services for the new precast concrete culvert, connections, and shoring for installation in Ankeny, IA.
I propose the following associated fees:

	Unit	Cost	Total Cost
Initial CIP Revisions	1	$9,000	$9,000
Shop Drawing Review	1	$3,400	$3,400
Pre-con Plan Revisions	1	$3,000	$3,000
On-call Modifications	2 (assumed)	$900 per change	$1,800
Precon	2hrs (assumed)	$200 per hour	$400
Site Vist and Meetings	3 (assumed)	$900 per visit	$2,700
		Total:	$20,300

All other services would be provided on a time and material basis.
Thank you for your consideration. Please contact me if you have questions.

Sincerely,

Luke Logan, P.E.
Tometich Engineering Inc.

Approved by:

Attn: Gary L. Reed, P.E.
CDA

phone: 515-280-8022 fax: 515-727-9124 email: jet@tometichengineering.com

EXHIBIT "D"

ALLENDER BUTZKE ENGINEERS INC.

GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION Q. C.

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

PROJECT NAME: Westlawn Place Pond **PP:** 259231

PROJECT ADDRESS: SW State Street & SW Ordnance Road
Ankeny, IA

CLIENT: Civil Design Advantage Attn: Gary Reed, P.E.

ADDRESS: 4121 NW Urbandale Drive
Urbandale, IA 50322

SCOPE: Perform the field and laboratory test and observation services listed on the enclosed Proposal No. 259231 during construction of this project. Services will be provided on a part time basis with project control and scheduling (24 hour notice) the responsibility of the contractor. Additional services are available upon request.

COMPENSATION TERMS: The services will be invoiced on the basis of the unit prices listed on the enclosed Proposal No.259231. The estimated total is for example budget purposes only and the final cost may be lower or higher based on the actual amount of services provided, which is not under ABE's control. The various contractors primarily decide when they need tests, how many tests are required to represent their work, and if we need to provide services during overtime hours (after normal weekday business hours, weekends, and holidays). It is understood that, unless otherwise arranged in writing, verbal requests for services that exceed the estimated total amount are considered authorization to provide the services and receive payment for same. Additional services are available at the current ABE fee schedule rates.

Services covered by the Agreement will be performed in accordance with the GENERAL CONDITIONS stated on the following page and any attachments or schedules. This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

PROPOSED BY ABE INC.		ACCEPTED FOR CLIENT	
By:		By:	
	Ryan Gardner		Printed Name
Title:	Project Estimator	Title:	
Date:	10/22/2025	Date:	

PLEASE SIGN AND RETURN ACCEPTANCE AGREEMENT TO OUR OFFICE, THANK YOU!

3660 109TH STREET • URBANDALE, IOWA 50322 • PHONE 515-252-1885 • FAX 515-252-1888

Estimate

EXHIBIT "D"

ALLENDER BUTZKE ENGINEERS INC.

3660 109th Street - Urbandale, Iowa 50322 - Phone No. 515-252-1979

TO: Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322

Date: 10/22/2025
Prop.# 259231

ATTN: Gary Reed, P.E.

RE: Construction Testing Services - Westlawn Place Pond
Ankeny, IA

Description of Services	Amount	Unit Price	Total
Compacted Fill Part Time Tests - Site Work and Backfills			
Technician III	2.0 hrs	$78.00 /Hour	$156.00
Transportation Charges	32 miles	$0.89 /Mile	$28.48
Nuclear moisture/density gauge	5 tests	$18.00 /Test	$90.00
		Per Trip	**$274.48**
		Trips	**12**
		Sub Total	**$3,293.76**
Laboratory Testing of Soil			
Standard Proctor (ASTM D698)	3 tests	$212.00 /Test	$636.00
Atterberg Limits (LL, PL)	0 tests	$130.00 /Test	$0.00
		Sub Total	**$636.00**
Proof Roll Observations and Onsite Engineering Consultations			
Project Engineer	2.0 hrs	$182.00 /Hour	$364.00
Transportation Charges	32 miles	$0.89 /Mile	$28.48
		Per Trip	**$392.48**
		Trips	**5**
		Sub Total	**$1,962.40**
Engineering Consultation & Administration			
Engineer Review & Report Preparation(0.5hr. min./report)	8.5 hrs	$182.00 /Hour	$1,547.00
		Sub Total	**$1,547.00**
*Over Time @ 1.5 * Hourly Rate*		**Total**	**$7,439.16**

We emphasize that the estimated total cost listed is only an example budget based on the assumed scope we have outlined. This is not intended as a not-to-exceed price since the scope may not accurately reflect how frequently the contractor will need us on site. The number of tests, trips, and hours on site are primarily controlled by the contractor's scheduling and performing of their construction activities. We recommend that the contractor review our estimated number of tests, trips, and the duration of time necessary on site to determine if our estimated scope is compatible with their production. The estimated budget can be amended with a revised scope. It is understood that, unless otherwise arranged in writing, verbal requests for services that exceed the estimated total amount are considered authorization to provide the services and receive payment for same.

If Allender Butzke Engineers is selected to perform the above tests, a Confirming Agreement will be sent at that time.

Exhibit "E"

Additional Services

The following is a list of services not included in the current scope of services or compensation. This list is provided to further define the agreement scope. The list includes, but is not limited to:

- Wetland Delineation/Mitigation Services
- Phase 1/2 Environmental Site Assessment Services
- Topographic or Boundary Survey
- Monitoring of the Storm Water Pollution Prevention Plan
- Subdivision Platting
- Site Plan Preparation
- Playground Design
- Traffic Engineering/Studies
- Submittal/Permitting Fees
- Structural Engineering other than noted in scope
- Technical Specification Preparation (Refer to SUDAS)
- Private Utility Design
- Easement Verbiage Document Preparation
- Relocation Assistance
- Re-staking
- Full-time Construction Administration
- Construction Observation
- Materials Testing Services
- Any additional services identified in subconsultant agreements

EXHIBIT "F"

City of Ankeny Insurance Requirements for Professional Services

1. Civil Design Advantage (CDA) shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit A 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 Attachment A.

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 Attachment A.

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.

Attachment A

A) COMMERCIAL GENERAL LIABILITY

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

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

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

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

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

Coverage A	Statutory – State of Iowa
Coverage B	Employers Liability

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

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

D) UMBRELLA LIABILITY $ 2,000,000

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

E) <u>PROFESSIONAL LIABILITY</u> $ 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) <u>CONTRACTOR'S ENVIRONMENTAL LIABILITY</u> $ 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.

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.

4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.

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

Exhibit "G"

Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering Services

Estimate of Hours by Task/Employee Classification

		Principal	Project Manager	Project Engineer	Design Technician	Quality Control	Construction Observor	Survey Field Crew	Clerical	Subconsultant Fee	Total Fee
Design Engineering Services											
Task 1 - Additional Design Engineering											$69,067
Construction Engineering Services											
Task 2 - Preconstruction Meeting		2	6	6							$2,466
Task 3 - Shop Drawing Review			60	60							$20,160
Task 4 - Construction Staking	a.							285			$57,000
Task 5 - Limited Construction Administration	b. c.	32	240	80							$64,000
Task 6 - Record Drawings	a.		40	60				80			$32,420
Task 7 - Structural Sub-consultant Construction Services	d.									$20,300	$20,300
Task 8 - Geotechnical Sub-consultant Construction Services	e.									$7,440	$7,440
								Construction Phase Expenses			$1,500
								Construction Phase Total			$274,353

a. Staking and record drawings for Phase 1 improvements only.
b. Based on 160 working days and part-time CA services. Assume March 16, 2026 thru October 30, 2026.
c. Assume City to handle all construction observation.
d. Subconsultant scope of services per Exhibit "C".
e. Subconsultant scope of services per Exhibit "D".

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider a motion to approve the Professional Services Agreement with Kirkham Michael & Associates, Inc., for the design engineering services for the NE Spectrum Drive RCB Culvert over Otter Creek for an amount not to exceed $83,400.00 and the Mayor to execute said agreement.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

This project will include design and bidding engineering services with Kirkham Michael & Associates, Inc. (KM) for the NE Spectrum Drive RCB Culvert over Otter Creek. The project will include a complete hydraulic study and the design of a new reinforced concrete box (RCB) culvert to accommodate the future extension of NE Spectrum Drive over Otter Creek. The project is located just north of the new Costco and east of Interstate 35 where NE Spectrum Drive will be extended over Otter Creek. This project would be designed in 2026 with construction planned in 2027. The Municipal Utilities Department proposes to use KM to complete the design and bidding services. The scope of the design and bidding services and corresponding fees are included within the attached professional services agreement. The total fee is not to exceed $83,400.00.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with KM, for the design and bidding engineering services for the NE Spectrum Drive RCB Culvert over Otter Creek for an amount not to exceed $83,400.00 and the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's FY 2026 Operating Budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Ankeny NE Spectrum Drive Agreement

AGREEMENT FOR ENGINEERING SERVICES

This Agreement is made and entered into this _____ day of _____, 2026, by and between the City of Ankeny, Iowa, hereinafter referred to as "**Owner**," and Kirkham Michael, & Associates, Inc. a CONSULTING ENGINEERING corporation, hereinafter referred to as "**Engineer**," as follows:

The Owner hereby agrees to retain the Engineer, and the Engineer hereby agrees to provide the required professional services; and to furnish the equipment, supplies, or materials necessary to complete the work for the following project:

Design of reinforced concrete box (RCB) culvert on the future alignment of NE Spectrum Drive over Otter Creek in Ankeny, Iowa.

1. STANDARD CONDITIONS

"**Kirkham, Michael & Associates, Inc., General Terms and Conditions,**" as attached hereto as Exhibit A (3 pages) and hereinafter referred to as the "Terms and Conditions", is hereby incorporated into this Agreement, with the following exceptions.

A. Section 7 "LIMITATION OF LIABILITY" of the Terms and Conditions is not applicable to this Agreement, and is hereby eliminated in its entirety, from this Agreement.

B. Section 8 "INSURANCE" of the Terms and Conditions is not applicable to this Agreement, and is hereby eliminated in its entirety, from this Agreement. Section 2 "SUPPLEMENTAL CONDITIONS" of the base Agreement specifies "INSURANCE" requirements that are applicable to this Agreement, in lieu of those in Section 8 of the Terms and Conditions.

C. Section 9 "INDEMNIFICATION" of the Terms and Conditions is not applicable to this Agreement, and is hereby eliminated in its entirety, from this Agreement. Section 2 "SUPPLEMENTAL CONDITIONS" of the base Agreement specifies "INDEMNIFICATION" requirements that are applicable to this Agreement, in lieu of those in Section 9 of the Terms and Conditions.

D. Section 12 "GOVERNING LAW" of the Terms and Conditions is not applicable to this Agreement, and is hereby eliminated in its entirety, from this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

E. Section 13 "DISPUTE RESOLUTION" of the Terms and Conditions is not applicable to this Agreement, and is hereby eliminated in its entirety, from this Agreement. Section 2 "SUPPLEMENTAL CONDITIONS" of the base Agreement specifies "DISPUTE RESOLUTION" requirements that are applicable to this Agreement, in lieu of those in Section 13 of the Terms and Conditions.

F. Section 20 "PROPRIETARY DATA" of the Terms and Conditions is not applicable to this Agreement, and is hereby eliminated in its entirety, from this Agreement.

4390 114th Street ◆ Urbandale, IA 50322 ◆ (515) 270-0848 ◆ FAX (515) 270-1067

2. SUPPLEMENTAL CONDITIONS

A. INSURANCE

Engineer agrees to purchase, at its own expense, Workers' Compensation Insurance and Comprehensive General Liability Insurance and will upon request, furnish insurance certificates to the Owner.

B. INDEMNIFICATION

a. Indemnification for Professional Negligence: Notwithstanding any language contained herein to the contrary, Engineer warrants and represents to the Owner that the public improvement has been designed in accordance with a generally recognized engineering or safety standard, criteria, or design theory in existence at the time of the construction or reconstruction. In the event that it is determined that the public improvement was not designed in accordance with a generally recognized engineering standard, criteria or design theory in existence at the time of the construction or reconstruction, the engineer agrees to indemnify and hold the Owner harmless from and against any and all claims, damages, losses, forfeitures, judgement, legal fees, costs, expenses, liabilities, and obligations, including, but not limited to attorney fees, that arises out of or in any way relates to the failure to design in accordance with the generally recognized engineering standard, criteria, or design theory in existence at the time of the construction or reconstruction. In the event of a conflict between this provision and any other provision of the Contract Documents the terms of this provision shall prevail.

b. General Indemnification: Engineer shall protect, indemnify, hold harmless and defend the Owner and its employees, agents, and representatives (the "Indemnitees") against any and all claims, causes of action, suits, losses, costs or damages, including attorneys' fees and expenses, resulting from the acts, failure to act, omissions, negligence, or fault of Engineer those employed by them, or their agents and representatives, whether or not said claim, cause of action, suit, loss, cost or damage is alleged to be caused in part by any act, failure to act, omission, negligence, or fault of any of the Indemnitees or their employees, and Engineer shall bear any expense which any of the Indemnitees may have by reason thereof, or on account of being charged with such claim, cause of action, suit, loss, cost or damage, unless such claim, cause of action, sit, loss, cost or damages is solely caused by the Indemnities' sole act, failure to act, omission, negligence or fault. This general indemnification obligation is in addition to, and not a limit on, the insurance or bond obligations of the Engineer. In any and all claims by an employee of Engineer, anyone directly or indirectly employed by it, or anyone for whose acts Engineer may be liable, against any of the Indemnitees, or any of their agents or employees, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages by the compensation benefits payable by or for Engineer under workers' compensation acts, disability benefits acts, or other employee benefit acts.

C. DISPUTE RESOLUTION

Owner and Engineer agree that as a prerequisite to the filing of a lawsuit or a demand for arbitration, they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to informal non-binding mediation. If non-binding mediation is not successful then the Architect, Engineer, and Contractor agree that any dispute, controversy or claim arising out of or relating to this

Agreement, the Project at issue, or the breach, default, and/or nonperformance thereof, may, solely at the Owner's discretion, be settled by binding arbitration administered pursuant to Iowa Code chapter 679A or in a district court of competent jurisdiction in and for Polk County, Iowa. Architect, Engineer and/or Contractor further agree that if at any time the Architect, Engineer and/or Contractor have any dispute controversy or claim arising out of or relating to this Agreement, the Project at issue, or the breach, default, and/or nonperformance thereof all such disputes, controversies or claims shall be brought in one action and such disputes, controversies or claims shall be joined in and be bound by the same action and forum as elected and brought by the Owner in order to ensure there is no piecemeal litigation.

3. SCOPE OF SERVICES

The work to be performed by the Engineer under this Agreement shall encompass and include all work, services, materials, equipment, supplies and incidental costs necessary to perform the work outlined below and as represented by Exhibit B, Scope of Services and Exhibit C, Project Location Map, to this Agreement. In general, the Engineer shall provide:

Design of a Reinforced Concrete Box (RCB) Culvert to convey Otter Creek under the future extension of NE Spectrum Drive.

4. SCHEDULE

The schedule is included in Exhibit B, Scope of Services.

5. COMPENSATION

A. For full and complete compensation for work, materials, and services furnished for the Scope of services in this Agreement, Engineer shall be paid for direct time charged to the project at Standard Hourly Rates for each employee Classification plus reimbursable expenses not to exceed **$83,400.00**. The Standard Hourly rates are included as part of Exhibit D to this Agreement and includes salary, additives, overhead and profit. No additional fees shall be payable for the project, unless specifically agreed to in writing by the Owner and Engineer prior to providing said services. A detailed estimate and fee is included as Exhibit D to this Agreement.

B. Work items not addressed in the scope of work included in this Agreement shall be considered extra work, and may be completed if required, at additional cost, to be negotiated at the time the work is found necessary.

C. The Engineer shall invoice the Owner monthly for services, and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the Owner's acceptance of Engineer's submission of final deliverables in accordance with the Scope of Services.

D. In consideration of said compensation, the Engineer agrees to perform all services, work, and/or provide all materials, supplies, and equipment, and to carry out the provisions of this Agreement in a good and workmanlike manner to the satisfaction of the Owner. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Engineer agrees to pay for the same in full; and at the time of payment by the Owner, to certify in writing to the Owner that said payments have been so made.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

Attachment: Exhibit A – General Terms and Conditions
Exhibit B – Scope of Services
Exhibit C – Project Location Map
Exhibit D – Fee Estimate and Hourly Rates

ENGINEER:

KIRKHAM, MICHAEL & ASSOCIATES, INC.

Federal ID #470365085

BY:_____

Greg Cabalka, Vice President

OWNER:

CITY OF ANKENY, IOWA_____

BY:_____

Bobbi Bentz, Mayor

Date: _____

(Revised: 08-07-09)

Exhibit A

KIRKHAM MICHAEL

General Terms and Conditions

1. AUTHORIZATION TO PROCEED

Signing of the accompanying agreement for engineering and related services shall be authorization by the client for Kirkham Michael & Associates, Inc. (Kirkham Michael) to proceed with the professional services described, unless otherwise stated in the agreement form.

2. DEFINITION

These mutually agreed covenants which include as a minimum the attached written proposal (Proposal) including a Scope of Services and these General Terms and Conditions constitute the "Agreement." This Agreement defines the relationship between the Client as identified in the Proposal and Kirkham Michael for the Project as defined in the Proposal. The professional services of Kirkham Michael shall include services performed by employees of Kirkham Michael, its affiliates, subsidiaries, independent professional associates, consultants and subconsultants.

3. STANDARD OF PRACTICE AND ABSENCE OF WARRANTY

Services performed by Kirkham Michael under this agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in the agreement or in any report, opinion, document, or otherwise. All estimates, recommendations, opinions, and decisions of Kirkham Michael will be made upon the basis of the information available to Kirkham Michael and Kirkham Michael's experience, technical qualifications, and professional judgment. Kirkham Michael makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with Kirkham Michael's services.

Client expressly acknowledges that subsurface conditions may vary at locations other than at a particular location where borings, explorations, surveys and samplings are made, and that the data interpretations and recommendations of Kirkham Michael are based solely upon information available to Kirkham Michael. Client also acknowledges that Kirkham Michael shall not be responsible for interpretations by others of the information developed. All data obtained during investigative phases are subject to confirmation of conditions encountered during subsequent phases of the Project. Client recognizes that the scope of services under this Agreement is limited by Client's available budget and schedule and those additional services may yield more accurate and reliable information regarding conditions at or near the site.

4. PROJECT SITE AND RIGHT OF ENTRY

Client shall furnish or cause to be furnished to Kirkham Michael all documents and information known to CLIENT that relates to the identity, location, quantity, nature or characteristics of any hazardous waste at, on, or under the site. In addition, Client shall furnish and pay for such other reports, aerial photographs, data, studies, drawings, specifications, documents, and other information regarding surface and subsurface site conditions, which will be required by Kirkham Michael for performance of its services. Kirkham Michael shall be entitled to rely upon documents and information provided by Client in performing the services required under this Agreement; however, Kirkham Michael assumes no responsibility or liability for the accuracy or completeness of said documents and information. Client provided documents will remain the property of Client.

Kirkham Michael will not direct, supervise or control the work of contractors or their subcontractors. Kirkham Michael's services do not include a review or evaluation of a contractor's (subcontractor's) safety measures.

Kirkham Michael shall be responsible only for its activities and those of its employees on any site. Neither the professional activities nor the presence of Kirkham Michael, its employees, or its subconsultants on a site shall imply that Kirkham Michael controls the operations of others; nor shall this be construed to be an acceptance by Kirkham Michael of any responsibility for Project site safety.

Client shall provide right of entry for Kirkham Michael personnel, Kirkham Michael subconsultants and all equipment and vehicles necessary to perform services. Kirkham Michael will take reasonable measures to minimize damage to property; however, Client understands that some damage may occur and the cost of repair of such damage will be borne by the Client.

Client understands that Client will be responsible for designating the location of below grade structures, foundations, utilities and other subterranean obstacles. Kirkham Michael will take reasonable effort to avoid damage to these items. In the event these items cannot be located, Kirkham Michael, by Client written authorization, at Client's cost, will deploy feasible locating methods and employ specialty "dig up" crews to confirm locations. However, Client agrees to hold Kirkham Michael harmless for damages to or damages caused by any subsurface or subterranean utilities or structures which are not correctly located by Client or which Kirkham Michael could not locate using a reasonable standard of care.

5. INVOICING AND PAYMENT

The Client, recognizing that timely payment is a material part of the consideration of this agreement, shall promptly pay Kirkham Michael for services performed in accordance with the rates and charges set forth herein. Invoices will be submitted by Kirkham Michael on a monthly basis and shall be due and payable upon receipt. The Client shall pay an additional charge of one and one half percent (1.5%) (or the maximum percentage allowed by law, whichever is lower,) of the invoiced amount per month for any payment received by Kirkham Michael more than thirty (30) calendar days from the invoice date. Payment thereafter shall first be applied to accrued interest and then to principal unpaid amount.

If the Client for any reason fails to pay the undisputed portion of Kirkham Michael's invoices within thirty calendar days from the invoice date, Kirkham Michael may cease work on the project and the Client shall waive any claim against Kirkham Michael and shall defend and indemnify Kirkham Michael from and against any claims for injury or loss stemming from Kirkham Michael's cessation of services. Client shall also pay Kirkham Michael the cost associated with premature project demobilization. In the event the project is remobilized, Client shall also pay the cost of remobilization and shall renegotiate appropriate contract terms and conditions such as those associated with the budget, schedule or scope of services.

Unless the specific provisions of Proposal provide otherwise or the Current Year Schedule of Fees is not incorporated, then payment under this Agreement is based upon cost reimbursement (e.g., hourly rate, time and materials, direct personnel expense or per diem), and the provisions of the following sub-paragraphs shall apply:

a. The minimum time segment for billing field work is four (4) hours. The minimum time segment for billing work performed at an office is one-half (1/2) hour.

b. Project subcontracts (e.g. drilling, trenching, special testing, surveying, etc.) will be billed at cost plus 15% for handling and administration.

c. Other direct costs, excluding travel and subsistence, are payable at actual documented cost plus 10% for handling and administration. This shall include such items as shipping, communication, printing and reproduction, computer services, supplies and equipment, and equipment items rented from commercial sources. Travel and subsistence expenses of personnel when on business connected with the Project are reimbursable at cost plus 10%. The use of reusable field and support equipment owned by Kirkham Michael will be billed at negotiated rates. In the event that equipment does not have a current rate, a daily rate of 2% of purchase price of equipment will be used.

d. When applicable, rental charges will be applied to cover the cost of pilot-scale facilities or equipment, apparatus, instrumentation, or other technical machinery. When such charges are applicable, Client will be advised at the start of an assignment, task or phase. Analyses performed in Kirkham Michael or Kirkham Michael's subconsultants' laboratories will be billed on a unit-cost-per-analysis basis, unless specified otherwise in the accompanying Proposal (Scope of Services).

KIRKHAM MICHAEL

General Terms and Conditions

e. Invoices based upon cost reimbursement will be submitted showing labor (hours worked) and total expense, but not actual documentation. If requested by Client, documentation will be supplied at the cost of providing such documentation, including labor and copying costs.

6. CHANGES OR DELAYS

Unless the accompanying Proposal provides otherwise, the proposed fees constitute Kirkham Michael's estimate to perform the services required to complete the Project as Kirkham Michael understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the Project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. Kirkham Michael will inform CLIENT of such situations so that negotiation and compensation can be accomplished as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance of the services, whether or not changed by any order, an equitable adjustment shall be made, and the Agreement modified accordingly. Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of either party's obligations results from any cause beyond either party's reasonable control and without either party's negligence.

7. LIMITATION OF LIABILITY

Kirkham Michael's liability is limited to amount of Kirkham Michael's compensation or the amount of fifty thousand dollars ($50,000) whichever is less. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Kirkham Michael and Kirkham Michael 's directors, officers, principals, managers, employees, agents and Kirkham Michael's consultants and subconsultants, and any of them, to Client and anyone claiming, by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Kirkham Michael or Kirkham Michael's directors, officers, principals, managers, employees, agents and Kirkham Michael's consultants and subconsultants, or any of them, shall not exceed the total compensation received by Kirkham Michael under this Agreement.

8. INSURANCE

Kirkham Michael agrees to purchase, at its own expense, Workers' Compensation Insurance and Comprehensive General Liability Insurance and will upon request, furnish insurance certificates to Client. Kirkham Michael agrees to indemnify Client for the claims covered by Kirkham Michael's insurance subject to the limitation of liability contained in Section 7. Kirkham Michael agrees to purchase additional insurance if requested by Client (presuming such insurance is reasonably available from carriers acceptable to Kirkham Michael), provided the costs for additional insurance are reimbursed by Client.

9. INDEMNIFICATION

Client and Kirkham Michael each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and Kirkham Michael, they shall be borne by each party in proportion to its negligence.

10. CONSEQUENTIAL DAMAGES

The Client shall not be liable to Kirkham Michael and Kirkham Michael shall not be liable to the Client for any consequential damages incurred by either party due to the fault of the other, regardless of the nature of this fault or whether it was committed by the Client or Kirkham Michael, their employees, agents, or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

11. TERMINATION

Either party may terminate the Agreement, in whole or in part, fourteen (14) days after giving written notice, if the other party substantially fails to fulfill its obligations under the Agreement through no fault of the terminating party. Where method of payment is "lump sum," the final invoice will include all services and expenses associated with the Project up to the effective date of termination. Where method of payment is based upon cost reimbursement, the final invoice will include all services and expenses associated with the Project up to the effective date of termination. In any event, an equitable adjustment shall be made to provide for termination settlement costs Kirkham Michael incurs relating to commitments that had become firm before termination, and for a reasonable profit for services performed.

12. GOVERNING LAW

This Agreement is to be governed by and construed in accordance with the laws of the State of Nebraska, unless mutually agreed in writing by Client and Kirkham Michael to be in accordance with the laws of the state where the Project is located.

13. DISPUTE RESOLUTION

Client and Kirkham Michael agree that as a prerequisite to the filing of a lawsuit or a demand for arbitration, they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of this Agreement.

14. HAZARDOUS ENVIRONMENTAL CONDITIONS AND DISPOSAL OF CONTAMINATED MATERIAL

It is understood and agreed that Kirkham Michael is not, and has no responsibility as a handler, generator, treater, or storer, transporter, or disposer of hazardous or toxic substances found or identified at the Project site. It is acknowledged by both parties that Kirkham Michael's scope of services does not include any services related to the presence or discovery at the site of asbestos, PCBs, petroleum, hazardous waste, radioactive materials or any other hazardous material or toxic substance. Client acknowledges that Kirkham Michael is performing professional services for Client and Kirkham Michael is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA). CLIENT shall undertake or arrange for the handling, removal, treatment, storage, transportation, and disposal of hazardous substances or constituents found or identified at the Project site.

15. CONFIDENTIALITY

Kirkham Michael shall maintain as confidential and not disclose to others without Client's prior written consent all information obtained from Client that was not otherwise previously known to Kirkham Michael or in the public domain and is expressly designated by Client in writing to be "CONFIDENTIAL." The provisions of this paragraph shall not apply to information in whatever form that (1) is published or comes into the public domain through no fault of Kirkham Michael, (2) is furnished by or obtained from a third party who is under no obligation to keep the information confidential, or (3) is required to be disclosed by law on order of a court, administrative agency, or other authority with proper jurisdiction.

Client agrees that Kirkham Michael may use and publish Client's name and a general description of Kirkham Michael's services with respect to the Project in describing Kirkham Michael's experience and qualifications to other Clients or potential Clients.

KIRKHAM MICHAEL

General Terms and Conditions

16. OWNERSHIP OF DOCUMENTS, RE-USE OF DOCUMENTS AND USE OF ELECTRONIC MEDIA

All documents including drawings and specifications prepared or furnished by Kirkham Michael (and Kirkham Michael's affiliates, subsidiaries, independent professional associates, consultants, and subconsultants) pursuant to this Agreement are instruments of service in respect of the Project, and Kirkham Michael shall retain an ownership and property interest therein, whether or not the Project is completed. Client may make and retain copies for information and reference in connection with the Project; however, such documents are not intended or represented to be suitable for re-use by Client or others as extensions of the Project or on any other project. Any Client re-use without written verification or adaptation by Kirkham Michael for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Kirkham Michael or Kirkham Michael's affiliates, subsidiaries, independent professional associates, consultants, and subconsultants with respect to any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of or resulting there from. Any such verification or adaptation will entitle Kirkham Michael to further compensation at rates to be agreed upon by Client and Kirkham Michael.

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Kirkham Michael. Files in electronic media format or text, data, graphic or other types that are furnished by Kirkham Michael to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Kirkham Michael makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Kirkham Michael at the time electronic files were furnished to the Client.

17. CONTROLLING AGREEMENT

These General Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document regarding Kirkham Michael's services. If any of these General Terms and Conditions are determined to be invalid or unenforceable in whole or part by a court of competent jurisdiction, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties hereto. The parties agree to reform this Agreement to replace any such invalid or unenforceable provision with a valid and enforceable provision that as closely as possible expresses the intention of the stricken provision.

These General Terms and Conditions shall survive the completion of the services under this Agreement and the termination of this Agreement for any cause. This Agreement between Client and Kirkham Michael shall pertain only to the benefit of the parties hereto, and no third party shall have rights hereunder.

18. OPINIONS OF PROBABLE COST

Opinions of probable cost, cost estimates, and construction cost estimates provided herein are made based upon Kirkham Michael's experience and qualifications as professional engineers. However, since Kirkham Michael has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s') methods of determining prices, or over competitive bidding or other market conditions, any opinions of cost shall be accepted by Client subject to Paragraph 3 of these General Terms and Conditions.

In the event Client desires a level of accuracy of an estimate which establishes cost ceilings or detailed cost component analyses, Kirkham Michael will upon written authorization from Client secure the services of a specialized cost estimating and analyzing firm acceptable to Client. The Client shall agree to the payment of additional compensation as required.

19. CONSTRUCTION PHASE SERVICES

If this Agreement provides for any construction phase services by Kirkham Michael, it is understood that the Contractor, not Kirkham Michael is responsible for the construction of the project, and that Kirkham Michael is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

Kirkham Michael understands that the Client has sole right to decide whether to engage Kirkham Michael for Construction Phase Services. In the event the Client chooses to not include Kirkham Michael in Construction Phase Services, the Client shall be solely responsible for interpreting the Contract Documents and observing the Work of the Contractor to discover, correct or mitigate errors, inconsistencies or omissions. If the Client authorizes deviations, recorded or unrecorded, from the documents prepared by Kirkham Michael, the Client shall not bring any claim against Kirkham Michael and shall indemnify and hold Kirkham Michael, its agents and employees harmless from and against any claims, losses, damages and expenses, including but limited to defense costs and time of Kirkham Michael professionals, to the extent such claim, loss, damage or expense arises out such deviations.

20. PROPRIETARY DATA

The technical and pricing information contained in the accompanying Proposal or this Agreement is to be considered Confidential and Proprietary, and is not to be disclosed or otherwise made available to third parties without the express written consent of Kirkham Michael.

Exhibit B
SCOPE OF SERVICES

Project Scope
The City of Ankeny is interested in designing and constructing a culvert to convey Otter Creek under the future extension of NE Spectrum Drive. The culvert will be designed with consideration for the future development project. Coordination with the developer's engineer will be required.

The proposed design will be an Iowa Department of Transportation (Iowa DOT) standard cast-in-place Reinforced Concrete Box (RCB) Culvert. It is assumed that Iowa DOT standard headwalls will be utilized on this project. The project will include black vinyl chain link fencing on the culvert headwalls. No other aesthetic enhancements are included.

Engineering Services to be Provided
The scope of services to be performed shall be completed in accordance with generally accepted standards of practice and shall include the services and supplies to complete the following tasks:

I. PROJECT MANAGEMENT
This task will be ongoing throughout the project duration. Andrew Putz will serve as the Consultant Project Manager. The Consultant Project Manager will serve as primary point of contact, manage project schedule and budget, and be responsible for coordinating work of design team members. The Consultant Project Manager will provide continuous project administration, management and coordination of tasks and activities, preparation of monthly progress reports, issuing of invoices and billings, ensuring appropriate quality assurance/quality control and other project management related activities deemed necessary to ensure efficient and timely project completion.

II. PRELIMINARY DESIGN
Preliminary plans shall be prepared and submitted to the City of Ankeny, in accordance with the Preliminary Plan Guidelines in the Instructional Memorandums to Local Public Agencies. Hydraulic models will be created by the Engineer as necessary to develop culvert size and prepare permit applications to IDNR/USACE. Proposed horizontal alignment and vertical profile will be provided by the developer's engineer. The final street typical section is assumed to be 39' back-to-back of curbs with a 5' sidewalk on each side of the street. The corridor will have a 70' Right-of-Way width. It is also desired to have a dedicated 10' – 15' area just outside of the Right-of-Way for future utility easements before beginning the 3:1 foreslopes.

A. **Topographic Survey –**Engineer to provide supplemental survey required specifically for the culvert design. Full site survey will be requested from Developers Engineer along with the use of Lidar to supplement hydraulic modeling.

B. **Hydraulic Analysis –** Engineer will evaluate up to two culvert options as part of the hydraulic analysis.

C. **Environmental Concurrence and Phase I Cultural Resource Survey –**

   a. **Wetland Delineation -** Engineer will compile and assess existing site information using web-based Geographical Information Systems (GIS). Data to review includes project location maps, National Wetlands Inventory maps, City of Ankeny Soil Survey maps and tables, and aerial

4390 114th Street ◆ Urbandale, IA 50322 ◆ (515) 270-0848 ◆ FAX (515) 270-1067

photographs. Based on the results of this investigation, areas requiring field investigation will be identified. Non-agricultural areas including potential wetlands and stream channels will be investigated according to the 1987 Corps of Engineers Wetland Delineation Manual and the 2010 Midwest Regional Supplement. All potentially jurisdictional areas will be field reviewed for hydrophytic vegetation, hydric soils, and wetland hydrology. Field identified wetlands will be flagged, if requested by the Owner. Delineation information will be recorded on Wetland Determination Data Forms: Midwest Region.

b. **Threatened and Endangered Species (TES) Evaluation -** Engineer will complete a reconnaissance level assessment of the project site to determine the presence of listed threatened and endangered species and/or their favored habitats. This task does not include intensive species-specific surveys that may be required should state or federal regulatory agencies require detailed investigations. A summary of the evaluation results will be included in the Wetland Investigation Report along with an agency coordinated IaDOT Determination of Effect Form.

c. **Wetland Investigation Report -** A technical report will be prepared to summarize the quantity and extent of jurisdictional waters of the proposed project area. The report will include delineated acreage, an assessment of adjacency, an assessment of the drainage resources, a location map of identified jurisdictional waters, data sheets documenting field findings, photographic record of site conditions, and summaries of the T&E Species Evaluation. An electronic PDF copy will be provided to the client for record and further dissemination.

d. **Cultural/Historical/Archaeological Evaluation –** Includes a Cultural Resources Evaluation from the Office of the State Archaeologist (OSA). Detailed site investigation or archaeological survey, if required to obtain clearance, will be considered extra work.

D. Submittal to Permitting Agencies –

a. **US Army Corps of Engineers (USACE)** - The Engineer shall prepare and make application submittal for a Nationwide 404 Permit from the USACE. An Individual 404 Permit from USACE is not expected to be required. Application for an Individual 404 Permit, if necessary, will be considered extra work. Services to provide wetland delineation are included. Preparation of a wetland mitigation plan, if required, will be considered extra work.

b. **Iowa Department of Natural Resources (IDNR)** - Application for a Floodplain permit from IDNR is expected and will be made as part of this project. Hydraulic modeling revisions required by IDNR review that are beyond the control of the Engineer will be considered extra work. Submittal to IDNR will be made to request review for threatened or endangered species.

c. Any additional permit application submittals, if necessary, will be considered extra work.

III. FINAL DESIGN

Check plans and final plans shall be prepared in accordance with the Check and Final Plan Guidelines in the Instructional Memorandums to Local Public Agencies. Final plans will provide culvert length, construction joint locations, and elevations. Culvert barrel dimensions and reinforcing details will be provided by referencing IaDOT standard drawings. Plans will include a Pollution Prevention Plan. NPDES permit application is included as the disturbed area will likely be more than 1.0 acre.

A. Materials Testing – Geotechnical investigation for the culvert will be provided at actual cost charged by a sub-consultant selected and hired by the Engineer. It is assumed that three borings will be taken at locations dependent on the final alignment as provided by the Developers Engineer.

4390 114th Street ◆ Urbandale, IA 50322 ◆ (515) 270-0848 ◆ FAX (515) 270-1067

IV. LETTING AND CONSTRUCTION

The Engineer will perform construction administration / observation services during construction if requested by the City of Ankeny. These construction phase services would be contracted through an amendment to this agreement.

A. The project will be let by the City of Ankeny and the Engineer shall supply the necessary documents for this process using City of Ankeny templates for the front ends and the SWPPP.

B. The Engineer shall answer questions from potential contractors, subcontractors, and suppliers, and coordinate with the City of Ankeny during this phase of services.

C. The Engineer shall attend the meeting at which bids are received, tabulate the bids, and make recommendations to the City Council regarding the awarding of the construction contract to the lowest qualified bidder.

V. EXCLUSIONS

These items are not part of this agreement and would be considered extra work. If it is determined that any of these items are needed, they may be added to this contract through a supplemental agreement.

A. Wetland Mitigation Planning/Design – To be determined after preliminary design.

B. Federal Emergency Management Agency (FEMA) – It is not expected that revisions to Flood Insurance Rate Maps (CLOMR / LOMR) will be required.

C. Utility Design / Relocations – Utility design is not included. RCB could be designed to accommodate storm sewer connection if required.

E. Legal Survey / Plats – Not part of this contract. To be provided by developer's engineer.

F. Right-of-Way Acquisition - Not a part of this contract.

<u>Project Schedule</u>

It is understood that the City of Ankeny is targeting an early 2027 letting for this project. A total duration of 8 months after notice to proceed is estimated for this scope of work based on current agency review times. The engineer has received a conceptual plan from the developer's engineer. Confirmed final geometry of the roadway will be needed during preliminary design. Delays in receiving those files could push the project schedule.

4390 114th Street ◆ Urbandale, IA 50322 ◆ (515) 270-0848 ◆ FAX (515) 270-1067

Exhibit C
LOCATION MAP

4390 114th Street • Urbandale, IA 50322 • (515) 270-0848 • FAX (515) 270-1067

Exhibit D

FEE ESTIMATE AND HOURLY RATES

A) For full and complete compensation for work, materials, and services furnished for the Scope of Services in this Agreement, the Engineer shall be paid the following fees, including any authorized reimbursable expenses. The Owner shall pay fees associated with required permits.

I) PROJECT MANAGEMENT

General Project Management.....$ 7,430

Task I Estimated Cost: $7,430

II) PRELIMINARY DESIGN

Topographic Survey.....$ 3,430
Hydraulic Analysis.....$ 8,120
Wetland and TES Investigation.....$ 6,430
Submittals to Permitting Agencies.....$ 5,840
Preliminary Design and Drafting.....$17,320

Task II Estimated Cost = $41,140

III) FINAL DESIGN

Final Design and Drafting.....$22,030
Geotechnical Investigation*.....Estimated at $8,500

Task III Estimated Cost = $30,530

IV) LETTING AND CONSTRUCTION

General Letting Services.....$ 4,300

Task IV Estimated Cost = $4,300

**To be provided at actual cost charged by a sub-consultant hired by the Engineer.*

Project Total (Engineer) = $74,900.00
Project Total (Subconsultant) = $8,500.00
Total Not to Exceed Cost = $83,400.00

B) Work items not addressed in the Scope of Services included in this Agreement shall be considered extra work, and may be completed if required, at additional cost, to be negotiated at the time the work is found necessary.

C) The Engineer shall invoice the Owner monthly for services, and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the Owner's acceptance of Engineer's submission of final deliverables in accordance with the Scope of Services.

D) In consideration of said compensation, the Engineer agrees to perform all services, work, and/or provide all materials, supplies, and equipment, and to carry out the provisions of this Agreement in a good and workmanlike manner to the satisfaction of the Owner. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Engineer agrees to pay for the same in full; and at the time of payment by the Owner, to certify in writing to the Owner that said payments have been so made.

4390 114th Street ◆ Urbandale, IA 50322 ◆ (515) 270-0848 ◆ FAX (515) 270-1067

Kirkham Michael 2026 Billing Rate Schedule by Classification	
KM Classification	**2026 Billing Rate (Range)**
Principal	$260 - $300
Engineering Manager	$250 - $280
Principal Engineer	$215 - $250
Senior Scientist / NEPA Specialist	$145 - $180
Senior Engineer	$180 - $220
Associate Engineer	$150 - $180
Engineering Intern 1	$115 - $125
Engineering Intern 2	$125 - $135
Engineering Intern 3	$135 - $145
Design Manager	$140 - $170
Design Technician	$110 - $130
CADD Technician	$105 - $125
Licensed Surveyor	$160 - $200
Senior Project Surveyor	$150 - $180
Project Surveyor / Survey Manager	$140 - $170
Survey Crew Chief	$115 - $145
Construction Engineer	$160 - $200
Construction Manager	$120 - $160
Senior Construction Observer	$100 - $125
Associate Construction Observer	$85 - $105
Administrative	$80 - $110

Rates are subject to increase on January 1, 2027

4390 114th Street ◆ Urbandale, IA 50322 ◆ (515) 270-0848 ◆ FAX (515) 270-1067

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 3/10/26 @ 10:30 A.M. / date of hearing: 3/16/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding project which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), and estimated total cost; and setting a date for the filing of bids on the project.

The 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project includes the diamond grinding of the street and the sawing, cleaning, and filling of cracks and joints in PCC street pavement on SE Magazine Road from approximately 400 feet east of S Ankeny Boulevard / U.S. Highway 69 to just west of SE Delaware Avenue.

The construction improvements include the diamond grinding of approximately 16,250 SY of PCC pavement, the sawing, cleaning, and filling of approximately 17,500 LF of longitudinal joints, 9,750 LF of transverse joints, and 650 LF of miscellaneous cracks, and the installation of approximately 60 STA of permanent pavement markings. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than June 1, 2026 and no later than July 6, 2026. The contractor will have 30 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 16, 2026.
2. Post Notice to Bidders and Notice of Public Hearing: February 18, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: February 27, 2026
4. Bid Opening (10:30 A.M., Public Services Building): March 10, 2026
5. Public Hearing and Contract Award: March 16, 2026

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

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as March 10, 2026 and setting the public hearing date as March 16, 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding 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 18, 2026 and to be published in the Des Moines Register on February 27, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding: Notice to Bidders and Notice of Public Hearing
3. 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding: location map

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE 2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding; and

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

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

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

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

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

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

> The 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project includes the diamond grinding of the street and the sawing, cleaning, and filling of cracks and joints in PCC street pavement on SE Magazine Road from approximately 400 feet east of S Ankeny Boulevard / U.S. Highway 69 to just west of SE Delaware Avenue.
>
> The construction improvements include the diamond grinding of approximately 16,250 SY of PCC pavement, the sawing, cleaning, and filling of approximately 17,500 LF of longitudinal joints, 9,750 LF of transverse joints, and 650 LF of miscellaneous cracks, and the installation of approximately 60 STA of permanent pavement markings. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project

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

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to March 10, 2026, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on March 16, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on March 16, 2026.

PASSED AND APPROVED this 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

NOTICE TO BIDDERS AND
NOTICE OF PUBLIC HEARING

2026 PCC PAVEMENT PRESERVATION PROGRAM - SE MAGAZINE ROAD DIAMOND GRINDING

CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost for the **2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding** project at its meeting at **5:30 P.M. on the 16th 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=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09
   Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
   Dial: +1 312 626 6799
   Meeting ID: 973 1299 2966 Passcode: 1234

Time and Place for Filing Sealed Proposals

Sealed proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** according to the clock in the Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **10th day of March, 2026,** at the reception desk in said Ankeny Public Services Building. Proposals received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened and bids tabulated at **10:30 A.M. on the 10th day of March, 2026,** in said Ankeny Public Services Building. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 16th day of 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 June 1, 2026 and no later than July 6, 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 May 2026.

Contract Documents

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

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

Preference of Products and Labor

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

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

General Nature of the Public Improvement

2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING

The 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project includes the diamond grinding of the street and the sawing, cleaning, and filling of cracks and joints in PCC street pavement on SE Magazine Road from approximately 400 feet east of S Ankeny Boulevard / U.S. Highway 69 to just west of SE Delaware Avenue.

The construction improvements include the diamond grinding of approximately 16,250 SY of PCC pavement, the sawing, cleaning, and filling of approximately 17,500 LF of longitudinal joints, 9,750 LF of transverse joints, and 650 LF of miscellaneous cracks, and the installation of approximately 60 STA of permanent pavement markings. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid Security

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

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

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **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 fully complete the overall project within **thirty (30) working days.** Full completion for the overall project shall be defined as all work including permanent pavement markings installed, streets and driveways fully open to traffic, punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **One Thousand Dollars ($1,000.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Ankeny, Iowa.

Dated at Ankeny, Iowa, this **16th day of February, 2026.**

_____

Bobbi B. Bentz, Mayor

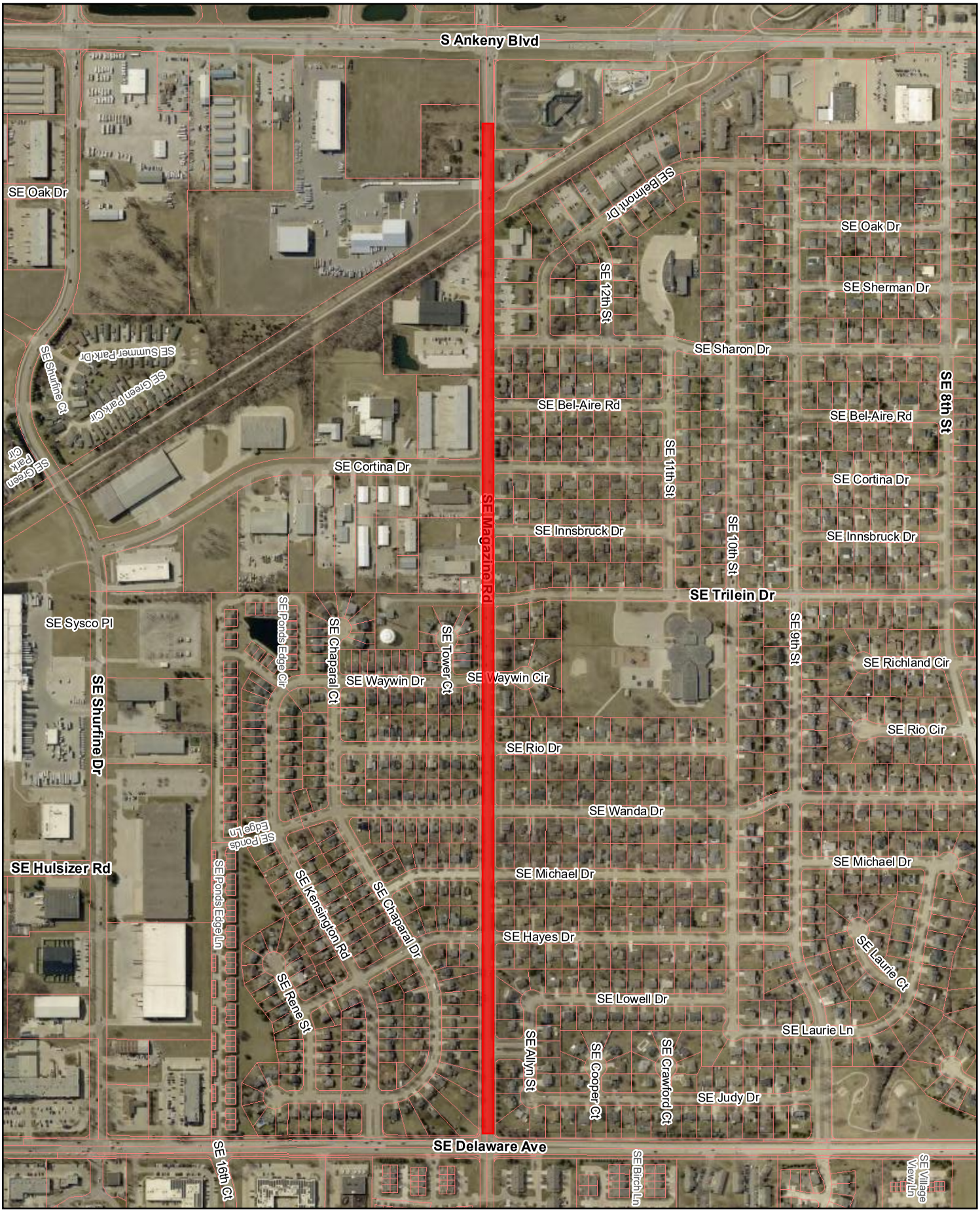
ATTEST:

_____

Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **18th day of February, 2026.**

Published in the Des Moines Register the **27th day of February, 2026.**



city of Ankeny
bringing it all together

2026 PCC Pavement Preservation Program
Map is for Locational Purposes Only.

W S N E

1 in = 600 ft
Date: 2/2/2026

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 3/10/26 @ 10:30 A.M. / date of hearing: 3/16/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street 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 North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project includes the installation of approximately 450 perennials, 200 ornamental grasses, a fully-functional drip irrigation system with electrical service, amended soils, and decorative rock in all four quadrants of the North Ankeny Boulevard and 5th Street, 9th Street, and 11th Street intersections. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than August 3, 2026 and no later than September 8, 2026 for Fall 2026 work, and/or no earlier than March 15, 2027 and no later than April 15, 2027 for Spring 2027 work. The contractor shall substantially complete the project no later than May 21, 2027 and fully complete the project two years after the project has been substantially completed. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: February 16, 2026.
2. Post Notice to Bidders and Notice of Public Hearing: February 18, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: February 27, 2026
4. Bid Opening (10:30 A.M., Public Services Building): March 10, 2026
5. Public Hearing and Contract Award: March 16, 2026

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

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as March 10, 2026 and setting the public hearing date as March 16, North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street 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 18, 2026 and to be published in the Des Moines Register on February 27, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street : Notice to Bidders and Notice of Public Hearing
3. North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street: location map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET, 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 NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET, 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 North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street; 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 North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street, 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 North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project includes the installation of approximately 450 perennials, 200 ornamental grasses, a fully-functional drip irrigation system with electrical service, amended soils, and decorative rock in all four quadrants of the North Ankeny Boulevard and 5th Street, 9th Street, and 11th Street intersections. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

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

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to March 10, 2026, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on March 16, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on March 16, 2026.

PASSED AND APPROVED this 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

NOTICE TO BIDDERS AND
NOTICE OF PUBLIC HEARING

NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS – 1ST STREET TO 11TH STREET
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 **North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street** project at its meeting at **5:30 P.M. on the 16th 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=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09
   Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
   Dial: +1 312 626 6799
   Meeting ID: 973 1299 2966 Passcode: 1234

Time and Place for Filing Sealed Proposals

Sealed proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** according to the clock in the Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **10th day of March, 2026,** at the reception desk in said Ankeny Public Services Building. Proposals received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened and bids tabulated at **10:30 A.M. on the 10th day of March, 2026,** in said Ankeny Public Services Building. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 16th day of 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 August 3, 2026 and no later than September 8, 2026 for Fall 2026 work, and/or no earlier than March 15, 2027 and no later than April 5, 2027 for Spring 2027 work,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in July 2026. **Work on the improvement is prohibited between December 1, 2026 and March 14, 2027.**

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

NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS – 1ST STREET TO 11TH STREET

The North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project includes the installation of approximately 450 perennials, 200 ornamental grasses, a fully-functional drip irrigation system with electrical service, amended soils, and decorative rock in all four quadrants of the North Ankeny Boulevard and 5th Street, 9th Street, and 11th Street intersections. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid Security

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

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

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **two (2)** years from and after acceptance of substantial completion of the overall project in accordance with the overall 2-year warranty period.

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.
Payments for plants will be made in accordance with SUDAS Standard Specifications Section 9030, 1.08, B.2:

a. **70% of unit price at acceptance.**
b. **15% of unit price at end of 1-year establishment period, upon completion of replacements.**
c. **15% of unit price at end of 2-year warranty period, upon installation of replacements.**

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 **no later than May 21, 2027**. Substantial completion for the overall project shall be defined as all utility and irrigation construction completed and all installed plant material is accepted by the Engineer, with the adjacent streets, driveways, and sidewalks fully open to traffic. Should the Contractor fail to substantially 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 Contractor shall fully complete the overall project two (2) years after the project has been substantially completed. Full completion for the overall project shall be defined as the overall 2-year warranty period completed, any dead/diseased/dying plants replaced, and all installed plant material in a healthy condition as determined by the Engineer. **The overall 2-year warranty period is defined as an initial 1-year establishment period after installation is accepted by the Engineer, immediately followed by an additional 1-year warranty period after expiration of the 1-year establishment period, in accordance with SUDAS Standard Specifications Section 9030, 3.13, B.**

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 **16th day of February, 2026.**

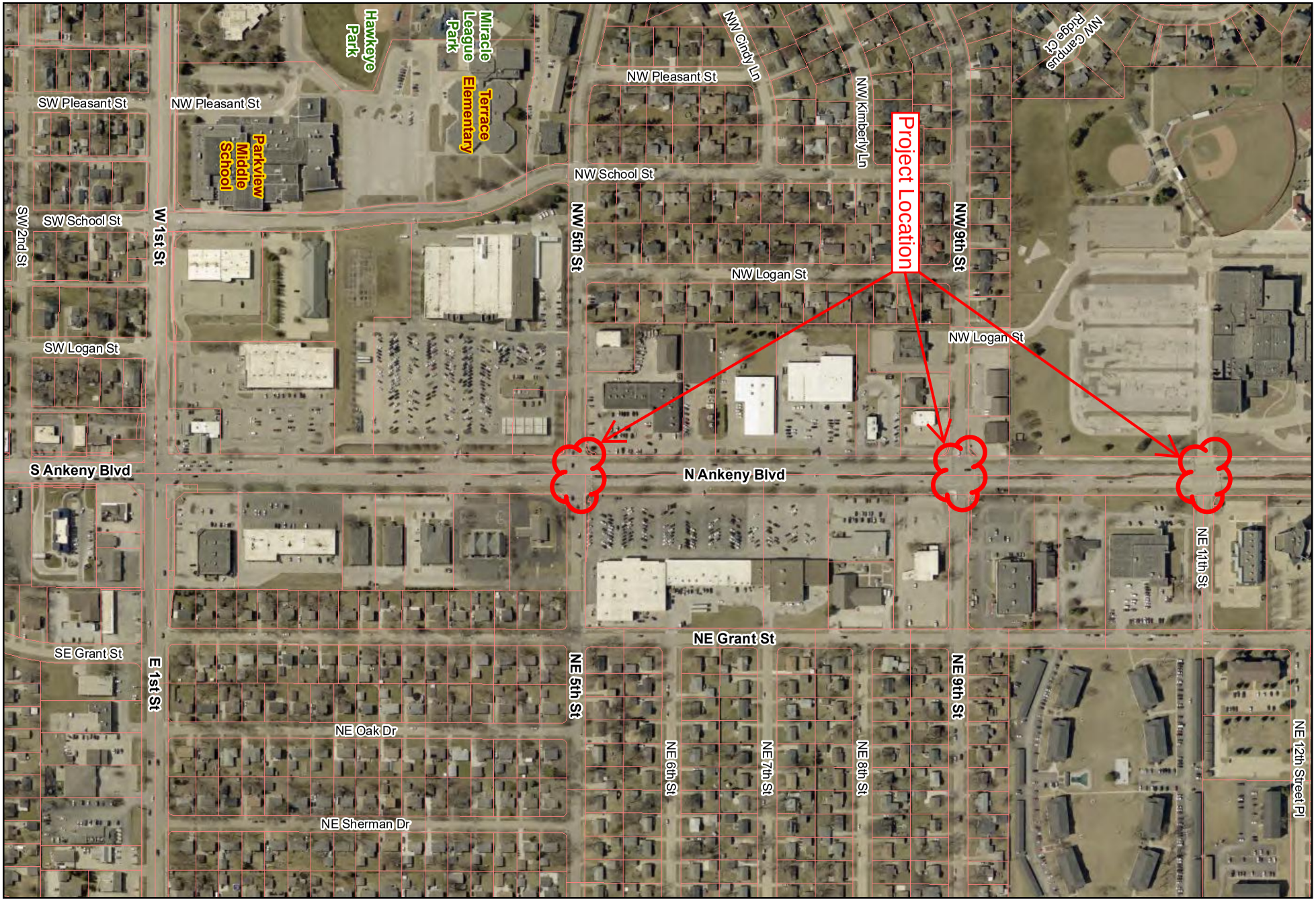
_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **18th day of February, 2026.**
Published in the Des Moines Register the **27th day of February, 2026.**

4910-6806-0558-1\10174-779



city of Ankeny
bringing it all together

N Ankeny Boulevard Landscaping Improvements - 1st St to 11th St
Map is for Locational Purposes Only.

1 in = 400 ft
Date: 2/10/2026

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** ratifying, confirming and approving cancellation of receipt of bids and the public hearing for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade essential infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The SE Oralabor Road & SE Four Mile Drive Traffic Signal was approved for bid letting at the City Council's February 2, 2026 meeting. Due to the unforeseen absence of key personnel, the finalization of construction plans has been delayed. The Public Works Department therefore recommends and requests cancellation of the receipt of bids scheduled for February 24, 2026, and public hearing scheduled for March 2, 2026. Re-initiation of the project is anticipated within the next four to six weeks, and construction will be completed in 2026 as intended by the 2026-2030 Capital Improvement Plan (CIP)

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve a motion adopting a **RESOLUTION** ratifying, confirming and approving cancellation of receipt of bids and the public hearing for the SE Oralabor Road & SE Four Mile Drive Traffic Signal

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.
February 2, 2026: The City Council approved ordering construction and fixing a date for hearing and taking bids.

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

Council Member _____ introduced the following Resolution entitled "RESOLUTION RATIFYING, CONFIRMING AND APPROVING CANCELLATION OF RECEIPT OF BIDS AND THE PUBLIC HEARING FOR THE SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION RATIFYING, CONFIRMING AND APPROVING CANCELLATION OF RECEIPT OF BIDS AND THE PUBLIC HEARING FOR THE SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL

WHEREAS, on February 2, 2026, the Council adopted a Resolution ordering construction of the SE Oralabor Road & SE Four Mile Drive Traffic Signal; and

WHEREAS, pursuant to said Resolution, the Council set February 24, 2026 as the date for receiving and opening bids with the results of the bids to be considered by the Council at the March 2, 2026 meeting;

WHEREAS, pursuant to said Resolution, the Council set March 2, 2026 as the date for a public hearing on the plans, specifications, form of contract and estimate of cost for the project.

WHEREAS, due to unforeseen circumstances that may impact the timing of the project, it was determined to be in the best interest of the City that the receipt and opening of bids and the public hearing be cancelled.

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

That the actions of the Project Engineer in cancelling the receipt and opening of bids on February 24, 2026 is hereby ratified, confirmed and approved.

That the actions of the City Clerk in cancelling the public hearing scheduled for March 2, 2026 is ratified, confirmed and approved.

PASSED AND APPROVED this 16th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** setting a public hearing on a Development Agreement between the City of Ankeny and Baker Mechanical, Inc. (date of hrg: 3/2/26 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Ensure economic vitality.

ACTION REQUESTED
Resolution

LEGAL
No legal review necessary for setting the date of a public hearing.

EXECUTIVE SUMMARY

Baker Mechanical, Inc. (dba Baker Group) is planning to construct an approximately 37,500 square foot office addition located at 1600 SE Corporate Wood Drive in the City of Ankeny. Staff is still negotiating the terms of financial assistance, which will be in the form of property tax rebates, to assist Baker Group with this expansion.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve setting the public hearing on March 2, 2026 at 5:30 PM.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The terms of financial assistance provided to Baker Group have not been finalized.

PUBLIC OUTREACH EFFORTS

A public hearing will be held March 2, 2026.

ACTION REQUESTED

ATTACHMENTS

1. Baker Mechanical Public Hearing Resolution
2. NOH - Development Agreement - Baker Mechanical Inc.

RESOLUTION XX-XXX

A RESOLUTION SETTING A PUBLIC HEARING ON A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANKENY & BAKER MECHANICAL, INC.

WHEREAS, Baker Mechanical, Inc. is considering constructing an approximately 37,500 square foot building addition on property located 1600 SE Corporate Woods Drive, said property located in the City of Ankeny and eligible for Targeted Industry Incentive Policy incentives; and

WHEREAS, this project will provide capital investment and expand employment within the City of Ankeny and the State of Iowa; and

WHEREAS, city staff is negotiating a development agreement between the City of Ankeny and Baker Mechanical, Inc. related to the development costs in accordance with City Council policy; and

WHEREAS, the City Council will consider approval of a development agreement with Baker Mechanical, Inc. to provide financial assistance in the form of property tax rebates.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa sets a public hearing on the proposed development agreement for March 2nd, 2026 at 5:30 p.m.

Passed and approved this 16th day of February, 2026.

_____
Bobbi B. Bentz, Mayor

_____
Michelle Yuska, City Clerk

NOTICE OF HEARING ON PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA AND BAKER MECHANICAL, INC.

Notice is hereby given that a public hearing will be held by the City of Ankeny, Iowa on the 2nd day of March 2026 at 5:30 P.M. in the City Council Chambers located at Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023, for the purpose of considering approval of a development agreement with Baker Mechanical, Inc. The development agreement will provide financial assistance in the form of tax rebates of property tax paid by Baker Mechanical, Inc. or its assigns.

At the aforementioned time, oral comments may be made on the proposal to enter into the Development Agreement. Written comments may be filed and sent to Ankeny City Hall, 410 West First Street, Ankeny, IA 50023 prior to 4:30 P.M. on March 2, 2026. After said hearing, the City may take action on said Development Agreement.

DATED this 16th day of February, 2026.

_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the Xth day of XXXXXX, 2025.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa (for essential corporate purposes), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes (for essential corporate purposes) are being proposed to fund the 2026 Capital Improvement Program.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend fixing date for a meeting on the authorization of the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa (for essential corporate purposes), and providing for publication of notice thereof.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The 2026-2030 Capital Improvement Program was approved by the City Council on December 15, 2025.

FISCAL IMPACT

The not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes (for essential corporate purposes) will be repaid with property taxes, specifically those collected through the City's debt service levy and a small portion will be abated by storm water revenues.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $16,250,000 GENERAL OBLIGATION BONDS OR CAPITAL LOAN NOTES OF THE CITY OF ANKENY, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $16,250,000 GENERAL OBLIGATION BONDS OR CAPITAL LOAN NOTES OF THE CITY OF ANKENY, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Ankeny, State of Iowa, should provide for the issuance of General Obligation Bonds or Capital Loan Notes, to the amount of not to exceed $16,250,000, as authorized by Sections 384.24A and/or 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Bonds or Capital Loan Notes shall be payable from the Debt Service Fund; and

WHEREAS, before issuing General Obligation Bonds or Capital Loan Notes, it is necessary to comply with the provisions of the Code of Iowa, and to publish a notice of the proposal to issue such bonds or notes and of the time and place of the meeting at which the Council proposes to take action for the issuance of the Bonds or Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at 5:30 P.M., on the 2nd day of March, 2026, for the purpose of taking action on the matter of the authorization of the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes, for essential corporate purposes, the proceeds of which bonds will be used to provide funds to pay the costs of opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon, the construction, reconstruction, and repairing of any street improvements, sidewalks and pedestrian underpasses and overpasses, bridges, culverts, retaining walls, underpasses, grade crossing separations and approaches, storm sewers, sanitary sewers, water service lines, street lighting fixtures, connections, facilities and improvements, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements, and for the collection and disposal of surface waters and streams; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including trails; equipping of the fire, police, sanitation, street, and civil defense departments and the acquiring, developing, and improving of a geographic computer data base system suitable for automated mapping and facilities management; and acquisition of peace officer communication equipment and other emergency services communication equipment and systems.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the proposed issuance.

Section 4. The notice of the proposed action to issue shall be in substantially the following form:

(To be published on or before: February 17, 2026)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $16,250,000 GENERAL OBLIGATION BONDS OR CAPITAL LOAN NOTES (ECP) OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ankeny, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 5:30 P.M., in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at which meeting the Council proposes to take additional action for the authorization of the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon, the construction, reconstruction, and repairing of any street improvements, sidewalks and pedestrian underpasses and overpasses, bridges, culverts, retaining walls, underpasses, grade crossing separations and approaches, storm sewers, sanitary sewers, water service lines, street lighting fixtures, connections, facilities and improvements, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements, and for the collection and disposal of surface waters and streams; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including trails; equipping of the fire, police, sanitation, street, and civil defense departments and the acquiring, developing, and improving of a geographic computer data base system suitable for automated mapping and facilities management; and acquisition of peace officer communication equipment and other emergency services communication equipment and systems. Principal and interest shall be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed $14.30. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The bonds or notes may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes

for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or Capital Loan Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Bonds or Notes.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Sections 384.24A and/or 384.25 of the Code of Iowa.

Dated this 16th day of February, 2026.

_____

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16th day of February, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes (GCP) of the City of Ankeny, State of Iowa (for general corporate purposes), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes (for general corporate purposes) are being proposed to fund the Annual Park Development Program - Crossings at Deer Creek Park and the Hawkeye Park Sports Complex Tennis Courts Reconstruction projects in the 2026 Capital Improvement Program.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend fixing date for a meeting on the authorization of the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes (GCP) of the City of Ankeny, State of Iowa (for general corporate purposes), and providing for publication of notice thereof.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The 2026-2030 Capital Improvement Program was approved by the City Council on December 15, 2025.

FISCAL IMPACT

The not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes (for general corporate purposes) will be repaid with property taxes, specifically those collected through the City's debt service levy.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $1,380,000 GENERAL OBLIGATION BONDS OR CAPITAL LOAN NOTES (GCP) OF THE CITY OF ANKENY, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $1,380,000 GENERAL OBLIGATION BONDS OR CAPITAL LOAN NOTES (GCP) OF THE CITY OF ANKENY, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Ankeny, State of Iowa, should provide for the issuance of General Obligation Bonds or Capital Loan Notes, to the amount of not to exceed $1,380,000, as authorized by Sections 384.24A and/or 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population in excess of 75,000, and the Bonds or Notes for these purposes do not exceed $1,384,499; and

WHEREAS, the Bonds or Capital Loan Notes shall be payable from the Debt Service Fund; and

WHEREAS, before issuing General Obligation Bonds or Capital Loan Notes, it is necessary to comply with the provisions of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds or Capital Loan Notes and the right to petition for an election.

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

Section 1. That this Council meet in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at 5:30 P.M., on the 2nd day of March, 2026, for the purpose of taking action on the matter of the authorization of the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes, for general corporate purposes, the proceeds of which will be used to provide funds to pay the costs of acquisition, construction, reconstruction, enlargement, improvement, and equipping a new city park near Deer Creek; and acquisition, construction, reconstruction, enlargement, improvement, and equipping the Hawkeye Park Sports Complex, including tennis court reconstruction, and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "general corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the proposed issuance.

Section 4. The notice of the proposed action to issue shall be in substantially the following form:

(To be published on: February 17, 2026)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $1,380,000 GENERAL OBLIGATION BONDS OR CAPITAL LOAN NOTES (GCP) OF THE CITY (FOR GENERAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ankeny, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 5:30 P.M., in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at which meeting the Council proposes to take additional action for the authorization of the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, to be issued to provide funds to pay the costs of acquisition, construction, reconstruction, enlargement, improvement, and equipping a new city park near Deer Creek; and acquisition, construction, reconstruction, enlargement, improvement, and equipping the Hawkeye Park Sports Complex, including tennis court reconstruction.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds or Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24A and/or 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or Capital Loan Notes or will abandon the proposal to issue said Bonds or Capital Loan Notes.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Sections 384.24A and/or 384.26 of the Code of Iowa.

Dated this 16th day of February, 2026.

_____

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16th day of February, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa (for essential corporate urban renewal purposes (ECP/UR)), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes (for essential corporate urban renewal purposes) are being proposed to fund the following projects in the 2026 Capital Improvement Program:

- NE 18th Street Bridge over Interstate 35
- NE Spectrum Drive RCB Culvert for Otter Creek
- South Ankeny Boulevard and SE Oralabor Road Intersection Improvements
- West 1st Street Widening and Improvements – Phase 2
- Interstate 35 and NE 36th Street Interchange Improvements
- SW 4th Street Reconstruction and Uptown Parking Improvements

The projects are located in the 1989 Ankeny Economic Development Urban Renewal Area, 1991 Ankeny Economic Development Urban Renewal Area and the Northeast Ankeny Urban Renewal Area.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend fixing date for a meeting on the authorization of the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa (for essential corporate urban renewal purposes (ECP/UR)), and providing for publication of notice thereof.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The 2026-2030 Capital Improvement Program was approved by the City Council on December 15, 2025.

FISCAL IMPACT

The not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes (for essential corporate urban renewal purposes) will be repaid with tax increment financing (TIF) revenues.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $4,700,000 GENERAL OBLIGATION URBAN RENEWAL BONDS OR CAPITAL LOAN NOTES OF THE CITY OF ANKENY, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES (ECP/UR)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $4,700,000 GENERAL OBLIGATION URBAN RENEWAL BONDS OR CAPITAL LOAN NOTES OF THE CITY OF ANKENY, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES (ECP/UR)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 236-91, adopted December 2, 1991, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the 1991 City of Ankeny Urban Renewal Plan for the 1991 City of Ankeny Urban Renewal Area, which is on file in the office of the Recorder of Polk County, Iowa; and

WHEREAS, by Resolution No. 2018-149, adopted March 19, 2018, this Council approved and adopted the Amended and Restated 1991 City of Ankeny Urban Renewal Plan for the 1991 City of Ankeny Urban Renewal Area; and

WHEREAS, by Resolution 2019-089, adopted March 4, 2019, this Council approved and adopted Amendment No. 1 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan, which Amendment confirmed and/or added urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, by Resolution 2021-373, adopted October 4, 2021, this Council approved and adopted Amendment No. 2 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan, which Amendment confirmed and/or added urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, by Resolution 2023-121, adopted March 6, 2023, this Council approved and adopted Amendment No. 3 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan, which Amendment confirmed and/or added urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, by Resolution No. 2025-049, adopted February 17, 2025, this Council approved and adopted Amendment No. 4 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan, which amendment confirmed and/or added urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, by Resolution No. 2026-____, adopted February 16, 2026, this Council approved and adopted Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan, which amendment confirmed and/or added urban renewal projects proposed to be undertaken within the Area including the SW 4th Street Reconstruction and Uptown Parking Project; and

WHEREAS, by Resolution No. 2010-287, adopted October 18, 2010, this Council found and determined that certain areas located within the city are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Northeast Ankeny Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area, which plan is on file in the office of the Recorder of Polk County, Iowa; and

WHEREAS, by Resolution No. 2021-375, adopted October 4, 2021, this Council approved and adopted the Amended and Restated Northeast Ankeny Urban Renewal Plan (the "NE Plan") for the Northeast Ankeny Urban Renewal Area (the "NE Area"); and

WHEREAS, by Resolution No. 2025-048, adopted February 17, 2025, this Council approved and adopted Amendment No. 1 to the NE Plan, which Amendment confirmed and/or added urban renewal projects proposed to be undertaken within the NE Area, including the NE 18th Street Bridge over Interstate 35 Project; and

WHEREAS, by Resolution No. 2026-____, adopted February 16, 2026, this Council approved and adopted Amendment No. 2 to the NE Plan, which Amendment confirmed and/or added urban renewal projects proposed to be undertaken within the NE Area, including the NE Spectrum Drive RCB Culvert for Otter Creek Project; and

WHEREAS, by Resolution No. 62-89, adopted April 17, 1989, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the 1989 Ankeny Economic Development Urban Renewal Plan (the "1989 Plan") for the 1989 Ankeny Economic Development Urban Renewal Area (the "1989 Area") described therein, which 1989 Plan has

been amended several times, most recently by Amendment No. 14 approved by Resolution No. 2026-___ adopted on February 16, 2026, and which 1989 Plan, as amended, is on file in the office of the Recorder of Polk County; and

WHEREAS, it is deemed necessary and advisable that the City of Ankeny, State of Iowa, should provide for the issuance of General Obligation Urban Renewal Bonds or Capital Loan Notes, to the amount of not to exceed $4,700,000, as authorized by Sections 384.24A and/or 384.25 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate urban renewal purpose project(s) as hereinafter described; and

WHEREAS, before issuing General Obligation Urban Renewal Bonds or Capital Loan Notes, to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds or Capital Loan Notes and the right to petition for an election.

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

Section 1. That this Council meet in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at 5:30 P.M., on the 2nd day of March, 2026, for the purpose of taking action on the matter of the authorization of the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes, for essential corporate urban renewal purposes, the proceeds of which will be used to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of chapter 403 and the Urban Renewal Plans, as amended, for the Amended and Restated 1991 City of Ankeny Urban Renewal Area (1991), the Amended and Restated Northeast Ankeny Urban Renewal Area (NE), and the 1989 Ankeny Economic Development Urban Renewal Area (1989), including the NE 18th Street Bridge over Interstate 35 (NE), Interstate 35 and NE 36th Street Interchange Improvements (NE), NE Spectrum Drive RCB Culvert (NE), South Ankeny Boulevard and SE Oralabor Road Intersection Improvements (1989), West 1st Street Widening and Improvements – Phase 2 (1989), and SW 4th Street Reconstruction and Uptown Parking Improvements (1991), and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "general corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City in preparing such sale information as may appear appropriate, to distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of an issuance on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language,

published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the proposed issuance.

Section 5. The notice of the proposed action to issue shall be in substantially the following form:

(To be published on or before: February 17, 2026)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $4,700,000 GENERAL OBLIGATION URBAN RENEWAL BONDS OR CAPITAL LOAN NOTES (ECP/UR) OF THE CITY (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ankeny, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 5:30 P.M., in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at which meeting the Council proposes to take additional action for the authorization of the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes, for essential corporate urban renewal purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, to be issued to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of chapter 403 and the Urban Renewal Plans, as amended, for the Amended and Restated 1991 City of Ankeny Urban Renewal Area (1991), the Amended and Restated Northeast Ankeny Urban Renewal Area (NE), and the 1989 Ankeny Economic Development Urban Renewal Area (1989), including the NE 18th Street Bridge over Interstate 35 (NE), Interstate 35 and NE 36th Street Interchange Improvements (NE), NE Spectrum Drive RCB Culvert (NE), South Ankeny Boulevard and SE Oralabor Road Intersection Improvements (1989), West 1st Street Widening and Improvements – Phase 2 (1989), and SW 4th Street Reconstruction and Uptown Parking Improvements (1991). Principal and interest on the proposed Bonds or Notes will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed $4.14. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The bonds or notes may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At any time before the date of the meeting, a petition, asking that the question of issuing such be submitted to the legal voters of the City, may be filed with the Clerk of the City, in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or Capital Loan Notes or will abandon the

proposal to issue said Bonds or Capital Loan Notes.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Sections 384.24A and/or 384.25 and 403.12 of the Code of Iowa.

Dated this 16th day of February, 2026.

_____

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16th day of February, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes are being proposed to fund the following projects in the 2026 Capital Improvement Program:

- SW Des Moines Street Utility Improvements
- South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street
- Elevated Water Storage Tower No. 4
- SCADA System Upgrade

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend fixing date for a meeting on the authorization of the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The 2026-2030 Capital Improvement Program was approved by the City Council on December 15, 2025.

FISCAL IMPACT

The not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes will be payable from and secured by the net revenues of the Water Utility.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $7,100,000 WATER REVENUE BONDS OR CAPITAL LOAN NOTES OF THE CITY OF ANKENY, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $7,100,000 WATER REVENUE BONDS OR CAPITAL LOAN NOTES OF THE CITY OF ANKENY, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Ankeny, State of Iowa, should provide for the issuance of Water Revenue Bonds or Capital Loan Notes, to the amount of not to exceed $7,100,000, as authorized by Sections 384.24A, 384.82 and/or 384.83, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out project(s) as hereinafter described; and

WHEREAS, Bonds or Capital Loan Notes shall be payable solely and only out of the Net Revenues of the Water Utility and shall be a first lien on the future Net Revenues of the Utility; and shall not be general obligations of the City or payable in any manner by taxation and the City shall be in no manner liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Bonds or Notes; and

WHEREAS, before issuing Water Revenue Bonds or Capital Loan Notes, it is necessary to comply with the provisions of the Code of Iowa, and to publish a notice of the proposal to issue such bonds or notes and of the time and place of the meeting at which the Council proposes to take action for the issuance of the Bonds or notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at 5:30 P.M., on the 2nd day of March, 2026, for the purpose of taking action on the matter of the authorization of the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes, the proceeds of which bonds will be used to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Water Utility, including the improvements along SW Des Moines Street and South Ankeny Boulevard, Elevated Water Storage Tower No. 4, and SCADA System Improvements.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the proposed issuance.

Section 3. The notice of the proposed action to issue shall be in substantially the following form:

(To be published on or before: February 17, 2026)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF THE ISSUANCE OF NOT TO EXCEED $7,100,000 WATER REVENUE BONDS OR CAPITAL LOAN NOTES, AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ankeny, State of Iowa, will hold a public hearing on the 2nd day of March, 2026, at 5:30 P.M., in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at which meeting the Council proposes to take additional action for the authorization of the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes, to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Water Utility, including the improvements along SW Des Moines Street and South Ankeny Boulevard, Elevated Water Storage Tower No. 4, and SCADA System Improvements. The Bonds or Capital Loan Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the Net Revenues of the Water Utility.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or Capital Loan Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Bonds or Notes.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Sections 384.24A, 384.82 and/or 384.83 of the Code of Iowa.

Dated this 16th day of February, 2026.

_____

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16th day of February, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

February 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Ord 2249 An Ordinance amending Chapter 6 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Ordinance – 1st Reading
LEGAL
Reviewed by Legal

EXECUTIVE SUMMARY

The City of Ankeny currently operates under the primary election method. Iowa Code Chapter 376 allows for cities to designate between a primary election, a run-off election or to operate under Iowa Code Chapter 44 or 45 in which neither a primary nor runoff election is required. Council members discussed the available election methods at the January 16, 2026 budget presentation meeting as well as at Council Action Planning Sessions on September 3 and October 21, 2024. The proposed ordinance updates the Municipal Code of the City of Ankeny, Iowa, to have nominations made for City elections in the manner provided by Iowa Code Chapter 45.

CITY MANAGER/STAFF RECOMMENDATIONS:

As part of previous cost savings or avoidance measures, eliminating primary elections was one of many presented to the Mayor and City Council for consideration. This specific measure is a cost avoidance strategy for the organization. The City Manager recommends approval of this item as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

January 16, 2026 City Council Department Budget Presentations; October 21, 2024 Council Action Planning Session; and September 3, 2024 Council Action Planning Session.

FISCAL IMPACT

By having nominations made for City elections in the manner provided by Iowa Code Chapter 45, the City would save money by not having to pay Polk County to conduct primary elections for the City. Ankeny has 22 precincts and the estimated cost is ~$2,000 - ~$2,200 per precinct, which would approximately cost ~$44,000 -

~$48,000 if nominations for the City of Ankeny Mayor or Council were the only primaries on the ballot. The total cost for the primary election can be lower as costs are shared among the jurisdictions (City, School, and/or DMACC) that have a race on the precinct ballot. The last time a primary election occurred in Ankeny was in July 2012.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept first consideration of ORDINANCE 2249.

ATTACHMENTS

1. Election Nomination Ordinance

ORDINANCE XXXX

An Ordinance amending Chapter 6 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections

---

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION 1. SECTION MODIFIED: That Chapter 6 City Elections of the Code of Ordinances of the City of Ankeny, Iowa, is repealed in its entirety and the following adopted in lieu thereof:

6.01 NOMINATING METHOD TO BE USED.

All candidates for elective municipal offices shall be nominated under the provisions of Chapter 45 of the *Code of Iowa*.

(Code of Iowa, Sec. 376.3)

6.02 CANDIDACY.

An eligible elector of the city may become a candidate for an elective city office by filing with the County Commissioner of Elections or the City Clerk a valid affidavit of candidacy and petition, in the form prescribed by the secretary of state, requesting that the elector's name be placed on the ballot for that office. The petition must be filed not more than 71 days or less than 47 days before the date of the election and must be signed by not less than seventy-five eligible electors.

(Code of Iowa, Sec. 45.1: and 376.4)

6.03 CANDIDATES ELECTED.

In a regular city election, the candidates receiving the greatest number of votes cast for each office on the ballot are elected, to the extent necessary to fill the positions open.

(Code of Iowa, Sec. 376.8(3))

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED at Ankeny, Iowa, this 16th day of March, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the 5th day of February, 2026

1st Consideration 02/16/2026
2nd Consideration 03/02/2026
3rd Consideration 03/16/2026