



ANKENY CITY COUNCIL

Regular Meeting

Monday, October 2, 2023

5:30 PM

Ankeny Kirkendall Public Library - City Council Chambers

1250 SW District Drive, Ankeny, Iowa

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro-Tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

All City Council meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing. To request information in an alternative format or request an accommodation to participate in a City Council meeting, contact the Office of the City Clerk at 965-6405.

Anyone seeking assistance in communicating with the City should contact Relay Iowa at 1-800-735-2942 (TDY), or 1-800-735-2943 (Voice).

ELECTRONIC MEETING INFORMATION

<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pd09>

Meeting ID: 973 1299 2966

Passcode: 1234

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

PROCEDURAL ACTIONS:

CALL TO ORDER:	Mark Holm, Mayor
ROLL CALL:	Michelle Yuska, City Clerk
PLEDGE OF ALLEGIANCE:	Mark Holm, Mayor

CEREMONY: none

A. PUBLIC FORUM:

1. Special Presentation: Central Iowa Water Works update – Ted Corrigan, Des Moines Water Works CEO and General Manager and Amy Kahler, Des Moines Water Works CFO

B. APPROVAL OF AGENDA:

1. Approval of the October 2, 2023 Agenda

Action# B1-1. Consider motion to approve and accept the October 2, 2023 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2023-55 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone certain property owned by 98 Investments, LLC, from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

Action# C1-1. Consider motion to close Public Hearing 2023-55.

2. PH 2023-56 Proposed request to vacate a drainage easement located on Lot 1 of Aspen Ridge Commercial Plat 3.

Action# C2-1. Consider motion to close Public Hearing 2023-56.

D. REPORTS OF ADVISORY BOARDS AND COMMISSION: none

E. APPROVAL OF CONSENT AGENDA:

• **Minutes**

CA - 1 Approval of official council actions of the regular meeting of September 18, 2023, 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 September 6, 2023.

CA - 3 Receive and file minutes of the Zoning Board of Adjustment meeting of September 6, 2023.

• **Licenses and Permits**

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

• **Finance/Budget**

CA - 5 Consider motion to approve Amendment #1 to the Professional Services Agreement increasing the contract amount by \$12,500.00 with SVPA Architects for design services associated with the Fire Station No. 4 project.

CA - 6 Consider motion to approve Payment #3 in the amount of \$286,373.28 to Absolute Concrete Construction, Inc. for construction services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements project.

- CA - 7** Consider motion to approve Payment #1 in the amount of \$46,513.90 to Concrete Connection, LLC for construction services on the Midway Park - Phase 2 Improvements project.
- CA - 8** Consider motion to approve Payment #17 in the amount of \$20,966.22 to Foth Infrastructure and Environment, LLC for engineering services on the North Four Mile Creek Trunk Sewer project.
- CA - 9** Consider motion to approve Payment #6 in the amount of \$60,553.50 to Foth Infrastructure and Environment, LLC for engineering services on the NW State Street Extension project.
- CA - 10** Consider motion to approve Payment #29 in the amount of \$1,485.00 to FOX Strand, for engineering services on the Ankeny ASR project.
- CA - 11** Consider motion to approve Payment #5 in the amount of \$27,331.25 to FOX Strand, for engineering services on the NE 36th Street & NE 38th Street Water Main Loop project.
- CA - 12** Consider motion to approve Payment #5 in the amount of \$7,231.02 to HGS, LLC, for construction services on the Rock Creek Greenbelt - Native Vegetation project.
- CA - 13** Consider motion to approve Payment #6 in the amount of \$4,511.00 to HR Green, Inc., for engineering services on the NW Irvindale Drive & NW 18th Street Intersection Improvements project.
- CA - 14** Consider motion to approve Payment #10 in the amount of \$26,102.28 to HR Green, Inc., for construction engineering services on the Oralabor Gateway Trail-SW State Street Underpass and SW Oralabor Road and SW State Street Safety Improvements project.
- CA - 15** Consider motion to approve Payment #7 in the amount of \$6,097.00 to MSA Professional Services, Inc., for engineering services on the Uptown Parking Improvements project.
- CA - 16** Consider motion to approve Payment #14 in the amount of \$37,082.15 to Short Elliott Hendrickson Inc., for engineering services on the S Ankeny Blvd Transmission Main project.
- CA - 17** Consider motion to approve Payment #31 in the amount of \$12,205.74 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
- CA - 18** Consider motion to approve Payment #32 in the amount of \$14,025.70 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd Landscape Improvements project.
- CA - 19** Consider motion to approve Payment #26 in the amount of \$31,342.35 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.
- CA - 20** Consider motion to approve Payment #17 in the amount of \$3,919.96 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 2 project.
- CA - 21** Consider motion to approve Payment #4 in the amount of \$7,558.75 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 3 project.
- CA - 22** Consider motion to approve Payment #5 in the amount of \$49,460.12 to Snyder & Associates, for engineering services on the S Ankeny Blvd Improvements SE

Peterson Dr to 1st St project.

CA - 23 Consider motion to approve Payment #5 in the amount of \$9,365.96 to Snyder & Associates, for engineering services on the SE Delaware Ave and SE 54th St Traffic Signal project.

CA - 24 Consider motion to approve Payment #6 in the amount of \$9,318.02 to Snyder & Associates, for engineering services on the SE Oralabor Rd & SE Creekview Dr Traffic Signal Replacement project.

CA - 25 Consider motion to approve Payment #10 in the amount of \$104,532.26 to Synergy Contracting, LLC, for construction services on the HTT Water Transmission Main & Drainage Improvements project.

CA - 26 Consider motion to approve the October 2, 2023 Accounts Payable.

- **Personnel Items - none**
- **Community Development Items**

CA - 27 Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, subdivision bonds for seeding and erosion control, performance and maintenance bonds for public improvements, sewer connection fee, platted easements, parkland dedication, and authorizing cost participation for sidewalk oversizing and 15-inch sanitary sewer for Pine Lake Estates Plat 1.

CA - 28 Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of sanitary sewer, storm sewer and water main in Pine Lake Estates Plat 1.

CA - 29 Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, and performance and maintenance bonds for the construction of subgrade in Pine Lake Estates Plat 1.

CA - 30 Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of street paving in Pine Lake Estates Plat 1.

CA - 31 Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement with DRA Properties, LC regarding traffic improvement items identified in the September 13, 2023 traffic study associated with the development of Pine Lake Estates Plat 1.

CA - 32 Consider motion to approve the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive, and NW Fairfield Court.

CA - 33 Consider motion to adopt **RESOLUTION** authorizing the Mayor of the City of Ankeny to request a cost estimate for a special census.

CA - 34 Consider motion to adopt **RESOLUTION** accepting final plat and platted easements for Ankeny Northwest Water Tower Plat 1.

- **Engineering Items**

CA - 35 Consider motion to adopt **RESOLUTION** authorizing the execution of a Predesign Agreement For Primary Road Project between the Iowa Department of Transportation (DOT) and the City of Ankeny, Iowa for the sharing of responsibilities for the proposed North Ankeny Boulevard Improvements-1st Street to 11th Street.

- **Capital Improvement Projects**

CA - 36 Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign Iowa DOT Certificate of Completion forms for both SE Crosswinds Drive RISE - Phase 1 and SE Crosswinds Drive RISE - Phase 2 projects.

CA - 37 Consider motion to adopt **RESOLUTION** ordering construction of the SE Delaware Avenue & SE 54th Street Traffic Signal and fixing a date for public hearing thereon and taking of bids therefor. (date of bid opening: 10/31/23 @ 10:30 A.M. / date of hrg: 11/6/23 @ 5:30 P.M.)

- **Administrative Items - none**
- **Approval of Consent Agenda Items**

1. Consent Agenda Items CA-1 through CA-37.

Action# E1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-37.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS: none

G. RECESS - Mark Holm, Mayor

H. LEGISLATIVE BUSINESS:

- **Approval of Ordinances:**

1. Ord 2150 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

Action# H1-1. Consider motion to accept third consideration of ORDINANCE 2150, sending it on its final passage and publication as required by law.

2. Ord 2151 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

Action# H2-1. Consider motion to accept third consideration of ORDINANCE 2151, sending it on its final passage and publication as required by law.

3. Ord 2152 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

Action# H3-1. Consider motion to accept third consideration of ORDINANCE 2152, sending it on its final passage and publication as required by law.

4. Ord 2153 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Action# H4-1. Consider motion to accept third consideration of ORDINANCE 2153, sending it on its final passage and publication as required by law.

5. Ord 2154 An Ordinance amending Chapter 82 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions to match current standards and practices for use of Multi-Use Recreational Trails.

Action# H5-1. Consider motion to accept third consideration of ORDINANCE 2154, sending it on its final passage and publication as required by law.

6. Ord 2155 An Ordinance amending Chapter 132 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions to match current standards and practices for use of Multi-Use Recreational Trails.

Action# H6-1. Consider motion to accept third consideration of ORDINANCE 2155, sending it on its final passage and publication as required by law.

7. Ord 2156 An Ordinance amending the Ankeny Municipal Code by adding a new Chapter 58, Urban Chickens, pertaining to the keeping of chickens within the City of Ankeny.

Action# H7-1. Consider motion to accept second consideration of ORDINANCE 2156.

8. Ord 2157 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone certain property owned by 98 Investments, LLC. (PH 2023-55)

Action# H8-1. Consider motion to accept first consideration of ORDINANCE 2157.

9. Ord 2158 An Ordinance vacating a drainage easement on Lot 1 of Aspen Ridge Commercial Plat 3. (PH 2023-56).

Action# H9-1. Consider motion to accept first consideration of ORDINANCE 2158.

10. Ord 2159 An Ordinance creating Chapter 49 of the Code of Ordinances of the City of Ankeny, Iowa, by creating provisions pertaining to camping within city limits.

Action# H10-1. Consider motion to accept first consideration of ORDINANCE 2159.

I. OLD BUSINESS: none

J. NEW BUSINESS:

1. Proposed North Ankeny Boulevard Improvements - 1st Street to 11th Street Professional Services Agreement with Snyder & Associates, Inc.

Action# J1-1. Consider motion to approve the Professional Services Agreement with Snyder & Associates, Inc. for the preliminary design engineering services on the North Ankeny Boulevard Improvements - 1st Street to 11th Street project in an amount not to exceed \$282,300.00 and authorize the Mayor to execute said agreement.

K. ADMINISTRATIVE BUSINESS:

- **Report of the City Staff:**

City Manager

City Attorney

- **Report of the Governing Body:**

Mayor

City Council Members:

Council Member Bentz

Council Member Perry

Council Member Ruddy

Council Member Shafer

Council Member Stearns

- **Future Council Agenda Items:**

- ***Public Hearing - Annexation - Hope Kimberley 2.0 - 10/16/23 @ 5:30 p.m.***
- ***Public Hearing - SE Delaware Ave & SE 54th St Traffic Signal - 11/6/23 @ 5:30 p.m.***
- ***Regular Council Meeting - 11/20/23 @ 5:30 p.m.***

L. ADJOURNMENT

1. Adjournment

Council Action Planning Session will commence following adjournment of regular meeting.



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

<https://zoom.us/j/97312992966?pwd=OEFOcWZGS0NYUmtNVDhNxcWZFak9Pd09>

Meeting ID: 973 1299 2966
Passcode: 1234

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:
Click to download
No Attachments Available



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

CALL TO ORDER:	Mark Holm, Mayor
ROLL CALL:	Michelle Yuska, City Clerk
PLEDGE OF ALLEGIANCE:	Mark Holm, Mayor

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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No Attachments Available



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Special Presentation: Central Iowa Water Works update – Ted Corrigan, Des Moines Water Works CEO and General Manager and Amy Kahler, Des Moines Water Works CFO

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Approval of the October 2, 2023 Agenda

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to approve and accept the October 2, 2023 agenda, with or without amendment.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023

5 : 30 PM

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

PH 2023-55: Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone certain property owned by 98 Investments, LLC, from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

EXECUTIVE SUMMARY:

The applicant, 98 Investments, LLC, requests to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. The area subject to the proposed rezoning consists of one parcel totaling 0.29 acres (+/-), located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion.

The subject property is currently zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The neighboring property to the north and east is zoned the same, while properties to the south are zoned C-2A, Central Business Commercial District, and properties to the west are zoned R-2, One-Family and Two-Family Residence District.

The proposed rezoning aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates this property as Uptown (UP). As described in The Ankeny Plan 2040 Comprehensive Plan, this land use category is meant to secure and promote the distinct area around Uptown Ankeny.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

On September 6, 2023, the Plan and Zoning Commission recommended City Council approval of the request by 98 Investments, LLC, to rezone certain property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

PUBLIC OUTREACH EFFORTS:

Legal Publication and notification.

The Plan and Zoning Commission held a public hearing at their meeting on August 22, 2023.

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-55.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 PH Coversheet
 Ordinance
 P&Z Minutes
 Staff Report
 Applicant Letter
 P&Z Stamped Rezoning Exhibit
 Aerial Map



PUBLIC HEARING 2023-55

5:30 P.M.

OCTOBER 2, 2023

PROPOSED REZONING OF CERTAIN PROPERTY OWNED BY 98 INVESTMENTS, LLC

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2157 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by 98 Investments, LLC.

FROM: C-2, General Retail, Highway-Oriented, and Central Business Commercial District

TO: C-2A, Central Business Commercial District

Layman's Description – approximately .29 acres (+/-) located south W 1st Street, north of SW 3rd Street and adjacent to the Ankeny Market & Pavilion.

Notice of this hearing was published in the Des Moines Register on the 22nd day of September, 2023 and notices were mailed to affected property owners as required by law.

Mayor:

"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 Eric Jensen, Director of Community Development, provide a report to the Council on this proposed rezoning."

After Report:

"Because this is a Public Hearing those wishing to be heard for or against the proposed rezoning, 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 2023-55.

Mayor

"Further consideration and action will take place on this item under "Legislative Business", Agenda Item "H", later in this meeting.

ORDINANCE

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, TO REZONE CERTAIN PROPERTY OWNED BY 98 INVESTMENTS, LLC, FROM C-2, GENERAL RETAIL, HIGHWAY-ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT, TO C-2A, CENTRAL BUSINESS COMMERCIAL DISTRICT

WHEREAS, on the 22nd day of August, 2023, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 6th day of September, 2023, recommended City Council approval of an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone certain property owned by 98 Investments, LLC, from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District; and

WHEREAS, on the 6th day of November, 2023, after due notice and hearing provided by law, the City Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

PARCEL "A" OF PLAT OF SURVEY RECORDED IN BOOK 14927, PAGE 105 BEING A PART OF LOTS 8 & 9 ALL IN ARTHUR PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

LAYMAN'S DESCRIPTION:

Approximately 0.29 acres (+/-) located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, are hereby amended to rezone the above-described property owned by 98 Investments, LLC, from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

SECTION II. REPEAL. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. EFFECTIVE DATE. This Ordinance shall be in effect upon its final passage and publication, as provided by law.

PASSED AND APPROVED this 6th day of November, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN
THE DES MOINES REGISTER
ON THE ____ DAY OF _____, 2023**

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

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 22, 2023

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the August 22, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Trina Flack, Annette Renaud, Todd Ripper, Randy Weisheit and Lisa West. Staff present: E.Jensen, E.Carstens, J.Heil, B.Morrissey, R.Kirschman D.Silverthorn and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the August 22, 2023 agenda without amendments. Second by G.Hunter. All voted, aye. Motion carried 7 - 0.

PUBLIC HEARINGS

Item #7. 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District

Chair T.Rapp opened the public hearing.

Staff Report: D.Silverthorn reported 98 Investments, LLC, is requesting to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

He said the area subject to the proposed rezoning consists of one parcel totaling 0.29 acres located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion. He commented that the neighboring property to the north and east are zoned the same, while properties to the south are zoned C-2A, Central Business Commercial District, and properties to the west are zoned R-2, One-Family and Two-Family Residence District. The proposed rezoning aligns with The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, which indicates this property as Uptown (UP). D.Silverthorn presented the current zoning map, which shows the parcel is zoned C-2 and commented that rezoning it to C-2A, Uptown, would align with what is shown on the Future Land Use Map. He provided background on the compilation of The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map for this area and noted that 82% of the participants were in favor of more retail, shopping and entertainment businesses; and 84% wanted to see the Uptown District in Ankeny revitalized. D.Silverthorn said based on the public participation and other findings, the Comprehensive Plan outlined certain goals and policies for continuing efforts to improve and revitalize Uptown such as pedestrian-scale architecture, streetscape, and upper-floor residential. He stated that the proposed rezoning could most significantly capitalize on the trailhead and specialty retail. He said the rezoning to C-2A basically allows the same exact uses as C-2 except it provides for additional flexibility regarding special use permits, lot and area regulations, parking and landscaping. He noted that the developer has submitted the required petitions and all legal notifications were met. Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting on September 6, 2023.

Brent Culp, Snyder & Associates, Inc., 2727 SW Snyder Boulevard, Ankeny representing 98 Investments, LLC presented a rezoning exhibit, which showed the surrounding properties that have signed off on the proposed rezoning. He asked if the Commission had any questions.

T.Rapp said he noticed that the parcel for the proposed rezoning seems to overlap part of the AMP parking lot. Brent Culp responded that he noticed the discrepancy, also saying the information/map came from the Polk County Assessor. T.Rapp asked if there is a proposed change of use. Brent Culp responded, none that he was aware of at this time.

There was no one in the audience to speak for or against the request.

Motion by T.Flack to close the public hearing, receive and file documents. Second by T.Ripper. All voted aye. Motion carried 7 - 0.

Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, September 6, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 6, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Trina Flack, Todd Ripper, Lisa West, and Randy Weisheit. Absent: Annette Renaud. Staff present: E.Jensen, E.Carstens, J.Heil, D.Silverthorn, B.Morrissey, L.Hutzell, R.Kirschman and B.Fuglsang.

BUSINESS ITEMS**Item #4. 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District**

Staff Report: D.Silverthorn reported 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. He stated the area subject to the proposed rezoning consists of one parcel totaling 0.29 acres, located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion. He noted that the subject property is currently zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The neighboring property to the north and east is zoned C-2, while properties to the south are zoned C-2A, Central Business Commercial District, and properties to the west are zoned R-2, One-Family and Two-Family Residence District. He said the proposed rezoning aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates this property as Uptown (UP). He stated that the developer submitted the required rezoning petition signatures and met all legal notification requirements. D.Silverthorn said that there were no public comments at the public hearing, nor any comments from the Commission. The proposed rezoning from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District, is consistent with The Ankeny Plan 2040 Comprehensive Plan; therefore, City staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

Motion by L.West to recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. Second by G.Hunter. All voted aye. Motion carried 6 – 0.



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 6, 2023

Agenda Item: Firetrucker Warehouse Property Rezoning – Action
Report Date: August 23, 2023
Prepared By: Derek Silverthorn
Associate Planner

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

Project Report

The applicant, 98 Investments, LLC, requests to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

The area subject to the proposed rezoning consists of one parcel totaling 0.29 acres (+/-), located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion. The subject property is currently zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The neighboring property to the north and east is zoned the same, while properties to the south are zoned C-2A, Central Business Commercial District, and properties to the west are zoned R-2, One-Family and Two-Family Residence District.

Comprehensive Plan

The proposed rezoning aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates this property as Uptown (UP). As described in The Ankeny Plan 2040 Comprehensive Plan, this land use category is meant to secure and promote the distinct area around Uptown Ankeny. Uptown Ankeny is a historic commercial district home to a variety of specialty retail shops, small businesses, restaurants, and breweries. The area has a main-street style streetscape with on-street parking and a mixture of one and two-story buildings, with both single and multi-tenant occupancy.

The development of The Ankeny Plan 2040 Comprehensive Plan included significant public participation, which found that 82% of participants were in favor of more retail, shopping, and entertainment businesses; and 84% wanted to see the Uptown District in Ankeny revitalized. Based on this public participation and other findings, the Comprehensive Plan outlined certain goals and policies for continuing efforts to improve and revitalize Uptown. Future planning and infrastructure investments for Uptown should focus on several key components, such as pedestrian-scale architecture, streetscape, and upper-floor residential; however, the proposed rezoning could most significantly capitalize on the trailhead and specialty retail.

The trailhead for the High Trestle Trail is located at the Ankeny Market & Pavilion, directly adjacent to the proposed rezoning area. With the trail intersecting the neighborhood, there is significant potential to continue to expand the presence of Uptown. Efforts should capitalize on Uptown's significance as a major trailhead site by seeking trail-centric retailers and services, and continuing to invest in bike facilities and

furnishings as well as trail wayfinding signage. Single-story and first-floor spaces should be occupied with specialty retail uses and restaurants to attract visitors and shoppers to Uptown.

Public Notification

The developer submitted rezoning petition owner signatures consisting of 100% of the land area subject to the rezoning, exceeding the minimum required 50% of property owners; and 70.83% of the land area within 250' of the subject property—not including City of Ankeny or Polk County—encompassing 14 of 25 such property owners, and exceeding the minimum required 60% of surrounding property ownership. Notifications of the public hearing were sent to the surrounding property owners within 250' of the property on August 9, 2023; and a legal notice of the proposed rezoning was published on August 11, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage on the property to inform the public of the proposed change, as well as the time and place of the public hearing. The applicant posted the signage on Friday, August 11, 2023, providing the minimum required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on August 22, 2023. There were no comments from the public, but a complete recap of the public hearing can be found in the minutes from the meeting.

Summary

The proposed rezoning from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District, is consistent with The Ankeny Plan 2040 Comprehensive Plan, and is appropriate for the subject property; therefore, City staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.



June 30, 2023

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: PETITION FOR REZONING
FIRETRUCKER WAREHOUSE PROPERTY
PARCEL A, LOTS 8 AND 9, ARTHUR PLACE
S&A Project No. 123.0846.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Marcus Pitts with 98 Investments, LLC, as Owner and Applicant, we respectfully submit the Petition for Rezoning amendment request for the property located at 206 SW Maple Street known as the Firetrucker Warehouse building located north of the Firetrucker Brewery and south and west of the Ankeny Market and Pavilion.

With this amendment, we are requesting the rezoning of approximately 0.290 acres from the current zoning designation of C-2: General Retail and Highway Oriented Commercial district to the proposed zoning designation of C-2A: Central Business Commercial district. We are requesting this modification to be in conformance with the Firetrucker Brewery and other 98 Investments, LLC properties adjacent to the south along SW 3rd Street.

Submittal materials are as follows:

1. One (1) copy of the signed Petition for Rezoning Application form,
2. Petition for Rezoning Development Fee of \$425.00, and
3. Eight (8) half-size copies of the Rezoning Map.

Please contact our office should you have any questions or require any additional items to complete your review of this request. Thank you.

Sincerely,
SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Brent K. Culp', is written over a light blue horizontal line.

Brent K. Culp

Enclosure

cc: Marcus Pitts, 98 Investments, LLC (w/enclosure emailed)
File (electronic)





ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Enhance Quality of Life

ACTION REQUESTED:
Public Hearing

LEGAL:

SUBJECT:

PH 2023-56: Proposed request to vacate a drainage easement located on Lot 1 of Aspen Ridge Commercial Plat 3.

EXECUTIVE SUMMARY:

McDonald's Corporation is proposing to vacate an existing drainage easement across property they are acquiring, which currently owned by Murphy Commercial Properties, LLC. A site plan for the property is currently under review by City Staff for approval. The drainage easement is no longer necessary, as the proposed site layout no longer drains to that location. Engineering staff has reviewed this request and is in support of this vacation request.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve the request to vacate the drainage easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

Legal publication and notification

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-56.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 PH Coversheet
 Vacation Exhibit
 Applicant Letter
 Ordinance
 Aerial Map



PUBLIC HEARING 2023-56

5:30 P.M.

OCTOBER 2, 2023

**PROPOSED VACATION OF A PORTION OF A PUBLIC DRAINAGE EASEMENT LOCATED
ON LOT 1, ASPEN RIDGE COMMERCIAL PLAT 3**

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2158 vacating a portion of a public drainage easement located on Lot 1, Aspen Ridge Commercial Plat 3.

Notice of this hearing was published in the Des Moines Register on the 22nd day of September, 2023.

Mayor:

"Has any written correspondence been received regarding this proposed vacation"?

City Clerk:

None in the clerk's office.

Mayor:

"At this time, I would like to request Don Clark, Municipal Utilities Director, provide a report to the Council on this proposed vacation."

After Report:

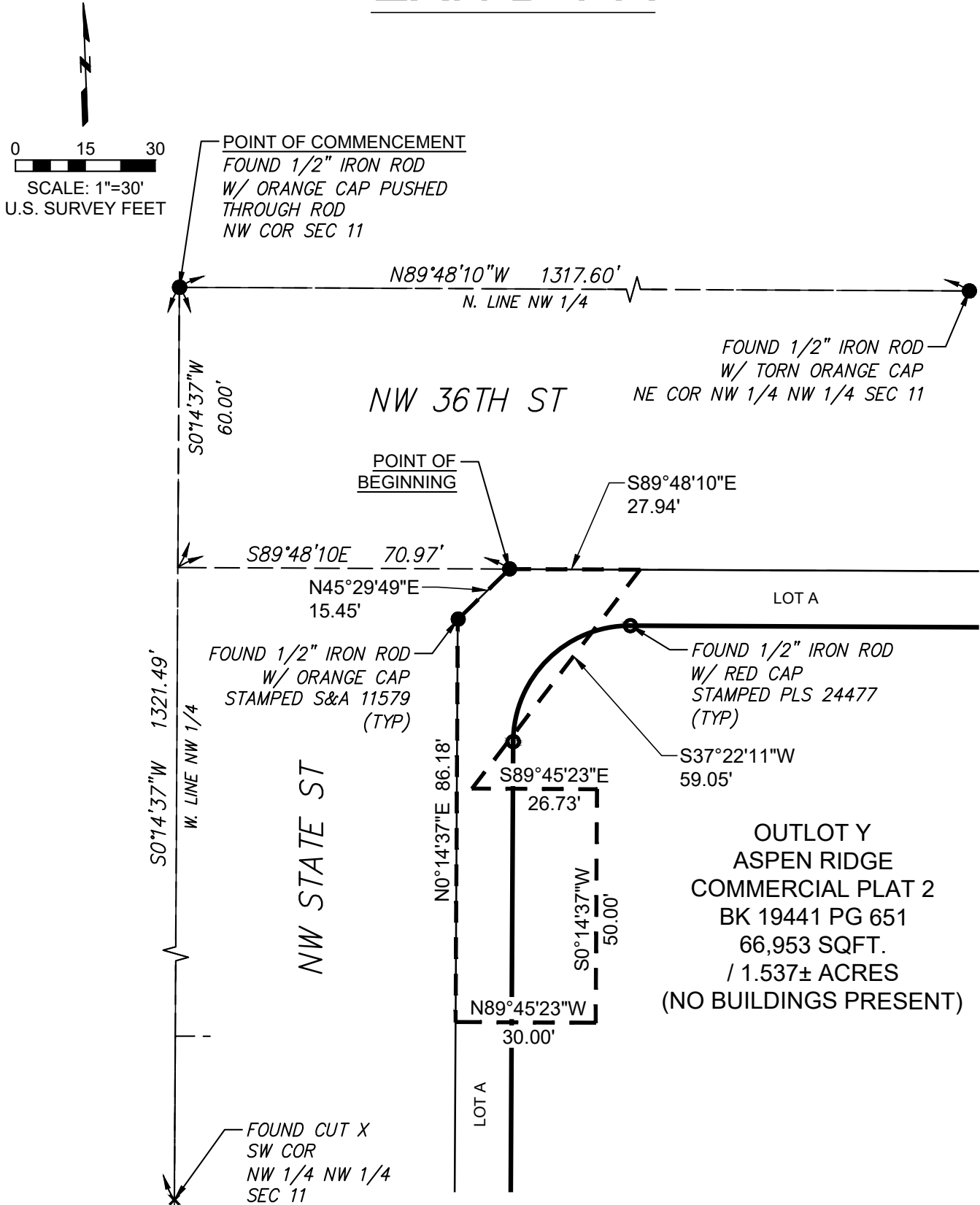
"Because this is a Public Hearing those wishing to be heard for or against the proposed ordinance, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

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

- ☐ Consider **MOTION** to close Public Hearing 2023-56.

"Further consideration and action will take place on this proposed item under "Legislative Business", Agenda Item "H", later in this meeting.

EXHIBIT A



20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / info@f-w.com

EASEMENT VACATION
PART OF LOT A AND OUTLOT Y
ASPEN RIDGE COMMERCIAL PLAT 2
NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST, 5TH PM
CITY OF ANKENY, POLK COUNTY, IOWA

PROJECT NO.: 0220491.00
DRAWN: EAT
REVIEWED: CME
DATE: 8/15/2023

etrentmann | J:\2022\0220491.00 - McD - NW 36th & NW State St LC014-0363\Survey\07_Drawings\XV_ESMT - 0220491.dwg | 8/15/2023 1:22 PM |

EASEMENT VACATION

PERMANENT DRAINAGE EASEMENT VACATION LOCATED WITHIN A PORTION OF LOT A AND OUTLOT Y OF ASPEN RIDGE COMMERCIAL PLAT, ACCORDING TO THE DOCUMENT THEREOF RECORDED IN BOOK 19441, PAGE 651 OF THE POLK COUNTY RECORDS, SITUATED WITHIN A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 0°14'37" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 60.00 FEET; THENCE DEPARTING SAID LINE, SOUTH 89°48'10" EAST, 70.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT VACATION; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89°48'10" EAST, 27.94 FEET; THENCE DEPARTING SAID LINE, SOUTH 37°22'11" WEST, 59.05 FEET; THENCE SOUTH 89°45'23" EAST, 26.73 FEET; THENCE SOUTH 0°14'37" WEST, 50.00 FEET; THENCE NORTH 89°45'23" WEST, 30.00 FEET TO THE WEST LINE OF SAID LOT A; THENCE ALONG SAID LINE, NORTH 0°14'37" EAST, 86.18 FEET; THENCE NORTH 45°29'49" EAST, 15.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.06 ACRES (2,433 S.F.).

SAID EASEMENT VACATION BEING THE SAME DESCRIBED PERMANENT DRAINAGE EASEMENT IDENTIFIED AS AREA "A" IN AN ACQUISITION PLAT RECORDED IN BOOK 11315, PAGE 756 OF SAID COUNTY RECORDS.



20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / info@f-w.com

EASEMENT VACATION
PART OF LOT A AND OUTLOT Y
ASPEN RIDGE COMMERCIAL PLAT 2
NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST, 5TH PM
CITY OF ANKENY, POLK COUNTY, IOWA

PROJECT NO.: 0220491.00
DRAWN: EAT
REVIEWED: CME
DATE: 8/15/2023



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

2023.08.15

Bryan Morrissey
Associate Planner

Planning and Building Department
Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Aspen Ridge Commercial Plat 3 – Easement Vacation

Dear Bryan,

On behalf of Murphy Commercial Properties LLC (the current owner of Lot 1 Aspen Ridge Commercial Plat 3) we are applying for the City of Ankeny to vacate the Existing Drainage Easement with a book and page of 11315 and 756 located on Lot 1 of Aspen Ridge Commercial Plat 3 soon to be recorded. Watermark Engineering is providing a site plan for Lot 1 of Aspen Ridge Commercial Plat 3 for a fast-food user which intends to use the area for parking and circulation for the site. Watermark proposes to vacate the entirety of the drainage easement (Book 11315 and Page 756) and will relocate a stormwater basin to a more convenient location within Lot 1. The basin provided with the site plan should accommodate all stormwater requirements under City of Ankeny and Aspen Ridge Commercial restrictions for all areas (inside and outside of Lot 1) with drainage patterns heading to the northwest corner of the overall development. The site plan shall propose drainage elements that provide solutions for Lot 1 and areas immediately to the east currently draining to the existing easement area.

We respectfully request the City's review and approval of this easement vacation at the approval of the site plan for lot 1 with consideration for the overall drainage area heading to the existing easement area to allow the project to proceed.

We appreciate the opportunity work with you and look forward to staff comments. Please let me know if you have any questions or need anything further.

Sincerely,

McClure Engineering Company

A handwritten signature in black ink, appearing to read "Trent Smith", is written over a light gray rectangular background.

Trent Smith, PE
Team Leader

WHEN RECORDED RETURN TO:

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

Preparer Information: Bryan Morrissey, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: (515) 963-3551

ORDINANCE

**AN ORDINANCE VACATING A PORTION OF A PUBLIC DRAINAGE EASEMENT
LOCATED ON LOT 1, ASPEN RIDGE COMMERCIAL PLAT 3**

WHEREAS, pursuant to notice published in the manner required by law, on the 2nd day of October, 2023, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a portion of a public drainage easement, as shown on the attached Easement Vacation Plat; and

WHEREAS, the City Council finds that all public purpose served by said Easement is no longer necessary; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of Ankeny that said Easement be vacated.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The City of Ankeny does hereby vacate and release that portion of said Easement, as shown on the attached Easement Vacation Plat.

SECTION II. REPEAL. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. EFFECTIVE DATE. This Ordinance shall be in effect upon its final passage and publication required by law.

PASSED AND APPROVED this 6th day of November, 2023.

CITY OF ANKENY, IOWA

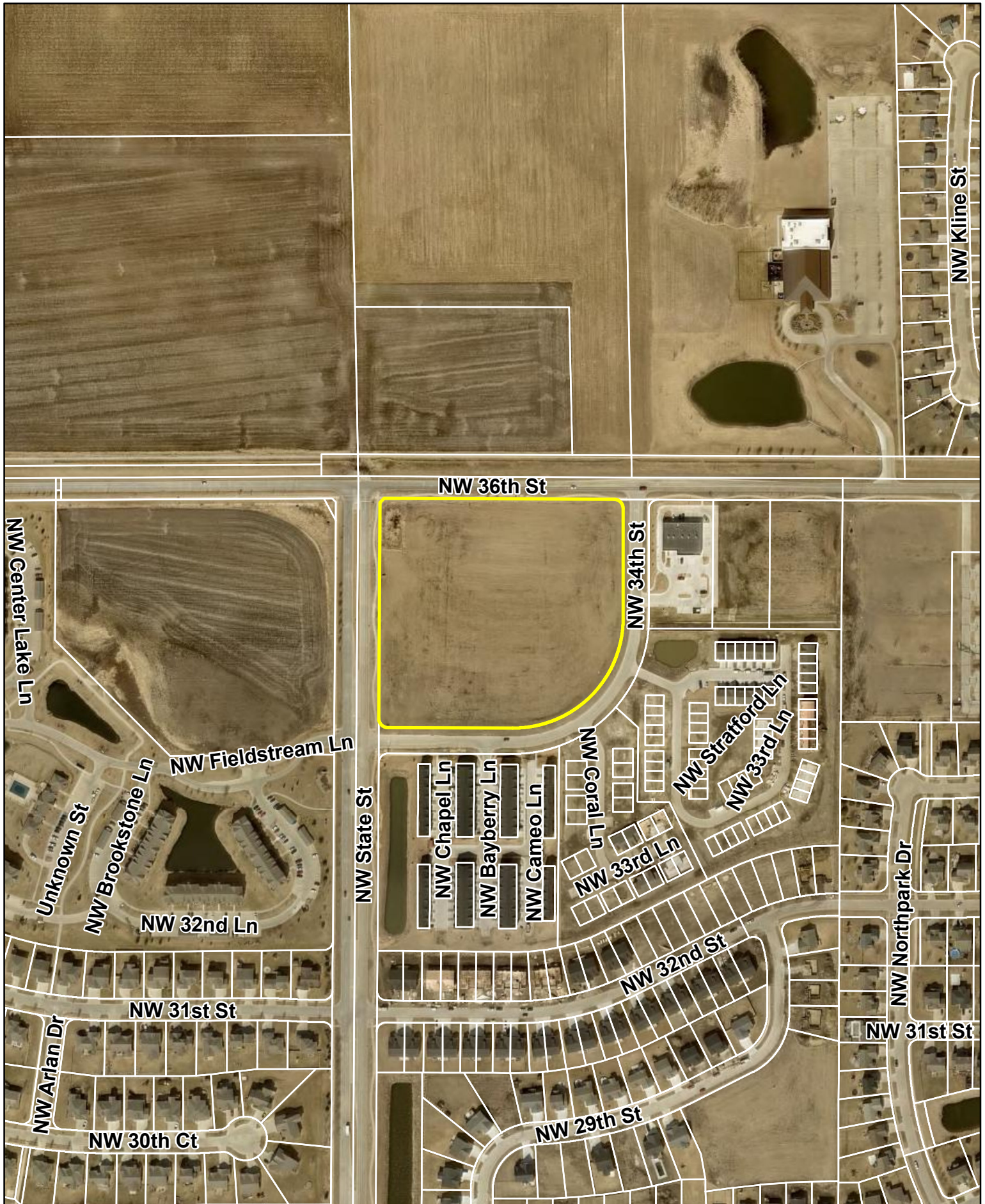
Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN
THE DES MOINES REGISTER
ON THE ____ DAY OF _____, 2023**

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



N



1 inch = 333 feet

Date: 9/11/2023

Lot 1, Aspen Ridge Commercial Plat 3 Drainage Easement Vacation



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Approval of official council actions of the regular meeting of September 18, 2023, as published, subject to correction, as recommended by the City Clerk.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Minutes](#)

MINUTES OF THE ANKENY CITY COUNCIL

Monday, September 18, 2023 5:30 p.m.

Ankeny Kirkendall Library - City Council Chambers

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

Mayor Mark Holm called the meeting to order at 5:30 p.m. Council Members Bobbi Bentz, Jeff Perry, Joe Ruddy, Todd Shafer, and Kelly Stearns were in attendance. City Manager David Jones and City Attorney Erin Clanton were also present. Mayor Holm led in the Pledge of Allegiance.

APPROVAL OF AGENDA

1. Council Member Stearns moved, Shafer seconded, to approve and accept the September 18, 2023 agenda as presented. Ayes: 5.

PUBLIC HEARING

1. PH 2023-53. Mayor Holm announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2156 amending the Ankeny Municipal Code by adding a new Chapter 58 thereto entitled "Urban Chickens" relating to the keeping of chickens within the City of Ankeny. Notice of this hearing was published in the Des Moines Register on the 8th day of September, 2023.

Mayor Holm asked for any written correspondence regarding the proposed ordinance. Correspondence from Kerry Walter-Ashby and Heather Tamminga was received and filed.

Eric Jensen, Director of Community Development, reported that City Council have received requests from community members to consider the keeping of chickens in the City of Ankeny. Presentations were provided to the Council on June 5 2023, and August 21, 2023 regarding chickens and proposed recommendations by City staff. Changes requested by City Council have been incorporated into a draft ordinance.

Mayor Holm then asked for any public comment regarding the proposed ordinance. Speaking in favor of the proposed ordinance and requesting less restrictions were: Ruth Nguyen, Vu Nguyen, Nicolette Jenkins, Heather Christensen, and Michele Davis. Council Member Perry moved, Bentz seconded, to close public hearing 2023-53. Ayes: 5.

2. PH 2023-54. Mayor Holm 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 NW Irvinedale Drive – Elevated Water Storage Tank. Notice of this hearing was published in the Des Moines Register on the 1st day of September, 2023.

Don Clark, Municipal Utilities Director, reported that the project will include the construction of a 2.5-million-gallon elevated water storage tank and related improvements on a City-owned parcel near the intersection of NW 36th Street and NW Irvinedale Drive within City limits.

Mayor Holm then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Bentz moved, Perry seconded, to close public hearing 2023-54. Ayes: 5.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of September 5, 2023, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of August 22, 2023.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of August 22, 2023.
4. Receive and file minutes of the minutes of the Civil Service Commission meeting of August 14, 2023.

Licenses and Permits

5. Issuance of tobacco/vapor permit in the City of Ankeny.
6. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

7. Receive and file Financial Reports for August 2023.
8. Receive and file Building Permit Report for August 2023.
9. Receive and file Utility Billing Report for August 2023.
10. Change Order #3 increasing the contract amount by \$3,645.50 to All-Star Concrete LLC, for construction services on the N Ankeny Boulevard and 18th Street Intersection Improvements project.
11. Change Order #4 decreasing the contract amount by \$1,042.50 to Elder Corporation, for construction services on the NW 18th Street Reconstruction - NW Ash Dr. to N Ankeny Blvd. project.
12. Change Order #1 increasing the contract amount by \$7,500.00 to J&K Contracting, for construction services on the North Four Mile Creek Trunk Sewer project.
13. Payment #15, \$169,407.33 to Absolute Concrete Construction, Inc., for construction services on the NW 36th Street Widening - NW Ash Drive to N Ankeny Boulevard project.
14. Payment #14, \$220,198.75 to Absolute Concrete Construction, Inc. for construction services on the SE 3rd Street Utility Improvements - Phase 1 project.
15. Payment #4, \$132,212.93 to Alliance Construction Group, LLC, for construction services on the 2023 PCC Reconstruction Program - SE Creekview Drive project.
16. Payment #3, \$279,580.87 to Alliance Construction Group, LLC, for construction services on the SW State Street Reconstruction Project - Southbound Lanes.
17. Payment #3, \$60,164.69 to All-Star Concrete, LLC, for construction services on the 2023 PCC Reconstruction Program - SE 8th St project.
18. Payment #3, \$66,196.61 to All-Star Concrete, LLC, for construction services on the N Ankeny Boulevard and 18th Street Intersection Improvements project.
19. Payment #1, \$147,174.82 to All-Star Concrete, LLC, for construction services on the SE Oralabor Rd & Convenience Blvd/Creekview Dr Traffic Signal Replacement project.
20. Payment #6, \$7,552.50 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr/Ash Drive/9th Street Concept Study project.
21. Payment #2, \$4,247.50 to Bolton & Menk, Inc., for engineering services on the SE Corporate Woods Drive & Crosswinds Drive Traffic Signalization project.
22. Payment #4, \$14,921.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
23. Payment #6, \$968,257.85 to Elder Corporation, for construction services on the NW 18th Street Reconstruction – NW Ash Dr. to N Ankeny Blvd. project.
24. Payment #6, \$1,322,169.38 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.
25. Payment #4, \$255,304.85 to Granite Excavating for construction services on the S. Ankeny Blvd Transmission Blvd project.

26. Payment #12, \$13,860.00 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
27. Payment #1, \$83,620.60 to Howrey Construction, Inc. for construction services on the Creekside Park Improvements project.
28. Payment #20, \$20,060.96 to HR Green, Inc., for construction administration and construction inspection services on the NE 36th Street Reconstruction Project - I-35 to NE Four Mile Drive.
29. Payment #5, \$14,444.50 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
30. Payment #9, \$40,890.60 to HR Green, Inc., for construction engineering services on the Oralabor Gateway Trail-SW State Street Underpass and SW Oralabor Road and SW State Street Safety Improvements project.
31. Payment #2, \$148,592.38 to J&K Contracting, for construction services on the North Four Mile Creek Trunk Sewer project.
32. Payment #24, \$17,664.05 to JEO Consulting Group, Inc. for construction engineering services on the SE 3rd Street Utility Improvements Phase 1 project.
33. Payment #21, \$3,525.00 to JEO Consulting Group, Inc., for construction engineering services on the SE Delaware Avenue HMA Widening project.
34. Payment #17, \$68,843.39 to McClure Engineering Company, for construction engineering services on the NW 18th Street Reconstruction - NW Ash Dr. to N Ankeny Blvd. project.
35. Payment #13, \$3,724.00 to McClure Engineering Company, for construction engineering services on the SW State Street Reconstruction - Southbound Lanes project.
36. Payment #5, \$31,955.00 to Nilles Associates, Inc., for engineering services on the NE Crestmoor Sanitary Sewer Replacement project.
37. Payment #1, \$37,777.25 to Nilles Associates, Inc., for engineering services on the Vintage Business Park North Lake and Saylor Creek Repairs project.
38. Payment #5, \$213,542.42 to On Track Construction, LLC for construction services on the NW Northlawn Area Utility Improvements - Phase 2.
39. Payment #3, \$43,222.22 to Romtech Companies for construction services on the restroom facility at Midway Park.
40. Payment #5, \$30,988.98 to SVPA Architects Inc. for design services associated with the Ankeny Fire Station No. 4 project.
41. September 18, 2023 Accounts Payable by fund: General \$273,545; Hotel Motel Tax \$35,000; Road Use Tax \$264,943; Seizure \$11,206; Police/Fire Pension \$717; Library Foundation \$450; Water \$819,455; Sewer \$592,817; Storm Water \$14,182; Golf Course \$27,814; Enterprise Project \$887,527; Revolving \$40,166; Risk Management \$6,609; Special Assessments \$67,531; Capital Projects \$3,895,216; Payroll Totals \$1,419,925; Transfers/ACH (\$202,923); Agenda Payments approved separately (\$4,518,825); Grand Total \$3,635,355.
42. Sign Memorandum of Understanding for participation in the Setoff Program with the Iowa Department of Revenue.

Personnel Items

43. Accept the Civil Service Commission certified lists for appointment to: Traffic Technician, Civil Engineering Technician, and Police Officer; subject to passing any further departmental requirements.

Community Development

44. **RESOLUTION 2023-361** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by 98 Investments, LLC, located adjacent to the Ankeny Market & Pavilion (date of hrg: 10/2/23 @ 5:30 pm)
45. **RESOLUTION 2023-362** accepting final plat, letter of credit for erosion control, performance and maintenance bonds for paving and underground improvements, platted easements,

parkland dedication agreement, and sewer connection fee for Canyon Landing Plat 3 Final Plat.

46. **RESOLUTION 2023-363** approving plans and specifications, and accepting contracts, and performance and maintenance bonds for the construction of water main, sanitary sewer, storm sewer, and subgrade in Canyon Landing Plat 3 Final Plat.
47. **RESOLUTION 2023-364** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of street paving in Canyon Landing Plat 3.
48. **RESOLUTION 2023-365** accepting final plat, letter of credit for erosion control, performance and maintenance bonds for underground improvements, platted easements, parkland dedication agreement, and sewer connection fee for Canyon Landing Plat 4 Final Plat.
49. **RESOLUTION 2023-366** approving plans and specifications, and accepting contracts, and performance and maintenance bonds for the construction of water main, sanitary sewer, storm sewer, and subgrade in Canyon Landing Plat 4 Final Plat.
50. **RESOLUTION 2023-367** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of street paving in Canyon Landing Plat 4.
51. **RESOLUTION 2023-368** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa regarding the voluntary urbanized annexation of certain territory adjacent to the northeast quadrant of Ankeny requested by Hope Kimberley, LLC, BK Linnemeyer Trust, Brian K. and Kelli K. Linnemeyer, Richard R. and Stacey Martin, A. Byron Gustafson, Northstar, LTD., DRA Properties, LLC, and Gene C. Hildreth, Jr. (Hope Kimberley 2.0) (date of hrg: 10/16/23 @ 5:30 p.m.)

Engineering

52. **RESOLUTION 2023-369** authorizing the City of Ankeny, Iowa, to make an application to the Iowa Department of Transportation's (Iowa DOT) Iowa's Clean Air Attainment Program (ICAAP) for the partial funding of a project for safety and capacity improvements on the N Ankeny Boulevard Improvements - 1st Street to 11th Street project.
53. **RESOLUTION 2023-370** setting a public hearing on a proposal to vacate a drainage easement located across lots 1 of Aspen Ridge Commercial Plat 3. (date of hrg: 10/2/23 @ 5:30 p.m.)
54. **RESOLUTION 2023-371** accepting public improvements for utilities in Grove Landing Plat 5.
55. **RESOLUTION 2023-372** accepting public improvements for paving and subgrade prep in Grove Landing Plat 5.
56. **RESOLUTION 2023-373** accepting public improvements for utilities QRS Investments Development Plat 1.
57. **RESOLUTION 2023-374** accepting public improvements for paving and subgrade prep in QRS Investments Development Plat 1.
58. **RESOLUTION 2023-375** accepting public improvements for subgrade prep in Nelson Senior Living.
59. **RESOLUTION 2023-376** accepting public improvements for paving in Nelson Senior Living.
60. **RESOLUTION 2023-377** accepting public improvements in NE Four Mile Drive Creek Crossing for utilities.
61. **RESOLUTION 2023-378** accepting public improvements in NE Four Mile Drive Creek Crossing for subgrade.
62. **RESOLUTION 2023-379** accepting public improvements in NE Four Mile Drive Creek Crossing for paving.

Capital Improvement Projects

63. **2023 Asphalt Street Resurfacing Program - SW Ordinance Road:** approve: a) Final Change Order #2 decreasing the contract amount by \$10,458.67; b) Certificate of Completion;

c) **RESOLUTION 2023-380** accepting the public improvements with OMG Midwest DBA Des Moines Asphalt and Paving in the amount of \$279,768.28; and d) Final Payment #3 in the amount of \$2,034.90; Retainage Payment in the amount of \$13,988.41.

64. **2023 PCC Street Patching Program:** approve: a) Final Change Order #2 in the amount of (\$3,512.50); b) Certificate of Completion; c) **RESOLUTION 2023-381** accepting the public improvement with TK Concrete, Inc. in the amount of \$851,622.50; and d) Final Payment #5 in the amount of \$40,119.92; and Retainage Payment in the amount of \$42,581.13.

Administrative

65. Authorize the City of Ankeny Iowa to enter into an agreement with the United States Immigration and Customs Enforcement's Homeland Security Investigations (HSI), formalizing a strategic partnership to govern the use of HSI designations by certain employees of the Ankeny Police Department.

Approval of Consent Agenda Items

1. Council Member Stearns moved, second by Shafer, to approve the recommendations for Consent Agenda Items CA-1 through CA-65. Ayes: Stearns, Shafer, Bentz, Perry, Ruddy.

LEGISLATIVE BUSINESS

Approval of Ordinances

1. **Ord 2149.** An Ordinance amending Chapter 94.06 of the Municipal Code of the City of Ankeny, Sewer Connection Districts Established. Council Member Stearns moved, Ruddy seconded, to accept third consideration of ORDINANCE 2149, sending it on its final passage and publication as required by law. Ayes: Stearns, Ruddy, Bentz, Perry, Shafer.
2. **Ord 2150.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A). Council Member Ruddy moved, Stearns seconded, to accept second consideration of ORDINANCE 2150. Ayes: Ruddy, Stearns, Bentz, Perry, Shafer.
3. **Ord 2151.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F). Council Member Stearns moved, Bentz seconded, to accept second consideration of ORDINANCE 2151. Ayes: Stearns, Bentz, Perry, Ruddy, Shafer.
4. **Ord 2152.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E). Council Member Ruddy moved, Perry seconded, to accept second consideration of ORDINANCE 2152. Ayes: Ruddy, Perry, Bentz, Shafer, Stearns.
5. **Ord 2153.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D). Council Member Stearns moved, Bentz seconded, to accept second consideration of ORDINANCE 2153. Ayes: Stearns, Bentz, Perry, Ruddy, Shafer.
6. **Ord 2154.** An ordinance amending Chapter 82 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions to match current standards and practices for use of

Multi-Use Recreational Trails. Council Member Stearns moved, Bentz seconded, to accept second consideration of ORDINANCE 2154. Ayes: Stearns, Bentz, Perry, Ruddy, Shafer.

7. **Ord 2155.** An ordinance amending Chapter 132 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions to match current standards and practices for use of Multi-Use Recreational Trails. Council Member Stearns moved, Ruddy seconded, to accept second consideration of ORDINANCE 2155. Ayes: Stearns, Ruddy, Bentz, Perry, Shafer.
8. **Ord 2156** An Ordinance amending the Ankeny Municipal Code by adding a new Chapter 58, Urban Chickens, pertaining to the keeping of chickens within the City of Ankeny (PH 2023-53) Council Member Bentz moved, Ruddy seconded, to accept first consideration of ORDINANCE 2156. Ayes: Bentz, Ruddy, Perry, Shafer, Stearns.

NEW BUSINESS

1. Proposed NW Irvinedale Drive - Elevated Water Storage Tank (PH 2023-54) Council Member Ruddy moved, Stearns seconded, to adopt 1) **RESOLUTION 2023-382** adopting plans, specifications, form of contract and estimate of cost \$8,885,000.00; 2) receive and file report of bids received September 12, 2023; 3) adopt **RESOLUTION 2023-383** making award of construction contract with CB&I Storage Tank Solutions, LLC in the amount of \$9,751,746.90. Correction: Award of construction contract with CB&I Storage Tank Solutions, LLC in the amount of \$9,751,758.59. Ayes: Ruddy, Stearns, Bentz, Perry, Shafer.
2. Proposed 2023 Rally Complex Park Development Project Council Member Ruddy moved, Stearns seconded, to adopt 1) **RESOLUTION 2023-384** adopting plans, specifications, form of contract and estimate of cost \$1,805,959.42; 2) receive and file report of bids received August 29, 2023; 3) adopt **RESOLUTION 2023-385** making award of construction contract with Brothers Cleaning Corporation in the amount of \$1,736,692.10; and 4) adopt **RESOLUTION 2023-386** approving contract and bonds with Brothers Cleaning Corporation in the amount of \$1,736,692.10. Ayes: Ruddy, Stearns, Bentz, Perry, Shafer.
3. Proposed Rally Complex Park Lighting - Musco Sports Lighting LLC Council Member Shafer moved, Stearns seconded, to adopt **RESOLUTION 2023-387** authorizing the purchase of lighting materials from Musco Sports Lighting LLC for use at the Rally Complex. Ayes: Shafer, Stearns, Bentz, Perry, Ruddy.
4. Proposed SW Magazine Road & SW State Street Improvements - West Leg Professional Services Agreement with Nilles Associates, Inc. Council Member Stearns moved, Bentz seconded, to approve the Professional Services Agreement with Nilles Associates, Inc. for the design engineering services on the SW Magazine Road & SW State Street Improvements - West Leg project in an amount not to exceed \$56,400 and authorize the Mayor to execute said agreement. Ayes: Stearns, Bentz, Perry, Ruddy, Shafer.
5. Proposed Agreement - Kick It Forward Council Member Stearns moved, Perry seconded, to approve agreement with Kick It Forward for the fundraising and construction of a Mini-Pitch System in Northcreek Park. Ayes: Stearns, Perry, Bentz, Ruddy, Shafer.

ADJOURNMENT

1. Meeting adjourned at 6:37 p.m.

Michelle Yuska, City Clerk

Mark Holm, Mayor

Published in the Des Moines Register on 9/29/23.



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Receive and file minutes of the Plan and Zoning Commission meeting of September 6, 2023.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 P&Z Minutes 2023-09-06

Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, September 6, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 6, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Trina Flack, Todd Ripper, Lisa West, and Randy Weisheit. Absent: Annette Renaud. Staff present: E.Jensen, E.Carstens, J.Heil, D.Silverthorn, B.Morrissey, L.Hutzell, R.Kirschman and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Chair T.Rapp asked that Item #3 be removed from the Consent Agenda. Motion by T.Rapp to approve the agenda with the removal of Item #3, Pine Lake Estates Plat 1 Final Plat from the Consent Agenda. Second by T.Flack. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the August 22, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Canyon Landing Plat 4 Final Plat

Motion to recommend City Council approval of the Canyon Landing Plat 4 Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 and #2. Second by G.Hunter. All voted aye. Motion carried 6– 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. Pine Lake Estates Plat 1 Final Plat

Motion to recommend City Council approval of Pine Lake Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation in the amount of \$20,445 for 15-inch sanitary sewer and \$3,729.50 for the 8' sidewalk along NE Spectrum Drive, and subject to City Council approval of a development agreement regarding possible public improvements identified in the traffic study.

Motion by T.Flack to approve the recommendations for Consent Agenda Item #3. Second by R.Weisheit. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District
Staff Report: D.Silverthorn reported 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. He stated the area subject to the proposed rezoning consists of one parcel totaling 0.29 acres, located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion. He noted that the subject property is currently zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The neighboring property to the north and east is zoned C-2, while properties to the south are zoned C-2A, Central Business Commercial District, and properties to the west are zoned R-2, One-Family and Two-Family Residence District. He said the proposed rezoning aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates this property as Uptown (UP). He stated that the developer submitted the required rezoning petition signatures and met all legal notification requirements. D.Silverthorn said that there were no public comments at the public hearing, nor any comments from the Commission. The proposed rezoning from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District, is consistent with The Ankeny Plan 2040 Comprehensive Plan; therefore, City staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

Motion by L.West to recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

REPORTS**City Council Meeting**

E.Jensen reported on the September 5, 2023 City Council meeting and work session.

Director's Report

E.Jensen presented the tentative agenda items for the September 19, 2023 Plan and Zoning Commission meeting and the August 2023 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

September 18, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:41 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Receive and file minutes of the Zoning Board of Adjustment meeting of September 6, 2023.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [ZBOA Minutes 2023-09-06](#)

Meeting Minutes
Zoning Board of Adjustment
Wednesday, September 6, 2023
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the September 6, 2023 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

ROLL CALL

Members present: Jeff Baxter, Matt Ott, Nichole Sungren, and Kristi Tomlinson. Absent: Brett Walker. Staff: E.Jensen, E.Carstens, D.Silverthorn, J.Heil, B.Morrissey, L.Hutzell, R.Kirschman, B.Fuglsang.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE AUGUST 22, 2023 REGULAR MEETING

Motion by K.Tomlinson to approve the August 22, 2023 meeting minutes as submitted. Second by N.Sungren. All voted aye. Motion carried 4 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

BUSINESS ITEMS

PUBLIC HEARINGS:

#23-14

Dilpreet and Puja Singh
for property located at
1701 NE Lowell Court
LOT 20, BARCLAY PLAT 8
RE: Variance – Rear Yard Setback

Chair M.Ott opened the public hearing.

Dilpreet Singh, 1701 NE Lowell Court, Ankeny said they are requesting a variance to build a cover over their deck in the rear yard. The cover would extend approximately one foot beyond their deck. He commented that they do have trees behind them so it should not cause any visibility issue.

R.Kirschman reported that the applicant is requesting a variance to allow a 22-foot rear yard setback for a covered deck. He said the property is located south of NE 18th Street and west of NE Delaware Avenue within the northeastern quadrant of Ankeny. He shared the property is zoned R-1, One Family Residence District. The properties to the east are zoned R-3A, properties to the north, south and west are zoned R-1, One-Family Residence District, containing single-family residences on similarly sized lots. R.Kirschman stated, per Ankeny Municipal Code Section 196.03(2)(B), unenclosed decks are allowed to extend up to twelve feet into the rear yard setback, while covered decks are not permitted in the rear yard setback. He said as indicated by the applicant, at its furthest point, the proposed covered deck extends approximately 13' into the rear yard setback, leaving approximately 22' between the deck and the rear property line. Staff is not concerned with the covered deck extending into the rear-yard setback, as the property backs to a tree line that screens the property from NE Delaware Avenue. The staff position is to grant a variance to Ankeny Municipal Code Section 192.03(3)(E) to allow a 22-foot rear yard setback for the construction of a covered deck at 1701 NE Lowell Court. Staff's position is based on a determination that the decreased rear yard setback from the resulting covered deck would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

There was no one in the audience to speak for or against the request.

Motion by M.Ott to close the public hearing, and receive and file documents. Second by J.Baxter. All voted aye. Motion carried 4 – 0.

Board Action on Filing #23-14 property located at 1701 NE Lowell Court

Motion by N.Sungren that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.03(3)(E) to allow a 22-foot rear yard setback for the construction of a covered deck at 1701 NE Lowell Court. The Board's position is based on a determination that the decreased rear yard setback from the resulting covered deck would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by K.Tomlinson. All voted aye. Motion carried 4 – 0.

#23-15

Prestige Fencing, LLC
for property located at
841 SE Wanda Drive
LOT 10, RICHLAND ESTS PLAT NO 9
Variance – Front Yard Setback

Chair M.Ott opened the public hearing.

Ashley Swanson, Owner, 841 SE Wanda Drive, Ankeny said that Prestige Fence is the company that will be installing her fence if the variance request is approved. Her request is for a 6-foot privacy fence to be set back 15-feet from the sidewalk on the south side of her home. She believes that it will not impede anyone's view as they approach the two-way stop sign at the corner of their lot. Ashley Swanson shared that they have two small boys and SE 9th Street has a lot of traffic. There are many instances where people are speeding as they approach the stop sign or they go right through it. They would like to protect their young boys.

M.Ott confirmed that they are requesting a 6-foot privacy fence, not a 48-inch fence. Ashley Swanson confirmed that it is for a 6-foot fence.

M.Ott asked for clarification on the aerial photos that were submitted by the applicant. He wanted to know whether the trees depicted in the photos would be inside or outside the proposed fence. Ashley Swanson said the trees would be on the inside of the fence. J.Baxter asked if they have an existing fence. She stated, no.

B.Morrissey reported the subject property is located at 841 SE Wanda Drive, north of SE Magazine Road and west of SE Delaware Avenue. He stated it is a .298-acre lot and is zoned R-2, One-Family and Two-Family Residence District. He commented that the surrounding single-family homes are also zoned R-2. B.Morrissey said the property is a corner lot, which subjects it to two front yards. He stated that the fence permit for a 6-foot tall privacy fence that the contractor had requested, on behalf of the homeowner, could not be permitted along the south property line according to Code Section 191.14(2) of the Ankeny Municipal Code. The north and east sections of the fence do meet Code and have already been permitted by staff. B.Morrissey stated that front yard setbacks for R-2 property are 30 feet and the proposed fence along SE 9th Street extends 15-feet into the front yard setback. Staff does not have concerns with this request as the proposed fence will not inhibit visibility on SE 9th Street or SE Wanda Drive. He noted that it clears the required 30-foot vision clearance triangle at the intersection. He stated that in the past, as a condition of approval, the Board has typically required additional landscaping between the fence and the adjacent right-of-way. He noted that there are two mature trees that are near the proposed fence that will remain on the inside of the fenced in area, that the Board may want to take into consideration. The staff position is to grant a variance to Ankeny Municipal Code Section 191.14(2), to allow a 6-foot tall privacy fence to encroach approximately 15-feet into the 30-foot front yard setback along the south property line adjacent to SE 9th Street at 841 SE Wanda Drive, subject to additional landscaping between the fence and SE 9th Street. Staff's position is based on a determination that the decreased front yard setback from the resulting fence 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.

J.Baxter asked what the distance would be between the trees and the fence line. B.Morrissey responded, about one foot. J.Baxter asked if the basketball hoop would remain outside of the fence. B.Morrissey assumed that it would. K.Tomlinson understands that the reason for requiring landscaping is to provide elements to a plain wooden fence; and questioned whether the overhang of the existing trees could provide the elements needed if the fence is approved.

Harold Zarr, 834 SE Michael Drive, Ankeny said he does not have any problem with the requested fence. He said that Ashley has two very young children and understands why she would want a fence. He is in favor of the Board granting the request.

Motion by M.Ott to close the public hearing, and receive and file documents. Second by N.Sungren. All voted aye. Motion carried 4 – 0.

The Board discussed whether there should be a landscaping requirement or not, if approved. The Board unanimously agreed there was not a need to require landscaping outside of the fence.

Board Action on Filing #23-15 property located at 841 SE Wanda Drive

Motion by J.Baxter that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 191.14(2) to allow a 6-foot tall privacy fence to encroach approximately 15 feet into the 30-foot front yard setback along the south property line adjacent to SE 9th Street at 841 SE Wanda Drive. The Board's decision is based on a determination that the decreased front yard setback from the resulting fence would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by M.Ott. All voted aye. Motion carried 4 – 0.

NEW BUSINESS

There was no new business.

REPORTS

Renewed Special Use Permits

#16-02 Filet Steakhouse, LLC, 1802 N Ankeny Blvd., Suite 100

There being no further business, meeting adjourned at 5:23 p.m.



Submitted by Brenda Fuglsang, Board Secretary
Zoning Board of Adjustment



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

City Clerk

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

Consider motion to approve the issuance of liquor licenses and/or beer/wine permits in the City of Ankeny.

EXECUTIVE SUMMARY:

In accordance with the 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. Premier Pizza Inc. d/b/a Leaning Tower of Pizza, 512 SW 3rd St. - Special Class C Retail Alcohol License (BW) (Renewal) - Effective October 15, 2023.
2. Trailhead Ventures, LLC, d/b/a Trailside Tap, 710 SW 3rd St., - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective October 15, 2023.

3. Briarwood Membership Assoc., Inc., d/b/a Briarwood Golf Club, 3405 NE Trilein Dr. - Class C Retail Alcohol License (LC) (Renewal) - Effective October 17, 2023.
4. Kwik Trip Inc., d/b/a Kwik Star #1057, 320 NW 36th St. - Class B Retail Alcohol License (BB) (Renewal) - Effective October 21, 2023.
5. Blazin Wings, Inc., d/b/a Buffalo Wild Wings, 1690 SE Delaware Ave., Ste. 117 - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective October 27, 2023.
6. Maha Laxmi Inc., d/b/a Wyndham Garden / Ankeny Diner, 133 SE Delaware Ave. - Class C Retail Alcohol License (LC) (Renewal) - Effective November 3, 2023.
7. Costco Wholesale Corp, d/b/a Costco Wholesale #1630, 4000 NE Spectrum Dr. - Class E Retail Alcohol License (LE) (Renewal) - Effective October 21, 2023.
8. Benchwarmers Ankeny LLC, d/b/a Benchwarmers, 705 S Ankeny Blvd. - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective October 8, 2023.
9. Ankeny Breakfast LLC, d/b/a The Breakfast Club Ankeny, 1465 SW Park Square (District) - Class C Retail Alcohol License (LC) (NEW) includes Outdoor Service - Tentatively Effective October 3, 2023 PENDING FINAL INSPECTION, DEPT. APPROVALS, DRAM ENDORSEMENT.
10. Ankeny Dram Shop FFE Leasing, LLC, d/b/a Whiskey River Ankeny - 1055 SW Prairie Trail Pkwy (FFA Bldg.) - Class C Retail Alcohol License (LC) (5 Day) - Effective October 18, 2023

FISCAL IMPACT: Yes

The City of Ankeny will receive a portion of each application fee in accordance with Iowa Code Section 123.143.

CITY MANAGER'S RECOMMENDATIONS:

Approve the issuance of liquor licenses and / or beer / wine permits.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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No Attachments Available



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:

Consider motion to approve Amendment #1 to the Professional Services Agreement increasing the contract amount by \$12,500.00 with SVPA Architects for design services associated with the Fire Station No. 4 project.

EXECUTIVE SUMMARY:

The proposed amendment to the Professional Services Agreement is necessary for the architect, SVPA Architects, to complete additional design work for an on-site fueling station for city vehicles and equipment. This additional work was not included in the original scope of the project nor the fee for service proposed by SVPA, but will now be an included item as a bid-alternative.

FISCAL IMPACT: **Yes**

CITY MANAGER'S RECOMMENDATIONS:

The City Manager recommends approval of this item as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Contract Amendment 1 - AIA Form](#)

 [Contract Exhibit](#)



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

Ankeny Fire Station #4
Ankeny, Iowa

AGREEMENT INFORMATION:

Date: February 16, 2023

AMENDMENT INFORMATION:

Amendment Number: 001
Date: September 26, 2023

OWNER: *(name and address)*

City of Ankeny

410 West First Street
Ankeny, IA 50023

ARCHITECT: *(name and address)*

Savage-Ver Ploeg & Associates, Inc. dba
SVPA Architects Inc.
1466 28th Street, Suite 200
West Des Moines, IA 50266

The Owner and Architect amend the Agreement as follows:

Provide design for fueling station on the Fire Station #4 site.

Scope: A performance based design for a new fueling station, which will include (2) 15,000 gallon below ground tanks, (1) dispenser for gasoline and (1) dispenser for diesel. Each dispenser to have (2) nozzles each.

See attached description of MEP services provided by IMEG Corp.

Breakdown of Fees:

MEPT Services (IMEG)	\$7500
Structural Services (IMEG)	\$1500
Architectural Services (SVPA)	\$1500
Civil Services (Snyder)	\$2,000

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Additional fee of Twelve Thousand Five Hundred Dollars (\$12,500)

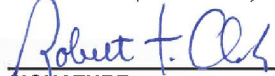
Schedule Adjustment:

None

SIGNATURES:

Savage-Ver Ploeg & Associates, Inc.
dba SVPA Architects Inc.

ARCHITECT *(Firm name)*



SIGNATURE

Robert T. Ormsby, AIA, LEED AP,
Vice President/Secretary

PRINTED NAME AND TITLE

September 26, 2023

DATE

City of Ankeny

OWNER *(Firm name)*



SIGNATURE

Mark Holm, Mayor

PRINTED NAME AND TITLE

DATE



August 11, 2023

Robert Ormsby, AIA
SVPA Architects Inc.
1466 28th Street, Suite 200
West Des Moines, Iowa 50266

RE: Amendment Number 1 for Additional Services
Ankeny Fire Station #4
Ankeny, Iowa
IMEG #23002142.00

Dear Bob:

As we discussed, you would like IMEG to provide additional mechanical and electrical engineering services for the performance-based design of the fueling station located on the site of Ankeny Fire Station #4 in Ankeny, Iowa. All other services, terms, and conditions shall remain as stated in our original Agreement dated January 27, 2023.

We understand the additional scope of work is as follows:

PLANNING/DESIGN PHASE SERVICES

1. Mechanical and electrical drawings for a performance-based design of the on-site fueling station.
2. Mechanical and electrical performance-based specifications for the on-site fueling station.

CONSTRUCTION PHASE SERVICES

1. Review of shop drawing submittals associated with the fueling station equipment.

ASSUMPTIONS

1. Final fuel station design including all piping, control systems, and wiring will be provided by the fuel system provider.

COMPENSATION

We propose to provide the additional services described above for a fixed fee of \$7,500. Total fees for the project will now be \$130,000. Reimbursable expenses remain as stated in our original Agreement.

SERVICES NOT INCLUDED

1. Structural and civil engineering design of the fueling station.

We will begin our services following acceptance of this Amendment for Additional Services. Acceptance may be conveyed via e-mail to the address listed below, by fax, or by signing this offer and returning it to our office.

Sincerely,

IMEG Consultants Corp.

SVPA Architects Inc.

Accepted this 27 day of September, 2023

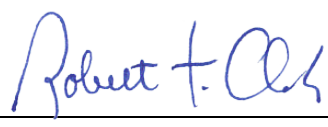
By: _____

Name: David C. Inghram

Title: Senior Principal / Project Executive

Approved by: _____

david.c.ingham@imegcorp.com

By: 

Name: Robert T. Ormsby

Title: Vice President/Principal

DCI/rjb

\\files\\Active\\Projects\\2023\\23002142.00\\ProjectManagement\\Contracts\\20230811 Amend1 Fuel Station.docx





ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #3 in the amount of \$286,373.28 to Absolute Concrete Construction, Inc. for construction services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Oralabor Gateway Trail - SW State Stret Underpass and SW Oralabor Road and SW State Street Intersection Improvements
Contractor: Absolute Concrete Construcion
Address: _____
Finance Budget Code: 998.3998.4451 Finance Project #: 998.4451
Vendor Project #: 4997 Purchase Order #: _____
Original Contract Date: March 6, 2023 Vendor Account #: _____

Date of Council Meeting: October 3, 2023

Payment Application #: 3

Payment Period: From: July 30, 2023 Through: September 6, 2023

Contract Summary:

Original Contract Amount:	\$	6,369,694.05
Net Change by Change Orders:	\$	-
Contract Amount to Date: (line 1 ± 2)	\$	6,369,694.05
Total Completed and Stored to Date:	\$	1,184,983.29
Retainage: <u>3</u> % of Completed Work:	\$	30,000.00
Total Earned Less Retainage:	\$	1,154,983.29
Less Previous Applications for Payment:	\$	868,610.01
SUBTOTAL:	\$	286,373.28
OTHER CHARGES:	\$	-
CURRENT PAYMENT DUE:	\$	286,373.28
Balance to Finish, Including Retainage:	\$	5,214,710.76

Contract Time Remaining: 162.00 Working Days

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

Construction Contractor Approval: Absolute Concrete Construcion

Signature: [Signature]
Firm Name

Date: 9/7/2023

Engineer / Consultant Approval:

HR Green, Inc.

Signature: Tony Babcock
Firm Name: HR Green, Inc.
Digitally signed by Tony Babcock
DN: C=US, E=tbabcock@hrgreen.com, O=HR Green, Inc., CN=Tony Babcock
Location: Ankeny, IA - Oralabor & State
Reason: Pay App 03
Date: 2023.09.07 11:33:45-0500

Date: 9/7/2023

City of Ankeny Staff Approval:

Signature: [Signature]

Date: 9/12/2023

Submit to:

Jim Haberichter

E-mail:

jhaberichter@ankenyiowa.gov

Phone Number:

515-963-3536

Date Printed: 9/7/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	July 17, 2023	\$ 340,429.59
2	August 21, 2023	\$ 528,180.42
3		
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 868,610.01

Record of Change Orders:

No.	Date	Amount
1		
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14		
15		

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	June 5, 2023

Stages 1-5

Contract Working Days:	90.0
Added by Change Order:	
Total Working Days:	90.0
Working Days Used to Date:	58.0
Working Days Remaining:	32.0

Stages 6-9

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	ITEM ID	DESCRIPTION (Include Change Order # if applicable)	Supplemental Description	UNITS	ORIGINAL QUANTITY	QUANTITY CHANGE ORDER	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF WORK TO DATE	REMAINING QUANTITY	PERCENT COMPLETE
10	2101-0850071	CLEARING AND GRUBBING		ACRE	0.35		0.35	\$ 20,000.00	\$ 7,000.00	0.00	\$ -	0.00	0.00	\$ -	0.35	0.00%
20	2102-2771000	EXCAVATION, CLASS 10, ROADWAY AND BORROW		CY	261.00		261.00	\$ 9.00	\$ 2,349.00	66.00	\$ 594.00	0.00	66.00	\$ 594.00	195.00	25.29%
30	2102-2771000	EXCAVATION, CLASS 10, WASTE		CY	6,124.00		6,124.00	\$ 23.50	\$ 142,814.00	2,031.00	\$ 47,728.50	0.00	2,031.00	\$ 47,728.50	6,093.00	25.00%
40	2103-4225100	SPECIAL COMPACTION OF SUBGRADE		STA	21.50		21.50	\$ 465.00	\$ 9,997.50	6.97	\$ 3,241.05	4.98	11.55	\$ 5,370.75	33.47%	25.00%
50	2115-010000	MODIFIED SUBBASE		CY	954.00		954.00	\$ 78.00	\$ 74,412.00	200.00	\$ 15,600.00	0.00	200.00	\$ 15,600.00	635.00	33.44%
60	2121-7425010	GRAVULAR SHOULDERS, TYPE A		TON	179.80		179.80	\$ 50.00	\$ 8,990.00	101.74	\$ 5,087.00	0.00	101.74	\$ 5,087.00	78.06	56.59%
70	2122-5190007	PAVED SHOULDER, P.C. CONCRETE, 7" N.		STA	337.30		337.30	\$ 74.00	\$ 24,960.20	0.00	\$ -	0.00	0.00	\$ -	337.30	0.00%
80	2123-7425000	SHOULDER FINISHING, EARTH		STA	13.90		13.90	\$ 650.00	\$ 9,035.00	0.00	\$ -	0.00	0.00	\$ -	13.90	0.00%
90	2123-7425000	SHOULDER FINISHING, EARTH		STA	5.20		5.20	\$ 325.00	\$ 1,690.00	0.00	\$ -	0.00	0.00	\$ -	5.20	0.00%
100	2301-1003100	MEDIAN, P.C. CONCRETE, 6" N.		SY	6,721.50		6,721.50	\$ 120.00	\$ 806,580.00	1,229.20	\$ 147,504.00	0.00	1,229.20	\$ 147,504.00	4,778.40	20.91%
110	2301-1003100	MEDIAN, P.C. CONCRETE, 6" N.		SY	885.20		885.20	\$ 75.00	\$ 66,390.00	188.70	\$ 14,152.50	0.00	188.70	\$ 14,152.50	695.50	21.33%
120	2401-6745355	REMOVAL OF CONCRETE FOOTINGS OF LIGHT POLES		EACH	8.00		8.00	\$ 800.00	\$ 6,400.00	0.00	\$ -	0.00	0.00	\$ -	8.00	0.00%
130	2401-6745355	REMOVAL OF CONCRETE FOOTINGS OF LIGHT POLES		EACH	7.00		7.00	\$ 610.00	\$ 4,270.00	0.00	\$ -	0.00	0.00	\$ -	7.00	0.00%
140	2435-0251100	INTAKE, SW-503		EACH	2.00		2.00	\$ 7,300.00	\$ 14,600.00	0.00	\$ -	0.00	0.00	\$ -	2.00	0.00%
150	2435-0251100	INTAKE, SW-503		EACH	1.00		1.00	\$ 4,425.00	\$ 4,425.00	1.00	\$ 4,425.00	0.00	1.00	\$ 4,425.00	0.00	100.00%
160	2435-0700000	CONNECTION TO EXISTING INTAKE		EACH	1.00		1.00	\$ 4,525.00	\$ 4,525.00	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
170	2435-0700000	CONNECTION TO EXISTING INTAKE		EACH	1.00		1.00	\$ 4,525.00	\$ 4,525.00	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
180	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
190	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
200	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
210	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
220	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
230	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
240	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
250	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
260	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
270	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
280	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
290	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
300	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
310	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
320	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
330	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
340	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
350	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
360	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
370	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
380	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
390	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
400	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
410	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
420	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
430	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
440	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
450	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
460	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
470	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
480	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
490	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
500	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
510	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
520	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
530	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
540	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
550	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
560	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
570	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
580	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
590	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
600	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
610	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
620	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
630	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
640	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
650	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
660	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
670	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0.00%
680	2502-4211008	SUBRAIN, P.V.C. STANDARD, PERFORATED, 8" N.		LF	1,441.40		1,441.40	\$ 34.00	\$ 49,007.60	0.00	\$ -	0.00	0.00	\$ -	1,441.40	0

[illegible]



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Parks and Recreation

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Consider motion to approve Payment #1 in the amount of \$46,513.90 to Concrete Connection, LLC for construction services on the Midway Park - Phase 2 Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2023 Midway Park - Phase 2 Improvements
Contractor: Concrete Connection, LLC
Address: 5170 NW Beaver Drive, Johnston, IA 50131
Finance Budget Code: 897.2897.4408 Finance Project #: 897.4408
Vendor Project #: Purchase Order #:
Original Contract Date: August 7, 2023 Vendor Account #:

Date of Council Meeting: October 2, 2023 Payment Application #: 1
Payment Period: From: August 8, 2023 Through: September 21, 2023

Contract Summary:

Original Contract Amount:	\$	95,000.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	95,000.00	
Total Completed and Stored to Date:	\$	48,962.00	
Retainage: 5 % of Completed Work:	\$	2,448.10	
Total Earned Less Retainage:	\$	46,513.90	
Less Previous Applications for Payment:	\$	-	
SUBTOTAL:	\$	46,513.90	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 46,513.90

Balance to Finish, Including Retainage: \$ 48,486.10

Contract Time Remaining: - Working Days

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

Construction Contractor Approval: Concrete Connection, LLC
Signature: [Signature] Date: 9/22/23

Engineer / Consultant Approval: Nilles Associates, Inc.
Signature: [Signature] Date: 9/22/2023

City of Ankeny Staff Approval: [Signature] Date: 9/25/23

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

Date Printed: 9/21/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK														
2.01	Topsoil, On-Site, 4" Depth	CY	300.00		300.00	\$ 25.00	\$ 7,500.00	225.00	\$ 5,625.00		225.00	\$ 5,625.00	75.00	75.00%
2.02	Excavation, Class 10	CY	327.00		327.00	\$ 25.00	\$ 8,175.00	327.00	\$ 8,175.00		327.00	\$ 8,175.00	0.00	100.00%
2.03	Subbase, Pita Gravel, 6" Depth	TON	164.00		164.00	\$ 50.00	\$ 8,200.00				0.00	\$ -	164.00	0.00%
SEWERS AND DRAINS														
4.01	Sanitary Sewer Service, PVC, 4-inch Dia.	LF	21.00		21.00	\$ 75.00	\$ 1,575.00	21.00	\$ 1,575.00		21.00	\$ 1,575.00	0.00	100.00%
4.02	Subdrain, Trenched, PVC, 6-inch Dia.	LF	17.00		17.00	\$ 40.00	\$ 680.00				0.00	\$ -	17.00	0.00%
4.03	Subdrain, Trenched, HDPE, Preformed, 6-inch Dia.	LF	43.00		43.00	\$ 40.00	\$ 1,720.00				0.00	\$ -	43.00	0.00%
4.04	Subdrain TEE, 6"X6"X6"-inch Dia.	EA	1.00		1.00	\$ 100.00	\$ 100.00				0.00	\$ -	1.00	0.00%
4.05	Subdrain Cap, 6-inch Dia.	EA	2.00		2.00	\$ 100.00	\$ 200.00				0.00	\$ -	2.00	0.00%
WATER MAINS AND APPURTENANCES														
5.01	Water Service Pipe, 1"	LF	19.00		19.00	\$ 125.00	\$ 2,375.00	19.00	\$ 2,375.00		19.00	\$ 2,375.00	0.00	100.00%
CONCRETE AND RELATED WORK														
7.01	Remove and Replace Sidewalk, PCC, 5-inch	SY	28.00		28.00	\$ 150.00	\$ 4,200.00				0.00	\$ -	28.00	0.00%
7.02	Sidewalk, PCC, 5-inch, Non-Reinforced	SY	40.00		40.00	\$ 63.00	\$ 2,520.00				0.00	\$ -	40.00	0.00%
7.03	Sidewalk Assurance Testing	LS	1.00		1.00	\$ 1,000.00	\$ 1,000.00				0.00	\$ -	1.00	0.00%
7.04	Playground Ramp and Bench Pads, PCC, Reinforced	SY	14.00		14.00	\$ 150.00	\$ 2,100.00	14.00	\$ 2,100.00		14.00	\$ 2,100.00	0.00	100.00%
7.05	Playground Thickened Edge Sidewalk, PCC, Reinforced	SY	120.00		120.00	\$ 110.00	\$ 13,200.00	100.00	\$ 11,000.00		100.00	\$ 11,000.00	20.00	83.33%
SITE WORK AND LANDSCAPING														
9.01	Conventional Seeding, Type 1 (Permanent Lawn Mixture)	AC	0.50		0.50	\$ 12,000.00	\$ 6,000.00				0.00	\$ -	0.50	0.00%
9.02	Trees, Deciduous, 1.25" - 1.5" Caliper	EA	8.00		8.00	\$ 550.00	\$ 4,400.00				0.00	\$ -	8.00	0.00%
9.03	Shrubs - 24-36" Height or Spread	EA	15.00		15.00	\$ 75.00	\$ 1,125.00				0.00	\$ -	15.00	0.00%
9.04	Shredded Hardwood Mulch	SY	30.00		30.00	\$ 75.00	\$ 2,250.00				0.00	\$ -	30.00	0.00%
9.05	Silt Fence	LF	208.00		208.00	\$ 3.00	\$ 624.00				0.00	\$ -	208.00	0.00%
9.06	Silt Fence, Removal	LF	208.00		208.00	\$ 2.00	\$ 416.00				0.00	\$ -	208.00	0.00%
9.07	Temporary Hydraulic Mulching, Wood Cellulose	LS	1.00		1.00	\$ 2,500.00	\$ 2,500.00				0.00	\$ -	1.00	0.00%
9.08	Hydraulic Mulching, Bonded Fiber Matrix (BFM)	AC	0.50		0.50	\$ 5,000.00	\$ 2,500.00				0.00	\$ -	0.50	0.00%
9.09	Inlet Protection Device, Drop-In	EA	1.00		1.00	\$ 250.00	\$ 250.00				0.00	\$ -	1.00	0.00%
9.10	Inlet Protection Device, Maintenance	EA	4.00		4.00	\$ 150.00	\$ 600.00				0.00	\$ -	4.00	0.00%
9.11	Turf Reinforcement Mat, Type 2	SY	4.00		4.00	\$ 100.00	\$ 400.00				0.00	\$ -	4.00	0.00%
MISCELLANEOUS														
11.01	Mobilization	LS	1.00		1.00	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00		1.00	\$ 7,500.00	0.00	100.00%
11.02	Concrete Washout	LS	1.00		1.00	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00		1.00	\$ 1,500.00	0.00	100.00%
11.03	Site Electrical	LS	1.00		1.00	\$ 11,390.00	\$ 11,390.00	0.80	\$ 9,112.00		0.80	\$ 9,112.00	0.20	80.00%
CHANGE ORDER ITEMS														
12.01					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.02					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.03					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.04					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.05					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK										COMPLETED = \$ 48,962.00				
CONTRACT = \$ 95,000.00										51.54%				



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #17 in the amount of \$20,966.22 to Foth Infrastructure and Environment, LLC for engineering services on the North Four Mile Creek Trunk Sewer project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 Payment #17

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: North Four Mile Creek Trunk Sewer
Contractor: Foth Infrastructure & Environment
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 660.3660.4210 **Finance Project #** 660.4210
Vendor Project or Invoice #: 17 **PO #**
Original Contract Date: March 7, 2022 **Vendor #** 2078

Date of Council Meeting: October 2, 2023 **PAYMENT REQUEST #** 17
PAYMENT PERIOD: From: August 1, 2023 Through: August 31, 2023

Contract Summary

Original Contract Amount:	\$	127,100.00	
Net change by Change Orders:	\$	173,500.00	
Contract Amount to Date: (line 1 ± 2)	\$	300,600.00	
Total completed and stored to date:	\$	170,337.61	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	170,337.61	
Less previous applications for payment:	\$	149,371.39	
SUBTOTAL	\$	20,966.22	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 20,966.22

Balance to finish, including retainage: \$ 130,262.39

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:

Foth Infrastructure & Environment

Andy S. Floy

Digitally signed by Andy S. Floy
DN: CN=Andy S. Floy, OU=Active User
Accounts, OU=Members, DC=foth, DC=com
Reason: I am approving this document.
Date: 2023.09.14 14:48:17-05'00'

Firm Name

Signature

September 14, 2023

Date

City of Ankeny Staff Approval:

Mitchell Wedell

Signature

9-25-23

Date

Submit to: Donald Clark, P.E. - Director of Municipal Utilities

E-mail: dclark@AnkenyIowa.gov Phone: (515) 963-3529 Fax: (515) 963-3535

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 2, 2022	\$ 11,492.32
2	June 6, 2022	\$ 10,883.60
3	June 20, 2022	\$ 19,350.00
4	September 6, 2022	\$ 19,132.80
5	October 17, 2022	\$ 13,143.00
6	November 7, 2022	\$ 14,746.20
7	November 21, 2022	\$ 4,324.00
8	January 3, 2023	\$ 1,097.00
9	February 6, 2023	\$ 18,565.20
10	March 6, 2023	\$ 7,310.00
11	March 20, 2023	\$ 14,595.26
12	May 1, 2023	\$ 1,951.69
13	June 5, 2023	\$ 2,580.57
14	July 3, 2023	\$ 4,737.17
15	August 7, 2023	\$ 2,963.58
16	August 21, 2023	\$ 2,499.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 149,371.39

Record of Change Orders

No.	Date	Amount
1	October 17, 2022	\$ 11,500.00
2	April 17, 2023	\$ 162,000.00
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TOTAL \$ 173,500.00

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:	-

Invoice

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

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

September 21, 2023

Project No: 0022A004.00

Invoice No: 86021

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

Invoice Total USD 20,966.22

Project 0022A004.00 North Four Mile Creek Trunk Sewer

Professional Services through August 31, 2023

Professional Personnel

	Hours	Rate	Amount
Project Manager II	12.50	202.00	2,525.00
Project Engineer II	7.00	166.00	1,162.00
Technician V	6.00	135.00	810.00
Technician IV	20.00	125.00	2,500.00
Technician II	13.40	105.00	1,407.00
Technician I	71.90	85.00	6,111.50
Construction Manager III	32.00	182.00	5,824.00
Project Administrator II	1.00	102.00	102.00
Totals	163.80		20,441.50
Total Labor			20,441.50

Subconsultants 165.00

Expenses 359.72

Billing Limits	Current	Prior	To-Date
Total Billings	20,966.22	149,371.39	170,337.61
Limit			300,600.00
Remaining			130,262.39

Total This Invoice USD 20,966.22



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #6 in the amount of \$60,553.50 to Foth Infrastructure and Environment, LLC for engineering services on the NW State Street Extension project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 Payment #6

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW State Street Extension
Contractor: Foth Infrastructure & Environment
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 885.3885.4210 **Finance Project #** 885.4210
Vendor Project or Invoice #: 6 **PO #**
Original Contract Date: March 6, 2023 **Vendor #** 2078

Date of Council Meeting: October 2, 2023 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: August 1, 2023 Through: August 31, 2023

Contract Summary

Original Contract Amount:	\$	473,400.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	473,400.00	
Total completed and stored to date:	\$	249,389.64	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	249,389.64	
Less previous applications for payment:	\$	188,836.14	
SUBTOTAL	\$		60,553.50

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 60,553.50

Balance to finish, including retainage: \$ 224,010.36

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:

Foth Infrastructure & Environment

Digitally signed by Andy S. Floy
DN: CN=Andy S. Floy, OU=Inactive User
Accounts, OU=Members, DC=foth,
DC=ia
Reason: I am approving this document
Date: 2023.09.14 15:09:50-0500

Firm Name

Signature Date

September 14, 2023

City of Ankeny Staff Approval:

Signature Date

Submit to: Mitch Wedell, P.E. - Development Engineering Manager
E-mail: MWedell@Ankenylowa.gov Phone: (515) 963-3520 Fax: (515) 963-3535

Date Printed: 9/14/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 1, 2023	\$ 25,629.81
2	June 5, 2023	\$ 71,489.33
3	July 3, 2023	\$ 48,422.90
4	August 7, 2023	\$ 21,666.10
5	August 21, 2023	\$ 21,628.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 188,836.14

Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

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

Invoice

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

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

September 21, 2023

Project No: 0023A007.00

Invoice No: 86022

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

Invoice Total USD 60,553.50

Project 0023A007.00 NW State Street Extension

Professional Services through August 31, 2023

Professional Personnel

	Hours	Rate	Amount
Project Manager III	7.00	216.00	1,512.00
Project Manager II	51.50	202.00	10,403.00
Project Engineer V	61.50	216.00	13,284.00
Project Engineer III	93.50	178.00	16,643.00
Project Engineer I	19.50	154.00	3,003.00
Staff Engineer III	51.50	147.00	7,570.50
Staff Engineer II	34.00	137.00	4,658.00
Staff Engineer I	14.00	127.00	1,778.00
Project Administrator II	1.00	102.00	102.00
Totals	333.50		58,953.50
Total Labor			58,953.50

Subconsultants

1,600.00

Billing Limits

	Current	Prior	To-Date
Total Billings	60,553.50	188,836.14	249,389.64
Limit			473,400.00
Remaining			224,010.36

Total This Invoice USD 60,553.50



Summary of Services Report - Project Code: 885.4210

Project Title: NW State Street Extension

Period: August 1st to August 31st, 2023

Work Completed:

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

- Ongoing project coordination and project management.
- Finalized traffic analysis and modeling
- Finalized drainage analysis and culvert sizing
- Continue roadway alignment and functional design

Work Scheduled:

The following work tasks will be completed in September of 2023:

- Continue design development coordination and project management.
- Begin storm sewer layout
- Finalize traffic report
- Continue roadway functional and interim design
- Begin roundabout layout and design
- Submit functional plans and CIP estimate

Submittal Schedule:

The following dates are according to the original project contract:

Professional Services Agreement Approved	March 6, 2023
Design Survey and Mapping	April, 2023
Traffic Study	June, 2023
Functional Design	August, 2023
Preliminary Design	October, 2023

General Comments:

- None



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #29 in the amount of \$1,485.00 to FOX Strand, for engineering services on the Ankeny ASR project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #29

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny ASR
Contractor: FOX Strand
Address: 414 South 17th St, Ste 107, Ames, IA 50010
Finance Budget Code: 632.3632.4210 Finance Project #: 632.4210
Vendor Project or Invoice #: 201302 PO #:
Original Contract Date: February 15, 2021 Vendor #: 11377

Date of Council Meeting: October 2, 2023 PAYMENT REQUEST # 29
PAYMENT PERIOD: From: August 1, 2023 Through: August 31, 2023

Contract Summary

Original Contract Amount:	\$	<u>349,900.00</u>	
Net change by Change Orders:	\$	<u>471,800.00</u>	
Contract Amount to Date: (line 1 ± 2)	\$		<u>821,700.00</u>
Total completed and stored to date:	\$	<u>803,622.94</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$		<u>803,622.94</u>
Less previous applications for payment:	\$		<u>802,137.94</u>
SUBTOTAL	\$		<u>1,485.00</u>

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 1,485.00

Balance to finish, including retainage: \$ 18,077.06

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:

Firm Name FOX Strand

Steven J. Troyer, P.E. September 20, 2023

Signature _____ Date _____

City of Ankeny Staff Approval:

Mitchell Weisell 9-20-23
Signature _____ Date _____

Submit to: Don Clark, Director of Municipal Utilities

E-mail: dclark@ankenyiowa.gov Phone: 515-963-3529 Fax: (515) 963-3535

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
1	Amendment to Contract signed on 7/1/19				-		\$ -		\$ -	-	0.00%
2	Amendment to Contract signed on 8/2/21				-		\$ -		\$ -	-	0.00%
3	Amendment to Contract signed 3/7/22				-		\$ -		\$ -	-	0.00%
4	Amendment to Contract signed 7/3/23				-		\$ -		\$ -	-	0.00%
5					-		\$ -		\$ -	-	0.00%
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TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	3/30/21	\$ 12,000.00
2	5/30/20	\$ 39,140.00
3	6/30/21	\$ 14,380.00
4	7/31/21	\$ 29,721.05
5	8/30/21	\$ 47,830.00
6	9/30/21	\$ 28,000.00
7	10/30/21	\$ 45,745.90
8	11/30/21	\$ 90,901.20
9	12/31/21	\$ 52,850.19
10	1/31/22	\$ 20,190.20
11	2/28/22	\$ 27,490.50
12	3/31/22	\$ 25,838.20
13	4/30/22	\$ 18,385.15
14	5/30/22	\$ 38,250.50
15	6/30/22	\$ 41,877.85
16	7/31/22	\$ 35,640.96
17	8/31/22	\$ 37,939.97
18	9/30/22	\$ 34,660.59
19	10/31/22	\$ 26,208.18
20	11/30/22	\$ 14,947.87
21	12/31/22	\$ 19,540.34
22	01/31/23	\$ 25,763.36
23	02/28/23	\$ 23,303.05
24	03/31/23	\$ 19,437.33
25	04/30/23	\$ 8,492.15
26	05/31/23	\$ 13,381.15
27	06/30/23	\$ 7,324.25
28	07/31/23	\$ 2,898.00
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Previous Applications for Payment

No.	Date	Amount
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Record of Change Orders

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TOTAL \$ 802,137.94

TOTAL \$ -
Please update Payment Application Sheet

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: -



FOX Strand
414 South 17th Street, Suite 107
Ames, IA 50010-8106
(515) 233-0000

Invoice

Don Clark
Director of Municipal Utilities
City of Ankeny
220 West 1st Street
Ankeny, IA 50023

September 12, 2023
Project No: 7020.001
Invoice No: 0201302

Professional Services: August 1, 2023 through August 31, 2023

Project	7020.001	Ankeny ASR - Final Design		
Fee				
Total Fee		172,600.00		
Percent Complete		100.00	Total Earned	172,600.00
			Previous Fee Billing	172,600.00
			Current Fee Billing	0.00
			Total Fee	0.00
			Total this Project	0.00

Project	7020.002	Ankeny ASR - IDNR Permit Fees		
			Total this Project	0.00

Project	7020.003	Ankeny ASR - Bidding		
Fee				
Total Fee		31,000.00		
Percent Complete		100.00	Total Earned	31,000.00
			Previous Fee Billing	31,000.00
			Current Fee Billing	0.00
			Total Fee	0.00
			Total this Project	0.00

Project	7020.004	Ankeny ASR - Construction Administration; Demolition		
			Total this Project	0.00

Project	7020.001	Ankeny ASR - Final Design	Invoice	0201302
Project	7020.005	Ankeny ASR - RPR Demolition		
		Total this Project		0.00
Project	7020.006	Ankeny ASR - Geotechnical Report		
		Total this Project		0.00
Project	7020.007	Ankeny ASR - Testing Services; WWTP Demolition		
		Total this Project		0.00
Project	7020.008	Ankeny ASR - Construction Administration		
Fee				
Total Fee		270,000.00		
Percent Complete		99.00	Total Earned	267,300.00
			Previous Fee Billing	267,300.00
			Current Fee Billing	0.00
		Total Fee		0.00
		Total this Project		0.00
Project	7020.009	Ankeny ASR - Bidding Documents		
		Total this Project		0.00
Project	7020.010	Construction Resident Project Representative		
		Total Labor		1,485.00
		Total this Project		\$1,485.00
Project	7020.011	Construction Staking Services		
		Total this Project		0.00

TERMS: Payment is due within 30 days of the date on this invoice.

Page 2 of 3

Please Remit Payment To: FOX Strand 414 South 17th Street, Suite 107 Ames, Iowa 50010-8106 515-233-0000

Project	7020.001	Ankeny ASR - Final Design	Invoice	0201302
Project	7020.012	Construction Field and Laboratory Testing Services		
		Total this Project		0.00
		Total this Invoice		\$1,485.00

TERMS: Payment is due within 30 days of the date on this invoice.

Page 3 of 3

Please Remit Payment To: FOX Strand 414 South 17th Street, Suite 107 Ames, Iowa 50010-8106 515-233-0000



FOX Strand
414 South 17th Street, Suite 107
Ames, IA 50010
(P) 515.233.0000
www.strand.com

DATE: September 7, 2023

TO: Don Clark, P.E.
Municipal Utilities Director
City of Ankeny
220 West 1st Street
Ankeny, IA 50023

RE: ASR Well #1 Replacement (Well No. 7/ASR No. 3) Project
FOX Strand Project Number 7020.001

DELIVERY: US mail

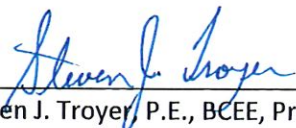
ITEMS: Status Report / Monthly Billing

COMMENTS:

Mr. Clark,

This billing is for professional engineering services for the August 2023 billing period. Time was spent this period on construction administration correspondence with the contractor and submittal review.

If you have questions or concerns, please contact me. Thank you.



Steven J. Troyer, P.E., BCEE, Project Manager



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #5 in the amount of \$27,331.25 to FOX Strand, for engineering services on the NE 36th Street & NE 38th Street Water Main Loop project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NE 36th Street & NE 38th Street Water Main Loop
Contractor: FOX Strand
Address: 414 South 17th St, Ste 107, Ames, IA 50010
Finance Budget Code: 618.3618.4210 **Finance Project #** 618.4210
Vendor Project or Invoice #: 7020.013 **PO #**
Original Contract Date: March 20, 2023 **Vendor #** 11377

Date of Council Meeting: October 2, 2023 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: August 1, 2023 Through: August 31, 2023

Contract Summary

Original Contract Amount:	\$	204,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	204,000.00	
Total completed and stored to date:	\$	110,897.25	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	110,897.25	
Less previous applications for payment:	\$	83,566.00	
SUBTOTAL	\$		27,331.25

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 27,331.25

Balance to finish, including retainage: \$ 93,102.75

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:

FOX Strand

Firm Name

Mitchell Holtz, P.E.

September 20, 2023

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Don Clark, Director of Municipal Utilities

E-mail:

dclark@ankenyiowa.gov

Phone:

515-963-3529

Fax:

(515) 963-3535

Date Printed: 9/20/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
1					-		\$ -		\$ -	-	0.00%
2					-		\$ -		\$ -	-	0.00%
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TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 11, 2023	\$ 12,436.75
2	June 12, 2023	\$ 15,355.75
3	July 13, 2023	\$ 12,363.50
4	August 10, 2023	\$ 43,410.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 83,566.00

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

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



FOX Strand
414 South 17th Street, Suite 107
Ames, IA 50010-8106
(515) 233-0000

Invoice

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

September 13, 2023
Project No: 7020.013
Invoice No: 0201689

Professional Services: August 1, 2023 through August 31, 2023

Project	7020.013	NE 36th Street and NE 38th Street Water Main Loop - Design & Bidding	
Fee			
Total Fee	175,000.00		
Percent Complete	50.00	Total Earned	87,500.00
		Previous Fee Billing	61,250.00
		Current Fee Billing	26,250.00
		Total Fee	26,250.00
		Total this Project	\$26,250.00

Project	7020.014	Easement Acquisition & Geotechnical Engineering Subcontracting Services	
		Total Labor	1,081.25
		Total this Project	\$1,081.25
		Total this Invoice	\$27,331.25

TERMS: Payment is due within 30 days of the date on this invoice.

Page 1 of 1

Please Remit Payment To: FOX Strand 414 South 17th Street, Suite 107 Ames, Iowa 50010-8106 515-233-0000



FOX Strand
414 South 17th Street, Suite 107
Ames, IA 50010
(P) 513.233.0000
www.strand.com

STATUS REPORT

DATE: September 11, 2023

TO: Don Clark
Municipal Utilities
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: NE 36th Street and NE 38th Street Water Main Loop
PN 7020.013, 7020.014

ITEMS: Status Report / Monthly Billing

COMMENTS:

In the month of August, FOX Strand provided Engineering Services and correspondence for the NE 36th Street and NE 38th Street Water Main Loop Project as follows:

Design & Bidding - FOX Strand continued with design for the project. FOX Strand staff met with City Staff to review 50% drawings and obtain feedback ahead of final drawing generation. FOX Strand also provided meeting minutes for the meeting.

Easement Acquisition & Geotechnical Engineering Subcontracting Services - FOX Strand put together some easement acquisition linework for consideration at the 50% drawing meeting.

Let me know if you have any questions or concerns.

A blue ink signature of Mitch Holtz, P.E., written over a horizontal line.

Mitch Holtz, P.E



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #5 in the amount of \$7,231.02 to HGS, LLC, for construction services on the Rock Creek Greenbelt - Native Vegetation project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Rock Creek Greenbelt - Native Vegetation
Contractor: HGS, LLC
Address: 6575 West Loop South Ste 300, Bellaire, TX 77401
Finance Budget Code: 957.2957.4405 Finance Project #: 957.4405
Vendor Project or Invoice #: N/A PO #: N/A
Original Contract Date: October 3, 2022 Vendor #: 11660

Date of Council Meeting: October 2
~~September 18, 2023~~

PAYMENT REQUEST # 5

PAYMENT PERIOD: From: July 1, 2023 Through: July 31, 2023

Contract Summary

Original Contract Amount: \$ 96,960.30
Net change by Change Orders: \$ 3,738.70
Contract Amount to Date: (line 1 ± 2) \$ 100,699.00

Total completed and stored to date: \$ 77,006.50
Retainage: 5 % of Completed Work: \$ 3,850.33
Total Earned less Retainage: \$ 73,156.18
Less previous applications for payment: \$ 65,925.16
SUBTOTAL \$ 7,231.02

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 7,231.02

Balance to finish, including retainage: \$ 27,542.83

Contract Time Remaining (If applicable) _____ Calendar Date _____

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: HGS, LLC

Signature: *Martha Jacob*
Firm Name: _____

Date: 9/12/2023

Engineer / Consultant Approval:

Signature: _____
Firm Name: _____

Date: _____

City of Ankeny Staff Approval:

Signature: *[Signature]*

Date: 9/12/23

Submit to:

Nick Lenox, Director of Parks & Recreation

E-mail: Nlenox@ankenyiowa.gov

Phone: 515-963-3576

Fax: 515-963-3576

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	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														
2.1	Clearing and Grubbing by Lump Sum	LS	1		1.00	\$ 22,760.00	\$ 22,760.00	0.00	\$ -	1.00	1.00	\$ 22,760.00	0.00	100.00%
STREETS AND RELATED WORK														
7.1	Removal of Sidewalk	SY	79.0		79.00	\$ 49.10	\$ 3,878.90		\$ -	0.00	0.00	\$ -	79.00	0.00%
7.2	Shared Use Path, PCC, Class C, 6" Thick	SY	71.0		71.00	\$ 68.00	\$ 4,828.00		\$ -	0.00	0.00	\$ -	71.00	0.00%
7.3	Sidewalk, PCC, Class C, 4"	SY	8.0		8.00	\$ 55.00	\$ 440.00		\$ -	0.00	0.00	\$ -	8.00	0.00%
TRAFFIC CONTROL														
8.1	Temporary Traffic Control	LS	1		1.00	\$ 753.00	\$ 753.00		\$ -	1.00	1.00	\$ 753.00	0.00	100.00%
MISCELLANEOUS														
11.1	Mobilization	LS	1		1.00	\$ 14,102.00	\$ 14,102.00		\$ -	1.00	1.00	\$ 14,102.00	0.00	100.00%
11.2	Concrete Washout	LS	1		1.00	\$ 1,105.00	\$ 1,105.00		\$ -	0.00	0.00	\$ -	1.00	0.00%
11.3	Establishment Mowing	Ac.	7.8		7.80	\$ 355.00	\$ 2,769.00		\$ -	7.80	7.80	\$ 2,769.00	0.00	100.00%
11.4	Herbicide Treatment	Ac.	7.8		7.80	\$ 388.00	\$ 3,010.80		\$ -	7.80	7.80	\$ 3,010.80	0.00	100.00%
11.6	Dormant Native Vegetation Seeding, Drilled	Ac.	7.8		7.80	\$ 2,766.00	\$ 21,574.80		\$ -	7.80	7.80	\$ 21,574.80	0.00	100.00%
11.7	Vegetation Maintenance	Ac.	54.9		54.90	\$ 262.00	\$ 14,383.80	7.80	\$ 2,043.60	0.00	7.80	\$ 2,043.60	47.10	14.21%
11.8	Tree and Shrub Herbicide Treatment	LS	1		1.00	\$ 1,191.00	\$ 1,191.00		\$ -	1.00	1.00	\$ 1,191.00	0.00	100.00%
11.9	New Planting Sign	Ea.	32		32.00	\$ 192.00	\$ 6,144.00	29.00	\$ 5,568.00	3.00	32.00	\$ 6,144.00	0.00	100.00%
CHANGE ORDER ITEMS														
12.01	Establishment Mowing Additional Area	Ac.		0.70	0.70	\$ 355.00	\$ 248.50		\$ -	0.70	0.70	\$ 248.50	0.00	100.00%
12.02	Herbicide Treatment Additional Area	Ac.		0.70	0.70	\$ 388.00	\$ 270.20		\$ -	0.70	0.70	\$ 270.20	0.00	100.00%
12.03	Native Vegetation Additional Area	Ac.		0.70	0.70	\$ 2,766.00	\$ 1,936.20		\$ -	0.70	0.70	\$ 1,936.20	0.00	100.00%
12.04	Vegetation Maintenance Additional Area	Ac.		4.90	4.90	\$ 262.00	\$ 1,283.80		\$ -	0.70	0.70	\$ 183.40	4.20	14.29%
12.05					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 100,699.00 PAY PERIOD = \$ 7,611.60

COMPLETED = \$ 77,005.50

76.47%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 1, 2023	\$ 18,156.59
2	June 5, 2023	\$ 9,629.39
3	July 3, 2023	\$ 10,944.67
4	August 7, 2023	\$ 27,194.51
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Previous Applications for Payment

No.	Date	Amount
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PREVIOUS PAY APP TOTAL = \$ 65,925.16

Record of Change Orders

No.	Date	Amount
1	July 3, 2023	\$ 3,738.70
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CHANGE ORDER TOTAL = \$ 3,738.70

Contract Time Remaining

Contract Period:	Calendar Date
Construction Start Date:	October 3, 2022
Contract Full Completion Date:	12/22/2023

Substantial Completion

Contract Working Days:	N/A
Added by Change Order:	N/A
Total Working Days:	#VALUE!
Working Days Used to Date:	N/A
Working Days Remaining:	#VALUE!

Full Completion

Contract Working Days:	N/A
Added by Change Order:	N/A
Total Working Days:	#VALUE!
Working Days Used to Date:	N/A
Working Days Remaining:	#VALUE!



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #6 in the amount of \$4,511.00 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #6

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW Irvinedale Drive & NW 18th Street Intersection Improvements
Contractor: HR Green, Inc.
Address: 5525 Merle Hay Road, Suite,200, Johnston, IA 50131
Finance Budget Code: 922.3922.4210 Finance Project #: 922.4210
Vendor Project #: 220196 Purchase Order #: NA
Original Contract Date: March 20, 2023 Vendor Account #: 5531

Date of Council Meeting: October 2, 2023 Payment Application #: 6

Payment Period: From: July 29, 2023 Through: August 25, 2023

Contract Summary:

Original Contract Amount:	\$	107,920.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	107,920.00	
Total Completed and Stored to Date:	\$	59,204.50	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	59,204.50	
Less Previous Applications for Payment:	\$	54,693.50	
SUBTOTAL:	\$		4,511.00
OTHER CHARGES:	\$		-
CURRENT PAYMENT DUE:	\$		4,511.00
Balance to Finish, Including Retainage:	\$	48,715.50	
Contract Time Remaining:		-	Working Days

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

Construction Contractor Approval: NA
Firm Name

Signature _____ Date _____

Engineer / Consultant Approval: HR Green, Inc.
Firm Name

Signature [Signature] Date September 8, 2023

City of Ankeny Staff Approval:

Signature [Signature] Date 9/21/23

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

Date Printed: 9/8/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
1.00	PROJECT MANAGEMENT & ADMINISTRATION													
	Engineering	EA	1.00		1.00	\$ 832.00	\$ 832.00	1.00	\$ 832.00		1.00	\$ 832.00	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 479.50	\$ 479.50	1.00	\$ 479.50		1.00	\$ 479.50	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 821.75	\$ 821.75	1.00	\$ 821.75		1.00	\$ 821.75	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 1,165.75	\$ 1,165.75	1.00	\$ 1,165.75		1.00	\$ 1,165.75	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 1,419.50	\$ 1,419.50	1.00	\$ 1,419.50		1.00	\$ 1,419.50	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 1,368.50	\$ 1,368.50	1.00	\$ 1,368.50		1.00	\$ 1,368.50	0.00	100.00%
2.00	TRAFFIC ANALYSIS													
	Engineering	EA	1.00		1.00	\$ 980.00	\$ 980.00	1.00	\$ 980.00		1.00	\$ 980.00	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 4,247.50	\$ 4,247.50	1.00	\$ 4,247.50		1.00	\$ 4,247.50	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 8,855.00	\$ 8,855.00	1.00	\$ 8,855.00		1.00	\$ 8,855.00	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 6,055.00	\$ 6,055.00	1.00	\$ 6,055.00		1.00	\$ 6,055.00	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 1,410.00	\$ 1,410.00	1.00	\$ 1,410.00		1.00	\$ 1,410.00	0.00	100.00%
3.00	CONCEPT DESIGN													
	Engineering	EA	1.00		1.00	\$ 5,313.75	\$ 5,313.75	1.00	\$ 5,313.75		1.00	\$ 5,313.75	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 11,615.00	\$ 11,615.00	1.00	\$ 11,615.00		1.00	\$ 11,615.00	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 3,142.50	\$ 3,142.50	1.00	\$ 3,142.50		1.00	\$ 3,142.50	0.00	100.00%
					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
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					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
4.00	SURVEY & MAPPING													
	Engineering	EA	1.00		1.00	\$ 57.50	\$ 57.50	1.00	\$ 57.50		1.00	\$ 57.50	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 8,968.75	\$ 8,968.75	1.00	\$ 8,968.75		1.00	\$ 8,968.75	0.00	100.00%
	Engineering	EA	1.00		1.00	\$ 2,472.50	\$ 2,472.50	1.00	\$ 2,472.50		1.00	\$ 2,472.50	0.00	100.00%
					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
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					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 59,204.50 PAY PERIOD = \$ 59,204.50

COMPLETED = \$ 59,204.50

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 1, 2023	\$ 1,812.00
2	June 5, 2023	\$ 4,784.50
3	July 17, 2023	\$ 18,645.50
4	August 7, 2023	\$ 15,007.00
5	September 18, 2023	\$ 14,444.50
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 54,693.50

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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



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

HRGREEN.COM

September 8, 2023

Leslie Hart
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Progress Report & Attached Invoice
Ankeny, IA - NW Irvinedale Drive and NW 18th Street Intersection
HRG Project No. 220196
Contract date: March 20, 2023

Dear Leslie:

Please find the attached invoice for our services on the above referenced project. A brief summary of the invoice and how it relates to project progress is provided below.

Attached Invoice #	166611
Period covered by invoice	7/29/23 – 8/25/23
Amount this invoice	\$4,511.00
Total billings to date, including this invoice	\$59,204.50
Contract maximum fee	\$107,920.00
% of Contract billed to date	54.86%

Summary of services during this billing period:

- Project Management & Admin
- Concept Refinements

Comments:

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

Best regards,

HR GREEN, INC.

Brian Willham, P.E.



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
1-800-728-7805

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

September 08, 2023
Project No: 220196
Invoice No: 166611
Invoice Total: \$4,511.00

Project 220196 Ankeny, IA - NW Irvinedale Drive and NW 18th Street Intersection
NW Irvinedale Drive and NW 18th Street
Intersection Improvements

Professional Services Through August 25, 2023

Phase 1.0 Project Management and Administration

Professional Personnel

	Hours	Amount	
Senior Professional	5.00	1,305.00	
Corporate Admin	.50	63.50	
Totals	5.50	1,368.50	
Total Labor			1,368.50
Total this Phase			\$1,368.50

Phase 3.0 Concept Design

Professional Personnel

	Hours	Amount	
Senior Professional	3.50	822.50	
Professional	7.50	1,312.50	
Junior Professional	7.75	1,007.50	
Totals	18.75	3,142.50	
Total Labor			3,142.50
Total this Phase			\$3,142.50

Billing Limits	Current	Prior	To-Date
Total Billings	4,511.00	54,693.50	59,204.50
Limit			107,920.00
Remaining			48,715.50
Total this Invoice			<u>\$4,511.00</u>



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #10 in the amount of \$26,102.28 to HR Green, Inc., for construction engineering services on the Oralabor Gateway Trail-SW State Street Underpass and SW Oralabor Road and SW State Street Safety Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements
Contractor: HR Green, Inc.
Address: 5525 Merle Hay Road, Suite 200 Johnston, IA 50131
Finance Budget Code: 998.3998.4210 **Finance Project #:** 998.4210
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: February 7, 2022 **Vendor Account #:** 5513

Date of Council Meeting: October 2, 2023 **Payment Application #:** 10

Payment Period: From: July 29, 2023 Through: August 25, 2023

Contract Summary:

Original Contract Amount:	\$	355,700.00	
Net Change by Change Orders:	\$	473,813.00	
Contract Amount to Date: (line 1 ± 2)	\$	829,513.00	
Total Completed and Stored to Date:	\$	441,246.52	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	441,246.52	
Less Previous Applications for Payment:	\$	415,144.24	
SUBTOTAL:	\$	26,102.28	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 26,102.28

Balance to Finish, Including Retainage: \$ 388,266.48

Contract Time Remaining: - Working Days

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

Construction Contractor Approval: HR Green, Inc.
Firm Name

Signature _____ Date _____

Engineer / Consultant Approval: HR Green, Inc.
Firm Name

Signature _____ Date September 12, 2023

City of Ankeny Staff Approval:
Signature _____ Date 9/12/2023

Submit to: Jim Haberichter
E-mail: jhaberichter@Ankenylowa.gov **Phone Number:** 515-963-3536

Date Printed: 9/12/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	4/18/22	\$ 45,993.75
2	June 6, 2022	\$ 69,475.00
3	August 15, 2022	\$ 59,151.51
4	October 3, 2022	\$ 36,117.50
5	October 17, 2022	\$ 65,290.75
6	November 7, 2022	\$ 66,482.50
7	January 3, 2023	\$ 29,525.63
8	August 7, 2023	\$ 2,217.00
9	September 18, 2023	\$ 40,890.60
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 415,144.24

Record of Change Orders:

No.	Date	Amount
1	July 5, 2022	\$ 16,500.00
2	May 15, 2023	\$ 457,313.00
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CHANGE ORDER TOTAL = \$ 473,813.00

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
1-800-728-7805

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

September 08, 2023
Project No: 210345.02
Invoice No: 166632
Invoice Total: \$26,102.28

Project 210345.02 Ankeny, IA - Oralabor Gateway Trail and SW State Street

Professional Services Through August 25, 2023

Phase 11.0 Construction Phase Services

Professional Personnel

	Hours	Amount	
Senior Professional	20.00	4,410.00	
Professional	12.50	2,345.00	
Junior Professional	2.00	280.00	
Field Personnel	160.00	18,350.00	
Corporate Admin	.50	63.50	
Totals	195.00	25,448.50	
Total Labor			25,448.50

Unit Charges

Mileage 0.655	68.78	
Mileage 0.625	585.00	
Total Unit Charges	653.78	653.78

Total this Phase \$26,102.28

Billing Limits

	Current	Prior	To-Date
Total Billings	26,102.28	43,107.60	69,209.88
Limit			443,313.00
Remaining			374,103.12

Total this Invoice \$26,102.28



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

▷ HRGREEN.COM

September 12, 2023

Jim Haberichter, PE
Civil Engineer II
City of Ankeny
Public Works Department
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Progress Report & Attached Invoice
Ankeny, IA - Oralabor Gateway Trail - SW State Street Underpass and
SW Oralabor Road and SW State Street Intersection Improvements
HRG Project No. 210345.02
Contract date: March 6, 2023

Dear Jim:

Please find the attached invoice for our services on the above referenced project. A brief summary of the invoice and how it relates to project progress is provided below.

Attached Invoice #	166632
Period covered by invoice	7/29/23 – 8/25/23
Amount this invoice	\$26,102.28
Total billings to date, including this invoice	\$441,246.52
Contract maximum fee	\$829,513.00
% of Contract billed to date	53%

Summary of services during this billing period:

- On-Site Representative
- Reviewed and approved submittals
- Provided coordination and design support for inquiries and modifications
- Project visits and reviews by Engineer
- Project management

Comments:

- None at this time

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

Best regards,

HR GREEN, INC.

Tony Babcock, P.E.



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #7 in the amount of \$6,097.00 to MSA Professional Services, Inc., for engineering services on the Uptown Parking Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Uptown Parking Improvements
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021
Finance Budget Code: 975.3975.4210 **Finance Project #** 975.4210
Vendor Project or Invoice #: **PO #**
Original Contract Date: 07/18/2022 **Vendor #** 6447

Date of Council Meeting: October 2, 2023 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: 08/07/2023 Through: 09/16/2023

Contract Summary

Original Contract Amount:	\$	41,710.00	
Net change by Change Orders:	\$	56,800.00	
Contract Amount to Date: (line 1 ± 2)	\$		98,510.00
Total completed and stored to date:	\$	95,007.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		95,007.00
Less previous applications for payment:	\$		88,910.00
SUBTOTAL	\$		6,097.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 6,097.00

Balance to finish, including retainage: \$ 3,503.00

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: Not Applicable

Firm Name

Signature

Date

Engineer / Consultant Approval: MSA Professional Services, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Adam Lust, Public Works Engineering Manager

E-mail: ALust@ankenyiowa.gov **Phone:** (515) 963-3548 **Fax:** (515) 963-3537

Date Printed: 9/21/2023



1555 SE Delaware Ave
Suite F
Ankeny, IA 50021

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

www.msa-ps.com

September 21, 2023

Adam Lust, Public Works Engineering Manager
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Re: Uptown Parking Improvements Construction Services
Project # 09085057

Dear Mr. Lust:

Please find attached the Engineering Invoice #7 for work completed between August 7, 2023 and September 16, 2023. Please refer to the attached Project Update for a summary of the work completed to date. MSA has been working with the City to review shop drawings and answer construction questions, as needed.

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

Sincerely,

MSA Professional Services, Inc.

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

Nichole Sungren, P.E.
Project Manager

nes
Enc.

PROJECT UPDATE

CONTACT INFORMATION:

Nichole Sungren

Phone: (515) 964-1920

nsungren@msa-ps.com

DATE:

September 21, 2023

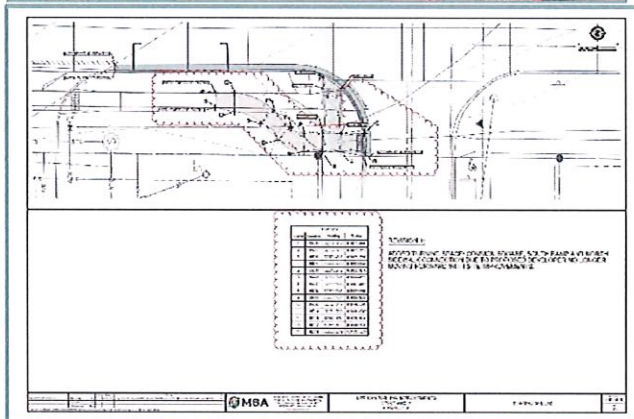
PROJECT NUMBER:

City of Ankeny:

STR-21-006

MSA:

09085057



TASK 1: CONSTRUCTION ADMINISTRATION

Task 1: 67% Complete

The Preconstruction Meeting for the project was held on August 3, 2023 at the Ankeny Public Services Building. MSA met with MidAmerican Energy onsite to discuss the relocation and schedule. MSA has coordinated with City staff to mail public notice letters to residents and answer design questions from City staff and the contractor. MSA has reviewed shop drawings in conjunction with City staff and provided stamped copies to the City for their files. MSA has reviewed the curb ramps from the adjacent developer and provided revised plan sheets for ADA ramps that for the area that was no longer being constructed.

TASK 2: CONSTRUCTION STAKING

Task 2: 67% Complete

MSA has set control and provided staking as requested by the Contractor.

TASK 3: POST CONSTRUCTION

Task 3: 0% Complete

This task has not been started at this time.

**Remit to:**

MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, WI 53913

INVOICE

PAYMENT DUE UPON RECEIPT OF INVOICE.
INTEREST AT THE RATE OF 1.5% PER MONTH
ON UNPAID BALANCE WILL BE ADDED TO
YOUR NEXT STATEMENT.

For questions, contact: (800) 362-4505

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

September 21, 2023
Invoice No: R09085057.0 - 1

00-50-203
Project Manager Nichole Sungren
Client Liaison Nichole Sungren

AMOUNT DUE THIS INVOICE: \$6,097.00

Project R09085057.0 Ankeny IA Uptown Parking Construction Services 2023
Professional Services from August 7, 2023 to September 16, 2023

Description	Contract Amount	Percent Complete	Amount Earned	Previous Invoices	This Invoice
Construction Admin	4,100.00	67.00	2,747.00	0.00	2,747.00
Construction Staking	5,000.00	67.00	3,350.00	0.00	3,350.00
Post Construction	500.00	0.00	0.00	0.00	0.00
Total Fee	9,600.00		6,097.00	0.00	6,097.00
Total Fee					6,097.00
AMOUNT DUE THIS INVOICE:					<u><u>\$6,097.00</u></u>

Billings to Date	Current	Prior	Total	Received
	6,097.00	0.00	6,097.00	0.00

For ACH notification, remit to:

ach@msa-ps.com

Account Number: 101065930 Routing Number: 075901590

Bank Information: Baraboo State Bank, 101 3rd Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703

MSA ENABLES PEOPLE TO POSITIVELY IMPACT THE LIVES OF OTHERS.

We are proud to be a 100% employee-owned firm.



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #14 in the amount of \$37,082.15 to Short Elliott Hendrickson Inc., for engineering services on the S Ankeny Blvd Transmission Main project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #14

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: S Ankeny Blvd Transmission Main
Contractor: Short Elliott Hendrickson Inc.
Address: PO Box 64780, St. Paul, MN 55164-0780
Finance Budget Code: 633.3633.4210 **Finance Project #** 633.4210
Vendor Project or Invoice #: ANKMU 165980 **PO #**
Original Contract Date: February 7, 2022 **Vendor #** 011405

Date of Council Meeting: October 2, 2023 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: July 30, 2023 Through: August 31, 2023

Contract Summary

Original Contract Amount:	\$	216,800.00	
Net change by Change Orders:	\$	222,600.00	
Contract Amount to Date: (line 1 ± 2)	\$		439,400.00
Total completed and stored to date:	\$	317,316.55	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		317,316.55
Less previous applications for payment:	\$		280,234.40
SUBTOTAL	\$		37,082.15

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 37,082.15

Balance to finish, including retainage: \$ 122,083.45

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: Short Elliott Hendrickson Inc.

Firm Name

Signature Date

City of Ankeny Staff Approval:

Signature Date

Submit to: Donald Clark, P.E. - Director of Municipal Utilities

E-mail: dclark@Ankenylowa.gov Phone: (515) 963-3529 Fax: (515) 963-3535

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 6, 2022	\$ 107,390.36
2	October 3, 2022	\$ 13,894.08
3	November 7, 2022	\$ 24,938.29
4	November 27, 2022	\$ 21,603.75
5	January 3, 2023	\$ 20,653.82
6	February 6, 2023	\$ 5,787.29
7	February 20, 2023	\$ 1,671.99
8	March 20, 2023	\$ 4,447.44
9	May 1, 2023	\$ 6,876.96
10	June 5, 2023	\$ 12,090.52
11	July 7, 2023	\$ 9,158.72
12	August 7, 2023	\$ 32,533.25
13	September 5, 2023	\$ 19,187.93
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Previous Applications for Payment

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TOTAL \$ 280,234.40

Record of Change Orders

No.	Date	Amount
1	March 20, 2023	\$ 222,600.00
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TOTAL \$ 222,600.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	February 7, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



Invoice

Invoice Number: **452879**

Short Elliott Hendrickson, Inc. FEIN: 41-1251208 | 651.490.2000 | 800.325.2055

**BILL TO:**

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

REMIT PAYMENT TO:

Short Elliott Hendrickson, Inc.
PO Box 64780
Saint Paul, MN 55164-0780

Pay This Amount **\$37,082.15**

Due Date 13-OCT-23

Invoice Date 13-SEP-23

Bill Through Date 31-AUG-23

Terms 30 NET

SEH Customer Acct # 86294

Customer Project #

Agreement / PO # 165980

Project

Manager

Katie Kinsey

kkinsey@sehinc.com

Client Service

Manager

Katie Kinsey

kkinsey@sehinc.com

Accounting

Representative

Mary Meyer

mmeyer@sehinc.com

641.424.6344

Project #	Project Name	Project Description
165980	ANKMU S Ankeny Blvd Trans	South Ankeny Boulevard Transmission Main

Notes:**CC:**

dclark@ankenyiowa.gov

Task: 5.0 - Construction Administration**Direct**

Personnel	Hours	Amount
Senior Project Engineer	8.00	\$1,722.62
Senior Admin Assistant	0.25	\$31.01
	<u>8.25</u>	
		\$1,753.63

Task: 5.0 Total: \$1,753.63

Task: 6.0 - Construction Observation**Direct**

Personnel	Hours	Amount
Project Representative	34.00	\$3,766.65
Senior Project Engineer	15.50	\$3,337.61



Invoice

Invoice Number: 452879

Short Elliott Hendrickson, Inc. FEIN: 41-1251208 | 651.490.2000 | 800.325.2055

Task: 6.0 - Construction Observation

Personnel	Hours	Amount
Project Engineer	0.75	\$112.10
Staff Engineer	210.00	\$25,867.26
Intern	23.50	\$1,504.00
	283.75	\$34,587.62

Reimbursed - Expenses

Expenditure Type	Amount
Mileage	\$692.90
Travel / Lodging	\$48.00
	\$740.90

Task: 6.0 Total: \$35,328.52

Invoice total \$37,082.15

Project Billing Summary

	<u>Current Amount</u> <u>Due</u>	Previously Invoiced	Cumulative
Totals	\$37,082.15	\$280,234.40	\$317,316.55



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:

Consider motion to approve Payment #31 in the amount of \$12,205.74 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #31

city of
Ankeny
Bringing it all together.

Date Printed: 9/21/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	3/23/2021	\$ 47,394.98
2	4/22/2021	\$ 14,665.92
3	5/26/2021	\$ 16,258.50
4	6/24/2021	\$ 4,639.50
5	7/22/2021	\$ 6,659.86
6	8/25/2021	\$ 1,525.50
7	9/22/2021	\$ 3,837.50
8	10/21/2021	\$ 15,215.25
9	11/23/2021	\$ 24,875.92
10	12/21/2021	\$ 15,796.50
11	1/26/2022	\$ 16,200.50
12	2/24/2022	\$ 14,679.78
13	3/24/2022	\$ 17,788.50
14	4/20/2022	\$ 12,803.50
15	5/24/2022	\$ 29,637.85
16	6/23/2022	\$ 25,728.81
17	7/20/2022	\$ 18,544.85
18	8/25/2022	\$ 22,644.25
19	9/21/2022	\$ 15,138.00
20	10/26/2022	\$ 9,243.47
21	11/23/2022	\$ 12,849.25
22	12/21/2022	\$ 11,784.50
23	1/26/2023	\$ 13,247.02
24	2/23/2023	\$ 5,183.49
25	3/23/2023	\$ 22,707.12
26	4/18/2023	\$ 19,862.85
27	5/25/2023	\$ 26,947.70
28	6/22/2023	\$ 18,611.96
29	7/26/2023	\$ 20,447.16
30	8/24/2023	\$ 7,912.74
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TOTAL \$ 492,832.73

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Record of Change Orders

#	Date	Amount
1	9/7/2021	\$ 158,200.00
2	12/6/2021	\$ 185,400.00
3	11/21/2022	\$ 255,300.00
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TOTAL		\$ <u>598,900.00</u>

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	January 4, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 21, 2023

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

Invoice No: 120.1113.01 - 31

Finance Budget Code 629.3629.4210/688.3688.4210
Project Code 629.4210/688.4210

Vendor #990

Email

Project 120.1113.01 Ankeny HTT Water Main & Drainage Improvements

Professional Services through September 17, 2023

Prelim Services

			Phase Subtotal	0.00
	Total	Prior	Current	
Billings to Date	95,183.76	95,183.76	0.00	

Design Services Amendment 1

			Phase Subtotal	0.00
	Total	Prior	Current	
Billings to Date	82,836.00	82,836.00	0.00	

Design Services Amendment 2 (Division 1)

			Phase Subtotal	0.00
	Total	Prior	Current	
Billings to Date	138,769.18	138,769.18	0.00	

Design Services Amendment 2 (Division 2)

			Phase Subtotal	0.00
	Total	Prior	Current	
Billings to Date	20,792.00	20,792.00	0.00	

Construction Services Div 1

Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	2.25	229.00	515.25	
Sr. Engineer	15.25	198.00	3,019.50	
Technician V	92.00	92.00	8,464.00	
Total Services	109.50		11,998.75	11,998.75

Fleet Mileage

206.99

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

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

Project	120.1113.01	Ank-HTTWaterMain&DrainageImprovements		Invoice	31
Phase Subtotal				\$12,205.74	
Billings to Date	Total 128,590.43	Prior 116,384.69	Current 12,205.74		
Construction Services Div 2					
Phase Subtotal				0.00	
Billings to Date	Total 38,867.10	Prior 38,867.10	Current 0.00		
Billing Limits		Current	Prior	To-Date	
Total Billings		12,205.74	492,832.73	505,038.47	
Limit				702,700.00	
Remaining				197,661.53	
Amount Due this Invoice				<u>\$12,205.74</u>	
Billings to Date	Total 505,038.47	Prior 492,832.73	Current 12,205.74		

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Wesley Farrand



September 21, 2023

Mr. Don Clark
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: HIGH TRESTLE TRAIL TRANSMISSION MAIN & DRAINAGE IMPROVEMENTS
PROGRESS REPORT NO. 31
S&A PROJECT NO. 120.1113.01

Mr. Clark:

This is the thirty-first progress report for the above referenced project and covers work through September 17, 2023. Work performed during this period primarily includes tasks associated with the project construction, including construction coordination, site meetings, pay applications, construction observation and reporting, and construction review of Division I work completion. This invoice of \$12,205.74 represents a completion of about 72% of the \$702,700 Design and Construction Services Agreement and Amendments to the contract.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the October 2, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. 

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

MAL/wcf

Enclosure



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #32 in the amount of \$14,025.70 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd Landscape Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #32

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: N Ankeny Blvd Landscape Improvements
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 913.3913.4210 Finance Project Code: 913.4210
Vendor Project or Invoice #: 120.0315.01 PO #:
Original Contract Date: Vendor #: 990

Date of Council Meeting 10/2/2023 PAYMENT REQUEST # 32
PAYMENT PERIOD: From: 08/21/23 through: 09/17/23

Contract Summary

Original Contract Amount:	\$	173,400.00	
Net change by Change Orders: Amd #1	\$	56,800.00	
Contract Amount to Date: (line 1 ± 2)	\$	230,200.00	
Total completed and stored to date:	\$	230,200.00	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	230,200.00	
Less previous applications for payment:	\$	216,174.30	
SUBTOTAL	\$	14,025.70	

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

CURRENT PAYMENT DUE \$ 14,025.70

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) -

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

Construction Contractor Approval:

Firm Name _____

Signature _____ Date _____

Engineer/Consultant Approval:

Snyder & Associates, Inc.

Firm Name

Signature [Signature] Date 09/21/23

City of Ankeny Staff Approval

Signature [Signature] Date 9/21/23

Submit to:

Leslie Hart

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	3/25/2020	1178.50
2	4/22/2020	\$ 9,430.16
3	5/21/2020	\$ 11,583.63
4	6/24/2020	\$ 8,959.75
5	7/23/2020	\$ 8,516.65
6	8/27/2020	\$ 11,199.75
7	9/24/2020	\$ 25,453.50
8	10/20/2020	\$ 3,516.20
9	11/19/2020	\$ 3,959.50
10	1/21/2021	\$ 1,686.50
11	10/20/2021	\$ 6,718.00
12	11/23/2021	\$ 1,600.25
13	12/21/2021	\$ 4,001.00
14	1/25/2022	\$ 8,141.50
15	2/24/2022	\$ 4,194.00
16	3/23/2022	\$ 1,564.00
17	4/20/2022	\$ 2,295.50
18	5/26/2022	\$ 2,233.50
19	8/24/2022	\$ 3,265.38
20	9/21/2022	\$ 4,863.63
21	10/25/2022	\$ 9,953.50
22	11/22/2022	\$ 3,215.25
23	12/21/2022	\$ 6,754.50
24	1/25/2023	\$ 2,129.00
25	2/22/2023	\$ 1,902.50
26	3/22/2023	\$ 3,409.75
27	4/18/2023	\$ 8,694.69
28	5/24/2023	\$ 8,689.21
29	6/21/2023	\$ 12,975.65
30	7/26/2023	\$ 21,087.08
31	8/23/2023	\$ 13,002.27
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TOTAL \$ 216,174.30

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Record of Change Orders

#	Date	Amount
1	3/21/2022	\$ 19,900.00
2	4/3/2023	\$ 36,900.00
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TOTAL		\$ 56,800.00

Contract Time Remaining:

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



September 20, 2023

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

RE: N. ANKENY BOULEVARD LANDSCAPE IMPROVEMENTS
PROGRESS REPORT NO. 32
S&A PROJECT NO. 120.0315.01

Dear Ms. Hart:

This is the thirty-second progress report for the above referenced project and covers work through September 17, 2023. Work through this period includes construction administration for the fiber project, construction services for the U-STEP intersection improvements project, and commencing construction services for the landscaping improvements project at the same 18th Street and N. Ankeny Boulevard intersection.

The Contractor has completed the punch list items on the fiber project, and we are waiting for the grass to establish in several areas along the corridor. Two weeks ago, the Contractor tilled up the weeds along the corridor and reseeded these areas. Once the grass has established, we will be ready to recommend project acceptance. We are currently holding \$7,800 of additional construction administration and observation fees due to the contractor exceeding the Completion Date of October 31, 2022.

Paving operations are continuing on the N. Ankeny Boulevard and 18th Street Intersection Improvements U-STEP Project. The Contractor is currently working on paving the sidewalks and landscaping walls on the east side of the intersection. The traffic signal work (including the new footing and resetting the pole in the NE corner) and setting of the cabinet on the east side of the intersection needs to be completed. The Completion Date for this Project was August 18, 2023, and the Contractor has approximately 75% of the original contract work yet to complete. The Contractor has been on site, but is short-handed on staff. Our construction services budget and contract for this project are at 100% through this invoice, and we are currently holding \$3,660 on this project.

Alpha Landscaping has commenced work on the N. Ankeny Boulevard and 18th Street Intersection Landscaping Improvements Project. The irrigation should be installed soon, and the plants are anticipated to be installed in early October. The Contractor anticipates full project completion late this Fall.

Ms. Leslie Hart, P.E., PTOE
City of Ankeny
September 20, 2023
Page 2 of 2

We look forward to continuing working for the City and you on these important projects. Should you have any questions on this update, please feel free to contact me. We will attend the October 2, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. 

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

Enclosures

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



SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 20, 2023

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

Invoice No: 120.0315.01 - 32

Finance Budget Code 913.3913.4210
Finance Project Code 913.4210 Vendor 990

Email

Project 120.0315.01 N. Ankeny Blvd. Landscape Improvements

Professional Services through September 17, 2023

Basic Services

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	152,100.00	152,100.00
Limit			152,100.00
		Phase Subtotal	0.00
Billings to Date	Total 152,100.00	Prior 152,100.00	Current 0.00

Construction Services

	Hours	Rate	Amount
Principal Landscape Architect	3.00	220.00	660.00
Principal Engineer	4.50	209.00	940.50
Sr. Engineer	1.50	190.00	285.00
Engineer VIII	6.50	174.00	1,131.00
Project Manager VI	1.50	157.00	235.50
Engineer IV	1.00	136.00	136.00
Landscape Architect II	5.00	112.00	560.00
Technician VII	28.50	109.00	3,106.50
Technician VI	4.50	98.00	441.00
Technician II	97.50	66.00	6,435.00
Total Services	153.50		13,930.50
Total Services			13,930.50
Employee Mileage			38.66
Total Expenses			38.66
Fleet Mileage			56.99

Billing Limits	Current	Prior	To-Date
Total Billings	14,026.15	64,074.30	78,100.45
Limit			78,100.00
Adjustment			-.45
		Phase Subtotal	\$14,025.70

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

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

Project	120.0315.01	Ank-NAnkBlvdLndscplmpr			Invoice	32
		Total	Prior	Current		
Billings to Date		78,100.00	64,074.30	14,025.70		
Amount Due this Invoice					<u><u>\$14,025.70</u></u>	
		Total	Prior	Current		
Billings to Date		230,200.00	216,174.30	14,025.70		

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: John Haldeman



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #26 in the amount of \$31,342.35 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #26

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NE Delaware Ave Recon - NE 5th St to NE 18th St
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 979.3979.4210 **Finance Project Code:** 979.4210
Vendor Project or Invoice #: 121.0695.01 **PO #**
Original Contract Date: August 16, 2021 **Vendor #** 990

Date of Council Meeting 10/2/2023 **PAYMENT REQUEST #** 26
PAYMENT PERIOD: From: 08/21/23 through: 09/17/23

Contract Summary

Original Contract Amount:	\$	250,000.00	
Net change by Change Orders: Amd #1&2	\$	1,227,290.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,477,290.00	
Total completed and stored to date:	\$	967,085.51	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	967,085.51	
Less previous applications for payment:	\$	935,743.16	
SUBTOTAL	\$	31,342.35	

CURRENT PAYMENT DUE

Balance to finish, including retainage: \$ 510,204.49

Contract Time Remaining (If applicable) -

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer/Consultant Approval: Snyder & Associates, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval

Signature

Date

Submit to: Adam Lust
Email: alust@ankenyiowa.gov **Phone:** 515-963-3537 **Fax:**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	8/25/2021	\$ 30,784.32
2	9/21/2021	\$ 3,859.36
3	10/20/2021	\$ 13,195.08
4	11/23/2021	\$59,301.65
5	12/21/2021	\$ 30,772.95
6	1/25/2022	\$ 34,225.25
7	2/24/2022	\$ 15,226.25
8	3/23/2022	\$ 39,734.44
9	4/20/2022	\$ 49,219.11
10	5/25/2022	\$ 104,345.95
11	6/22/2022	\$ 89,753.67
12	7/20/2022	\$ 80,936.65
13	8/24/2022	\$ 96,981.13
14	9/21/2022	\$ 48,325.63
15	10/26/2022	\$ 24,744.69
16	11/22/2022	\$ 5,433.50
17	12/21/2022	\$ 10,748.63
18	1/25/2023	\$ 6,328.25
19	2/22/2023	\$ 14,823.38
20	3/22/2023	\$ 16,026.72
21	4/18/2023	\$ 21,058.49
22	5/24/2023	\$ 30,346.26
23	6/21/2023	\$ 32,070.31
24	7/26/2023	\$ 35,473.32
25	8/23/2023	\$ 42,028.17
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TOTAL \$ 935,743.16

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Record of Change Orders

#	Date	Amount
1	4/18/2022	\$ 605,490.00
2	1/17/2023	\$ 621,800.00
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TOTAL		\$ <u>1,227,290.00</u>

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	August 16, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0



September 20, 2023

Mr. Adam Lust, P.E.
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: NE DELAWARE AVENUE RECONSTRUCTION - NE 5TH TO NE 18TH STREET
PROGRESS REPORT NO. 26
S&A PROJECT NO. 121.0695.01

Dear Mr. Lust:

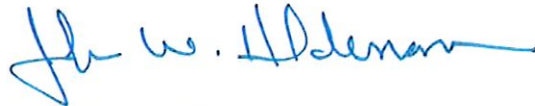
This is the twenty-sixth progress report for the above referenced project and covers work through September 17, 2023. Our work through this period includes coordinating with City staff, coordinating with franchise utilities within the corridor, construction staking, and construction observation.

The Contractor has completed the machine mainline paving and hand pours for the roadway pavements. Sidewalk and retaining wall construction are proceeding as are the traffic signal footings. The traffic signals are anticipated to be completed by the end of September. The Contractor anticipates completing construction for "Site 00" in advance of the No Excuse Roadway Opening Bonus Date of October 7, 2023.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the October 2, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. 

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

Enclosures

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



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INVOICE FOR PROFESSIONAL SERVICES

September 20, 2023

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

Invoice No: 121.0695.01 - 26

Finance Budget Code 979.3979.4210

Finance Project Code 979.4210

Vendor 990

Email

Project 121.0695.01 NE Delaware Ave Recon - NE 5th St to NE 18th St

Professional Services through September 17, 2023

Basic Services

	Hours	Rate	Amount
Engineer V	10.00	146.00	1,460.00
Right-of-Way Agent II	2.00	124.00	248.00
Technician VI	4.00	98.00	392.00
Total Services	16.00		2,100.00
Total Services			2,100.00

Billing Limits

	Current	Prior	To-Date
Total Billings	2,100.00	639,854.71	641,954.71
Limit			643,290.00
Remaining			1,335.29

Phase Subtotal \$2,100.00

Additional Services

	Hours	Rate	Amount
Right-of-Way Agent II	.75	124.00	93.00
Total Services	.75		93.00
Total Services			93.00

Billing Limits

	Current	Prior	To-Date
Total Billings	93.00	122,128.96	122,221.96
Limit			122,200.00
Adjustment			-21.96

Phase Subtotal \$71.04

Construction Services

	Hours	Rate	Amount
Principal Engineer II	.25	245.00	61.25
Principal Engineer I	11.00	230.00	2,530.00
Engineer VIII	18.50	192.00	3,552.00
Project Manager VI	5.00	173.00	865.00
Engineer IV	3.75	149.00	558.75
Engineer I	13.00	109.00	1,417.00

REMIT TO: SNYDER & ASSOCIATES, INC.

Mailing: PO Box 1159 | Ankeny, IA 50021

Physical: 2727 SW Snyder Blvd. | Ankeny, IA 50023

p: 888-964-2020 | f: 515-964-7938

Federal E.I.N. 42-1379015

SNYDER-ASSOCIATES.COM

Project	121.0695.01	Ank-NE Delaware Ave Recon NE 5th St to NE 18th St		Invoice	26
Technician VII		45.25	120.00	5,430.00	
Technician VI		6.00	108.00	648.00	
Technician II		184.75	73.00	13,486.75	
Technician I		5.50	64.00	352.00	
Total Services		293.00		28,900.75	
Total Services					28,900.75
Employee Mileage				108.76	
Total Expenses					108.76
Fleet Mileage					161.80
Billing Limits		Current	Prior	To-Date	
Total Billings		29,171.31	173,759.49	202,930.80	
Limit				711,800.00	
Remaining				508,869.20	
				Phase Subtotal	\$29,171.31
Amount Due this Invoice					<u>\$31,342.35</u>
Billings to Date	Total	Prior	Current		
	967,085.51	935,743.16	31,342.35		

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: John Haldeman



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #17 in the amount of \$3,919.96 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 2 project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #17

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW Northlawn Area Utility Improvements- Phase 2
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 33 1/3% to each acct **Finance Project Code:** 33 1/3% to each acct
610.3610.4210; 650.3650.4210; 963.3963.4210 610.4210; 650.4210; 963.4210
Vendor Project or Invoice #: 119.0975.01B **PO #**
Original Contract Date: June 7, 2021 **Vendor #** 990

Date of Council Meeting 10/2/2023 **PAYMENT REQUEST #** 17
PAYMENT PERIOD: From: 07/24/23 through: 09/17/23

Contract Summary

Original Contract Amount:	\$	54,900.00	
Net change by Change Orders: Amd #1	\$	43,500.00	
Contract Amount to Date: (line 1 ± 2)	\$	98,400.00	
Total completed and stored to date:	\$	73,868.45	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	73,868.45	
Less previous applications for payment:	\$	69,948.49	
SUBTOTAL	\$		3,919.96

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

CURRENT PAYMENT DUE \$ 3,919.96

Balance to finish, including retainage: \$ 24,531.55

Contract Time Remaining (If applicable) -

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

Construction Contractor Approval: _____
Firm Name

Signature _____ Date _____

Engineer/Consultant Approval: Snyder & Associates, Inc.
Firm Name

Signature [Signature] Date 09/21/23

City of Ankeny Staff Approval [Signature]
Signature _____ Date 9/21/2023

Submit to: Matt Grgurich
Email: mrgurich@ankenyiowa.gov **Phone:** 515-965-6400 **Fax:**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	7/22/2021	\$ 6,008.00
2	8/25/2021	\$ 9,378.00
3	9/21/2021	\$ 9,568.84
4	10/20/2021	\$ 4,811.86
5	5/25/2022	\$ 1,344.25
6	6/22/2022	\$ 3,102.25
7	10/25/2022	\$ 7,579.00
8	11/22/2022	\$ 7,683.89
9	12/21/2022	\$ 2,289.50
10	1/25/2023	\$ 2,710.50
11	2/22/2023	\$ 2,391.55
12	3/22/2023	\$ 2,455.00
13	4/18/2023	\$ 2,793.61
14	5/25/2023	\$ 2,399.48
15	6/21/2023	\$ 2,408.38
16	7/26/2023	\$ 3,024.38
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TOTAL \$ 69,948.49

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Record of Change Orders

#	Date	Amount
1	2/20/2023	\$ 43,500.00
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TOTAL		\$ <u>43,500.00</u>

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	June 7, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0



September 20, 2023

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

RE: NW NORTHLAWN AREA UTILITY IMPROVEMENTS – PHASE 2
PROGRESS REPORT NO. 17
S&A PROJECT NO. 119.0975.01B

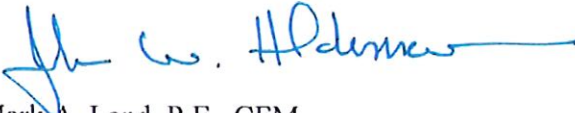
Dear Mr. Grgurich:

This is the seventeenth progress report for the above referenced project and covers work through September 17, 2023. Our work through this period includes on call services for construction administration and construction staking.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the October 2, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. 

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

Enclosures

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



SNYDER
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 20, 2023

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

Invoice No: 119.0975.01B - 17

Finance Budget Code
610.3610.4210/650.3650.4210/963.3963.4210

Finance Project Code 610.4210/650.4210/963.4210

Vendor 990

Email

Project 119.0975.01B NW Northlawn Area Utility Improvements Phase 2

Professional Services through September 17, 2023

Basic Services

Phase Subtotal 0.00

Construction Services

	Hours	Rate	Amount
Engineer VIII	1.25	192.00	240.00
Project Manager VI	3.00	173.00	519.00
Technician VI	18.25	108.00	1,971.00
Technician II	13.75	73.00	1,003.75
Technician I	2.50	64.00	160.00
Total Services	38.75		3,893.75
Total Services			3,893.75

Fleet Mileage

26.21

Phase Subtotal \$3,919.96

Billing Limits

	Current	Prior	To-Date
Total Billings	3,919.96	69,948.49	73,868.45
Limit			98,400.00
Remaining			24,531.55

Amount Due this Invoice \$3,919.96

	Total	Prior	Current
Billings to Date	73,868.45	69,948.49	3,919.96

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

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



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #4 in the amount of \$7,558.75 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 3 project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW Northlawn Area Utility Improvements Ph 3
Contractor: Snyder & Associates, Inc
Address: 2727 SW Snyder Blvd, PO Box 1159 Ankeny Ia 50023
Finance Budget Code: 33 1/3 to each **Finance Project #:** 33 1/3 to each
610.3610.4210/650.3650.4210/963.3963.4210 **610.4210/650.4210/963.4210**
Vendor Project #: 119.0975.01C **Purchase Order #:**
Original Contract Date: May 15, 2023 **Vendor Account #:** 990

Date of Council Meeting: October 2, 2023

Payment Application #: 4

Payment Period: From: August 21, 2023 Through: September 17, 2023

Contract Summary:

Original Contract Amount:	\$	72,350.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	72,350.00	
Total Completed and Stored to Date:	\$	53,224.55	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	53,224.55	
Less Previous Applications for Payment:	\$	45,665.80	
SUBTOTAL:	\$		7,558.75

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 7,558.75

Balance to Finish, Including Retainage: \$ 19,125.45

Contract Time Remaining: - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Matt Grgurich

E-mail:

mrgurich@ankenyiowa.gov

Phone Number:

515-965-6400

Date Printed: 9/21/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 21, 2023	\$ 5,378.00
2	July 26, 2023	\$ 25,783.30
3	August 23, 2023	\$ 14,504.50
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 45,665.80

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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



September 20, 2023

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

RE: NW NORTHLAWN AREA UTILITY IMPROVEMENTS - PHASE 3
PROGRESS REPORT NO. 4
S&A PROJECT NO. 119.0975.01C

Dear Mr. Grgurich:

This is the fourth progress report for the above referenced project and covers work through September 17, 2023. Our work through this period includes Phase 3 final design, franchise utility coordination, and attendance at the project information meeting. We received check plan comments back from the City and have been addressing those to prepare for a final plan submittal at the end of September. The project bid letting is scheduled for November 14, 2023 and City Council consideration on November 20, 2023.

We look forward to continue working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the October 2, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. 

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

MAL/jms

Enclosures

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



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INVOICE FOR PROFESSIONAL SERVICES

September 20, 2023

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

Invoice No: 119.0975.01C - 4

Finance Budget
610.3610.4210/650.3650.4210/963.3963.4210
Finance Project 610.4210/650.4210/963.4210
Vendor 990

Email

Project 119.0975.01C NW Northlawn Area Utility Improvements Ph 3

Professional Services through September 17, 2023

	Hours	Rate	Amount
Principal Engineer II	.25	245.00	61.25
Principal Engineer I	.25	230.00	57.50
Engineer VIII	11.75	192.00	2,256.00
Technician VI	48.00	108.00	5,184.00
Total Services	60.25		7,558.75
Total Services			7,558.75
Billing Limits	Current	Prior	To-Date
Total Billings	7,558.75	45,665.80	53,224.55
Limit			72,350.00
Remaining			19,125.45

Amount Due this Invoice \$7,558.75

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

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

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



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #5 in the amount of \$49,460.12 to Snyder & Associates, for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: S Ankeny Blvd Improvements SE Peterson Dr to 1st St
Contractor: Snyder & Associates Inc
Address: 2727 SW Snyder Blvd, PO Box 1159 Ankeny Ia 50023
Finance Budget Code: 886.3886.4210 Finance Project #: 886.4210
Vendor Project #: 123.0680.01 Purchase Order #:
Original Contract Date: May 15, 2023 Vendor Account #: 990

Date of Council Meeting: October 2, 2023 Payment Application #: 5
Payment Period: From: August 21, 2023 Through: September 17, 2023

Contract Summary:

Original Contract Amount:	\$	497,700.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	497,700.00	
Total Completed and Stored to Date:	\$	205,031.42	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	205,031.42	
Less Previous Applications for Payment:	\$	155,571.30	
SUBTOTAL:	\$		49,460.12

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 49,460.12

Balance to Finish, Including Retainage: \$ 292,668.58

Contract Time Remaining: - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Adam Lust

E-mail:

alust@ankenyiowa.gov

Phone Number:

515-963-3537

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 25, 2023	\$ 24,744.83
2	June 21, 2023	\$ 25,064.30
3	July 26, 2023	\$ 58,569.75
4	August 24, 2023	\$ 47,192.42
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 155,571.30

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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



SNYDER
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

September 21, 2023

Mr. Adam Lust, P.E.
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: SOUTH ANKENY BOULEVARD IMPROVEMENTS – SE PETERSON DRIVE TO
1ST STREET
PROGRESS REPORT NO. 05
S&A PROJECT NO. 123.0680.01

Dear Mr. Lust:

This is the fifth progress report for the above referenced project and covers services through September 17, 2023. Work through this period includes topographic survey, traffic study analysis, report preparation, and submittal, preliminary alignment, geometry, and profile design, utility typical section design, design criteria memo, staging concepts, drainage design, utility accommodation and coordination, Phase 1 ESA, environmental geotechnical services, cultural reporting, and project management tasks. Work anticipated in the next month includes topographic survey, preliminary design, utility coordination and accommodation review, field exam plan preparation and submittal, and project management tasks.

We look forward to continue working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will be in attendance at the October 2, 2023 council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P.

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

Enclosures

cc: Andy Burke, P.E., Snyder & Associates, Inc.



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 21, 2023

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

Invoice No: 123.0680.01 - 5

Finance Budget Code 886.3886.4210

Finance Project 886.4210

Vendor 990

Email

Project 123.0680.01 South Ankeny Blvd Improvements SE Peterson Dr to 1st ST

Professional Services through September 17, 2023

Prelim Services

Hourly Services

	Hours	Rate	Amount
Principal Engineer II	1.50	245.00	367.50
Sr. Engineer	15.00	210.00	3,150.00
Land Surveyor VIII	7.25	192.00	1,392.00
Engineer I	22.75	109.00	2,479.75
Technician VII	10.00	120.00	1,200.00
Technician VI	7.75	108.00	837.00
Technician I	4.00	64.00	256.00
Administrative II	.75	75.00	56.25
Total Services	69.00		9,738.50
			9,738.50

Fleet Mileage

6.55

Phase Subtotal \$9,745.05

Basic Services

Hourly Services

	Hours	Rate	Amount
Principal Engineer II	1.00	245.00	245.00
Principal Engineer I	16.00	230.00	3,680.00
Sr. Engineer	23.75	210.00	4,987.50
Engineer III	7.75	137.00	1,061.75
Engineer I	56.00	109.00	6,104.00
Lead Technician	9.50	146.00	1,387.00
Technician VII	21.50	120.00	2,580.00
Administrative II	1.00	75.00	75.00
Total Services	136.50		20,120.25
			20,120.25

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

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

Project	123.0680.01	Ank-SAnkBlvdImprovSEPetersonDrto1stST	Invoice	5
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Fleet Mileage

47.82

Phase Subtotal

\$20,168.07

Additional Services

Hourly Services

	Hours	Rate	Amount	
Principal Environmental Scientist I	1.50	230.00	345.00	
Land Surveyor VIII	9.75	192.00	1,872.00	
Total Services	11.25		2,217.00	2,217.00

Allender Butzke Engineers, Inc.

9/11/2023 Allender Butzke Engineers, Inc. Services 12,900.00

Bear Creek Archeology, Inc.

9/6/2023 Bear Creek Archeology, Inc. Services 4,430.00

Total Consultants 17,330.00 17,330.00

Phase Subtotal

\$19,547.00

Billing Limits

	Current	Prior	To-Date
Total Billings	49,460.12	155,571.30	205,031.42
Limit			497,700.00
Remaining			292,668.58

Amount Due this Invoice \$49,460.12

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Andrew Burke



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #5 in the amount of \$9,365.96 to Snyder & Associates, for engineering services on the SE Delaware Ave and SE 54th St Traffic Signal project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Delaware Ave and SE 54th St Traffic Signal
Contractor: Snyder & Associates Inc
Address: 2727 SW Snyder Blvd PO Box 1159 Ankeny Ia 50023
Finance Budget Code: 965.3965.4210 **Finance Project #** 9654210
Vendor Project or Invoice #: 123.0251.01 **PO #** N/A
Original Contract Date: February 6, 2023 **Vendor #** 990

Date of Council Meeting: October 2, 2023 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: May 22, 2023 Through: September 17, 2023

Contract Summary

Original Contract Amount:	\$	69,300.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	69,300.00	
Total completed and stored to date:	\$	59,694.09	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	59,694.09	
Less previous applications for payment:	\$	50,328.13	
SUBTOTAL	\$	9,365.96	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	9,365.96	

Balance to finish, including retainage: \$ 9,605.91

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:

Snyder & Associates Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Leslie Hart

E-mail:

lhart@ankenyiowa.gov

Phone:

515-965-6400

Fax:

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	February 22, 2023	\$ 6,529.48
2	March 22, 2023	\$ 6,938.80
3	April 18, 2023	\$ 14,524.20
4	May 24, 2023	\$ 22,335.65
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Previous Applications for Payment

No.	Date	Amount
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PREVIOUS PAY APP TOTAL = \$ 50,328.13

Record of Change Orders

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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining

Contract Period: Working Days
Construction Start Date:

Substantial Completion

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



September 20, 2023

Ms. Leslie Hart, P.E., PTOE
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: SE DELAWARE AVENUE AND SE 54TH STREET TRAFFIC SIGNAL PROJECT
PROGRESS REPORT NO. 5
S&A PROJECT NO. 123.0251.01

Dear Ms. Hart:

Enclosed is the fifth invoice for the above referenced project, for work performed through September 17, 2023. Services performed since the last progress report (May 23, 2023) included the following:

- Project admin – coordination regarding updated schedule
- Reviewed the City's check plan comments and met with City to discuss
- Addressed check plan comments and updated design to accommodate changes, working toward final plans
- Drafted front end documents
- Verification survey shots for existing sidewalk
- Continued coordination with the City and MidAmerican Energy Company regarding utility coordination needs

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the October 2, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. John W. Henderson

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

MAL/ajh

Enclosure



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 20, 2023

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

Invoice No: 123.0251.01 - 5

965.3965.4210
965.4210

Email

Project 123.0251.01 SE Delaware Ave and SE 54h St Traffic Signal Project

Professional Services through September 17, 2023

Basic Services

Hourly Services

	Hours	Rate	Amount
Sr. Engineer	6.25	198.00	1,237.50
Land Surveyor VIII	2.00	181.00	362.00
Engineer IV	22.00	141.00	3,102.00
Land Surveyor II	.50	116.00	58.00
Engineer I	14.00	103.00	1,442.00
Technician VII	24.50	113.00	2,768.50
Technician VI	2.50	102.00	255.00
Technician I	2.00	60.00	120.00
Total Services	73.75		9,345.00
			9,345.00

Fleet Mileage

20.96

Phase Subtotal \$9,365.96

Billing Limits	Current	Prior	To-Date
Total Billings	9,365.96	50,328.13	59,694.09
Limit			69,300.00
Remaining			9,605.91

Amount Due this Invoice \$9,365.96

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Andrew Houchin

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

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



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #6 in the amount of \$9,318.02 to Snyder & Associates, for engineering services on the SE Oralabor Rd & SE Creekview Dr Traffic Signal Replacement project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #6

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Oralabor Rd & SE Creekview Dr Traffic Signal Replacement
Contractor: Snyder & Associates
Address: 2727 SW Snyder Blvd PO Box 1159 Ankeny Ia 50023
Finance Budget Code: 965.3965.4210 Finance Project #: 9654210
Vendor Project or Invoice #: 123.0135.01 PO #: N/A
Original Contract Date: January 3, 2023 Vendor #: 990

Date of Council Meeting: October 2, 2023 PAYMENT REQUEST # 6
PAYMENT PERIOD: From: August 21, 2023 Through: September 17, 2023

Contract Summary

Original Contract Amount:	\$	41,700.00	
Net change by Change Orders:	\$	74,500.00	
Contract Amount to Date: (line 1 ± 2)	\$	116,200.00	
Total completed and stored to date:	\$	82,368.20	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	82,368.20	
Less previous applications for payment:	\$	73,050.18	
SUBTOTAL	\$	9,318.02	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	9,318.02	

Balance to finish, including retainage: \$ 33,831.80

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:

Snyder & Associates Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Leslie Hart

E-mail:

lhart@ankenyiowa.gov

Phone:

515-965-6400

Fax:

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	January 25, 2023	\$ 3,582.25
2	February 22, 2023	\$ 13,685.25
3	March 22, 2023	\$ 15,039.75
4	April 18, 2023	\$ 9,392.75
5	August 23, 2023	\$ 31,350.18
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Previous Applications for Payment

No.	Date	Amount
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PREVIOUS PAY APP TOTAL = \$ 73,050.18

Record of Change Orders

No.	Date	Amount
1	August 7, 2023	\$ 74,500.00
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20		

CHANGE ORDER TOTAL = \$ 74,500.00

Contract Time Remaining

Contract Period:	Working Days
Construction Start Date:	January 3, 2023

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



September 19, 2023

Ms. Leslie Hart, P.E., PTOE
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: SE ORALABOR RD AND SE CREEKVIEW DR TRAFFIC SIGNAL REPLACEMENT
PROGRESS REPORT NO. 6
S&A PROJECT NO. 123.0135.01

Dear Ms. Hart:

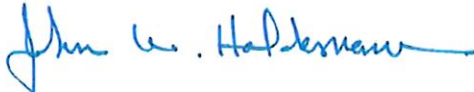
Enclosed is the sixth invoice for the above referenced project, for work performed through September 17, 2023. Services performed since the last progress report included the following:

- Attended weekly construction meetings
- Performed construction observation and survey services
- Provided modified traffic control plans for new construction staging order
- Measured quantities and prepared pay application for work performed in August

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the October 2, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. 

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

MAL/ajh

Enclosure



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 20, 2023

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

Invoice No: 123.0135.01 - 6

Finance Budget Code 965.3965.4210
Finance Project Code 965.4210 Vendor 990

Email

Project 123.0135.01 SE Oralabor Rd & SE Creekview Dr Traffic Signal Replacement

Professional Services through September 17, 2023

Basic Services

Hourly Services

	Hours	Rate	Amount	
Engineer IV	1.00	141.00	141.00	
Total Services	1.00		141.00	141.00
Phase Subtotal				\$141.00

Construction Services

Hourly Services

	Hours	Rate	Amount	
Sr. Engineer	3.00	210.00	630.00	
Engineer IV	11.00	149.00	1,639.00	
Technician VII	53.25	120.00	6,390.00	
Technician VI	2.00	108.00	216.00	
Technician II	3.50	73.00	255.50	
Total Services	72.75		9,130.50	9,130.50

Employee Mileage	4.59	
Total Expenses	4.59	4.59

Fleet Mileage	41.93	
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Phase Subtotal \$9,177.02

Billing Limits	Current	Prior	To-Date
Total Billings	9,318.02	73,050.18	82,368.20
Limit			116,200.00
Remaining			33,831.80

Amount Due this Invoice \$9,318.02

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

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

Project	123.0135.01	Ank-SEOralaborRdSECreekviewDrTrafficSign	Invoice	6
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Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Andrew Houchin



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #10 in the amount of \$104,532.26 to Synergy Contracting, LLC, for construction services on the HTT Water Transmission Main & Drainage Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Payment #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: HTT WATER TRANSMISSION MAIN & DRAINAGE IMPROVEMENTS
Contractor: Synergy Contracting, LLC
Address: 7481 US Highway 69, Des Moines, Iowa 50320
Finance Budget Code: 629.3629.4450 Finance Project #: 629.4450
Finance Budget Code: 688.3688.4453 Finance Project #: 688.4453
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: October 3, 2022 Vendor Account #: 5089

Date of Council Meeting: October 3, 2023 Payment Application #: 10

Payment Period: From: August 19, 2023 Through: September 15, 2023

Contract Summary:

Original Contract Amount: \$ 5,778,405.00
Net Change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$ 5,778,405.00

Total Completed and Stored to Date: \$ 5,300,382.69
Retainage: 5 % of Completed Work: \$ 265,019.13
Total Earned Less Retainage: \$ 5,035,363.56
Less Previous Applications for Payment: \$ 4,930,831.30
SUBTOTAL: \$ 104,532.26

OTHER CHARGES:

\$ -

Current Payment Due - Division 1 (629.4450) \$ 101,180.66
Current Payment Due - Division 2 (688.4453) \$ 3,351.60
\$ 104,532.26

CURRENT PAYMENT DUE:

Balance to Finish, Including Retainage: \$ 743,041.44

Contract Time Remaining (Division 1): 45.50 Working Days
Contract Time Remaining (Division 2): - 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: Synergy Contracting, LLC

[Signature]
Signature

9/22/23
Date

Engineer / Consultant Approval: Snyder & Associates, Inc.

[Signature]
Signature

9/22/23
Date

City of Ankeny Staff Approval:

[Signature]
Signature

9/22/23
Date

Submit to: Don Clark, P.E. - Director of Municipal Utilities

E-mail: dclark@ankenyiowa.gov

Phone Number: (515) 963-3529

Date Printed: 9/21/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

DIVISION 1 - WATER TRANSMISSION MAIN

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK														
1	Clearing and Grubbing, Select Trees	UNITS	50.00		50.00	\$ 30.00	\$ 1,500.00		\$ -	185.50	185.50	\$ 5,565.00	(185.50)	371.00%
2	Clearing and Grubbing, General	LS	1.00		1.00	\$ 108,000.00	\$ 108,000.00		\$ -	1.00	1.00	\$ 108,000.00	0.00	100.00%
TRENCH EXCAVATION AND BACKFILL														
3	Trench Foundation	TON	820.00		820.00	\$ 56.00	\$ 45,920.00		\$ -	0.00	0.00	\$ -	820.00	0.00%
4	Special Pipe Support	EA	2.00		2.00	\$ 3,500.00	\$ 7,000.00		\$ -	0.00	0.00	\$ -	2.00	0.00%
5	Trench Compaction Testing	LS	1.00		1.00	\$ 2,800.00	\$ 2,800.00	0.30	\$ 840.00	0.65	0.95	\$ 2,660.00	0.05	95.00%
SEWERS AND DRAINS														
6	Drain Tile Repair	EA	2.00		2.00	\$ 1,750.00	\$ 3,500.00		\$ -	1.00	1.00	\$ 1,750.00	1.00	50.00%
WATER MAINS AND APPURTENANCES														
7	Water Main, Trenched, PVC, 24"	LF	4,815.00		4,815.00	\$ 406.00	\$1,954,890.00	223.70	\$ 90,822.20	4,659.98	4,882.68	\$1,962,368.08	(67.68)	101.41%
8	Water Main, Trenchless, PVC, 24"	LF	5,005.00		5,005.00	\$ 406.00	\$2,032,030.00	560.00	\$ 227,360.00	4,187.24	4,747.24	\$1,927,379.44	257.76	94.85%
9	Water Main with Casing Pipe, Trenchless, PVC, 24"	LF	100.00		100.00	\$ 1,001.00	\$ 100,100.00		\$ -	100.00	100.00	\$ 100,100.00	0.00	100.00%
10	Filing, Bend, 24"	EA	18.00		18.00	\$ 6,720.00	\$ 120,960.00	1.00	\$ 6,720.00	18.00	19.00	\$ 127,680.00	(1.00)	105.56%
11	Filing, Solid Sleeve Coupling, 24"	EA	10.00		10.00	\$ 5,460.00	\$ 54,600.00	1.00	\$ 5,460.00	12.00	13.00	\$ 70,980.00	(3.00)	130.00%
12	Connect to Existing, 24"	EA	2.00		2.00	\$ 9,100.00	\$ 18,200.00		\$ -	2.00	2.00	\$ 18,200.00	0.00	100.00%
13	Valve, Gate, 24"	EA	1.00		1.00	\$ 45,550.00	\$ 45,550.00		\$ -	1.00	1.00	\$ 45,550.00	0.00	100.00%
14	Fire Hydrant Assembly	EA	7.00		7.00	\$ 16,170.00	\$ 113,190.00		\$ -	7.00	7.00	\$ 113,190.00	0.00	100.00%
STREETS AND RELATED WORK														
15	Removal of Sidewalk	SY	200.00		200.00	\$ 14.00	\$ 2,800.00		\$ -	198.08	198.08	\$ 2,773.12	1.92	99.04%
16	Removal of Recreational Trail	SY	860.00		860.00	\$ 14.00	\$ 12,040.00	50.00	\$ 700.00	0.00	50.00	\$ 700.00	810.00	5.81%
17	Recreational Trail, PCC, 6"	SY	860.00		860.00	\$ 72.00	\$ 61,920.00		\$ -	0.00	0.00	\$ -	860.00	0.00%
18	Sidewalk, PCC, 4"	SY	240.00		240.00	\$ 60.00	\$ 14,400.00		\$ -	248.66	248.66	\$ 14,916.60	(8.66)	103.61%
19	Subbase Over-Excavation	TON	55.00		55.00	\$ 56.00	\$ 3,080.00		\$ -	34.76	34.76	\$ 1,946.56	20.24	63.20%
20	Granular Surfacing, Class A	TON	50.00		50.00	\$ 42.00	\$ 2,100.00		\$ -	0.00	0.00	\$ -	50.00	0.00%
21	Handhole, Type III	EA	3.00		3.00	\$ 3,220.00	\$ 9,660.00		\$ -	0.00	0.00	\$ -	3.00	0.00%
22	Conduit, 2"	LF	2,340.00		2,340.00	\$ 35.00	\$ 81,900.00		\$ -	0.00	0.00	\$ -	2,340.00	0.00%
TRAFFIC CONTROL														
23	Temporary Traffic Control	LS	1.00		1.00	\$ 17,500.00	\$ 17,500.00	0.20	\$ 3,500.00	0.75	0.95	\$ 16,625.00	0.05	95.00%
SITE WORK AND LANDSCAPING														
24	Conventional Seeding, Type 1	AC	2.30		2.30	\$ 3,600.00	\$ 8,280.00	1.11	\$ 3,966.00	0.00	1.11	\$ 3,966.00	1.19	48.28%
25	Hydraulic Seeding, Type 5 (Erosion Control)	AC	2.30		2.30	\$ 3,600.00	\$ 8,280.00		\$ -	0.00	0.00	\$ -	2.30	0.00%
26	Wattles, 6"	LF	6,400.00		6,400.00	\$ 2.00	\$ 12,800.00	750.00	\$ 1,500.00	3,658.00	4,408.00	\$ 8,816.00	1,992.00	68.88%
27	Wattles, Removal	LF	6,400.00		6,400.00	\$ 1.00	\$ 6,400.00		\$ -	0.00	0.00	\$ -	6,400.00	0.00%
28	Erosion Control Mulching, Hydromulching	AC	4.60		4.60	\$ 3,600.00	\$ 16,560.00	0.45	\$ 1,620.00	0.00	0.45	\$ 1,620.00	4.15	9.78%
29	Inset Protection Device	EA	7.00		7.00	\$ 180.00	\$ 1,260.00		\$ -	4.00	4.00	\$ 720.00	3.00	57.14%
30	Tree Protection Fence	LF	750.00		750.00	\$ 6.00	\$ 4,500.00		\$ -	230.78	230.78	\$ 1,384.68	519.22	30.77%
MISCELLANEOUS														
31	Mobilization	LS	1.00		1.00	\$ 81,000.00	\$ 81,000.00		\$ -	1.00	1.00	\$ 81,000.00	0.00	100.00%
32	Concrete Washout	LS	1.00		1.00	\$ 7,000.00	\$ 7,000.00		\$ -	0.50	0.50	\$ 3,500.00	0.50	50.00%
CHANGE ORDER ITEMS														
STORED MATERIALS														
	Filing, 24" 11-1/4 Bend	EA	10.00		10.00	\$ 1,720.00	\$ 17,200.00	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Filing, 24" Solid Sleeve	EA	10.00		10.00	\$ 1,355.39	\$ 13,553.90	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Filing, 24"x6" Tee	EA	7.00		7.00	\$ 2,101.48	\$ 14,710.36	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Joint Restraint, 24"	EA	74.00		74.00	\$ 489.26	\$ 36,205.24	(1.00)	\$ (489.26)	1.00	0.00	\$ -	0.00	0.00%
	Valve Box	EA	8.00		8.00	\$ 230.26	\$ 1,842.08	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Holding Spool, 24"x6"	EA	7.00		7.00	\$ 218.82	\$ 1,531.74	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Casing Spacers, 24"	EA	15.00		15.00	\$ 250.18	\$ 3,752.70	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	End Seals, 36"x24"	EA	2.00		2.00	\$ 104.00	\$ 208.00	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Gate Valve, 24"	EA	1.00		1.00	\$ 28,198.79	\$ 28,198.79	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Joint Restraint, Bolt & Gasket Kit, 24"	EA	74.00		74.00	\$ 156.54	\$ 11,731.96	(1.00)	\$ (158.54)	1.00	0.00	\$ -	0.00	0.00%
	Joint Restraint, Bolt & Gasket Kit, 6"	EA	21.00		21.00	\$ 20.71	\$ 434.91	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Pipe, 24" C800 PVC, 20'	LF	3,920.00		3,920.00	\$ 175.95	\$ 689,644.00	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Tracer Wire, Direct Bury	LF	5,000.00		5,000.00	\$ 0.21	\$ 1,050.00	(63.78)	\$ (13,578.00)	53.78	0.00	\$ 0.00	0.00	0.00%
	Tracer Box	EA	7.00		7.00	\$ 22.50	\$ 157.50	0.00	\$ -	7.00	7.00	\$ 157.50	7.00	100.00%
	Service Saddle, 24"x1"	EA	3.00		3.00	\$ 381.18	\$ 1,143.54	(1.00)	\$ (381.18)	3.00	2.00	\$ 762.36	2.00	66.67%
	Filing, 24" 45 Bend	EA	8.00		8.00	\$ 1,950.00	\$ 15,600.00	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Hydrant, 7 ft	EA	0.00		0.00	\$ 3,290.02	\$ -	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Hydrant, 8 ft & 10 ft	EA	1.00		1.00	\$ 3,692.48	\$ 3,692.48	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Pipe, 24" C900 PVC, 40' Cents-Lok	LF	6,040.00		6,040.00	\$ 196.50	\$1,198,940.00	(1,163.70)	\$ (234,964.45)	1,373.78	190.08	\$ 37,730.88	190.08	3.15%
	Valve Box Extension	EA	8.00		8.00	\$ 82.17	\$ 657.36	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Gate Valve, 6"	EA	7.00		7.00	\$ 860.10	\$ 6,020.70	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
	Hydrant, 6 ft	EA	6.00		6.00	\$ 3,115.87	\$ 18,695.22	0.00	\$ -	0.00	0.00	\$ -	0.00	0.00%
TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK										COMPLETED = \$4,681,074.22				
CONTRACT = \$4,960,720.00 PAY PERIOD = \$ 105,905.95										94.36%				

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

DIVISION 2 - DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK														
33	Clearing and Grubbing, Select Trees	UNIT	1,500.00		1,500.00	\$ 18.00	\$ 27,000.00		\$ -	2258.40	2,258.40	\$ 40,651.20	(758.40)	150.56%
34	Clearing and Grubbing, General	LS	1.00		1.00	\$ 72,000.00	\$ 72,000.00		\$ -	1.00	1.00	\$ 72,000.00	0.00	100.00%
35	Excavation, Class 10	CY	4,672.00		4,672.00	\$ 35.00	\$ 163,520.00		\$ -	4672.00	4,672.00	\$ 163,520.00	0.00	100.00%
TRENCH EXCAVATION AND BACKFILL														
36	Trench Foundation	TON	10.00		10.00	\$ 56.00	\$ 560.00		\$ -	16.64	16.64	\$ 931.84	(6.64)	166.40%
37	Trench Compaction Testing	LS	1.00		1.00	\$ 1,400.00	\$ 1,400.00		\$ -	1.00	1.00	\$ 1,400.00	0.00	100.00%
SEWERS AND DRAINS														
38	Storm Sewer, Trenched, RCP, 15"	LF	30.00		30.00	\$ 168.00	\$ 5,040.00		\$ -	36.38	36.38	\$ 6,111.84	(6.38)	121.27%
39	Pipe Apron Guard, 24"	EA	6.00		6.00	\$ 2,870.00	\$ 17,220.00		\$ -	0.00	0.00	\$ -	6.00	0.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
40	Manhole, SW-401, 48"	EA	1.00		1.00	\$ 6,160.00	\$ 6,160.00		\$ -	1.00	1.00	\$ 6,160.00	0.00	100.00%
41	Intake, SW-503	EA	1.00		1.00	\$ 6,650.00	\$ 6,650.00		\$ -	1.00	1.00	\$ 6,650.00	0.00	100.00%
42	Intake, SW-506	EA	1.00		1.00	\$ 9,170.00	\$ 9,170.00		\$ -	1.00	1.00	\$ 9,170.00	0.00	100.00%
43	Intake, SW-509	EA	1.00		1.00	\$ 7,385.00	\$ 7,385.00		\$ -	1.00	1.00	\$ 7,385.00	0.00	100.00%
44	Remove Intake	EA	1.00		1.00	\$ 1,400.00	\$ 1,400.00		\$ -	1.00	1.00	\$ 1,400.00	0.00	100.00%
STREETS AND RELATED WORK														
45	Full Depth Patch, PCC	SY	210.00		210.00	\$ 161.00	\$ 33,810.00		\$ -	191.18	191.18	\$ 30,779.98	18.82	91.04%
46	Subbase Over-Excavation	TON	35.00		35.00	\$ 56.00	\$ 1,960.00		\$ -	34.76	34.76	\$ 1,946.56	0.24	99.31%
47	Granular Surfacing, Class A	TON	50.00		50.00	\$ 42.00	\$ 2,100.00		\$ -	0.00	0.00	\$ -	50.00	0.00%
TRAFFIC CONTROL														
48	Temporary Traffic Control	LS	1.00		1.00	\$ 10,500.00	\$ 10,500.00		\$ -	1.00	1.00	\$ 10,500.00	0.00	100.00%
SITE WORK AND LANDSCAPING														
49	Conventional Seeding, Type 1	AC	0.10		0.10	\$ 3,600.00	\$ 360.00		\$ -	0.40	0.40	\$ 1,440.00	(0.30)	400.00%
50	Conventional Seeding, Type 3	AC	3.30		3.30	\$ 3,600.00	\$ 11,880.00	0.98	\$ 3,528.00	2.60	3.58	\$ 12,888.00	(0.28)	108.48%
51	Hydraulic Seeding, Type 3, BFM	AC	1.30		1.30	\$ 5,400.00	\$ 7,020.00		\$ -	0.00	0.00	\$ -	1.30	0.00%
52	Hydraulic Seeding, Type 5 (Erosion Control)	AC	4.70		4.70	\$ 3,600.00	\$ 16,920.00		\$ -	2.20	2.20	\$ 7,920.00	2.50	46.81%
53	Temporary RECP, Type 2	SY	500.00		500.00	\$ 3.00	\$ 1,500.00		\$ -	0.00	0.00	\$ -	500.00	0.00%
54	Wattles, 9"	LF	1,500.00		1,500.00	\$ 2.00	\$ 3,000.00		\$ -	4825.00	4,825.00	\$ 9,650.00	(3,325.00)	321.67%
55	Wattles, Removal	LF	1,500.00		1,500.00	\$ 1.00	\$ 1,500.00		\$ -	0.00	0.00	\$ -	1,500.00	0.00%
56	Check Dam, Rock	TON	50.00		50.00	\$ 70.00	\$ 3,500.00		\$ -	19.49	19.49	\$ 1,364.30	30.51	38.98%
57	Rip Rap, Class E	TON	3,660.00		3,660.00	\$ 78.00	\$ 285,480.00		\$ -	1522.37	1,522.37	\$ 118,745.16	2,137.63	41.59%
58	Silt Fence	LF	500.00		500.00	\$ 3.00	\$ 1,500.00		\$ -	1191.53	1,191.53	\$ 3,574.59	(691.53)	238.31%
59	Silt Fence, Removal	LF	500.00		500.00	\$ 1.00	\$ 500.00		\$ -	0.00	0.00	\$ -	500.00	0.00%
60	Erosion Control Mulching, Hydromulching	AC	9.00		9.00	\$ 3,600.00	\$ 32,400.00		\$ -	6.70	6.70	\$ 24,120.00	2.30	74.44%
DEMOLITION														
61	Remove Pedestrian Bridge	EA	10.00		10.00	\$ 5,250.00	\$ 52,500.00		\$ -	10.00	10.00	\$ 52,500.00	0.00	100.00%
62	Tree Protection Fence	LF	750.00		750.00	\$ 7.00	\$ 5,250.00		\$ -	0.00	0.00	\$ -	750.00	0.00%
MISCELLANEOUS														
63	Mobilization	LS	1.00		1.00	\$ 25,000.00	\$ 25,000.00		\$ -	1.00	1.00	\$ 25,000.00	0.00	100.00%
64	Concrete Washout	LS	1.00		1.00	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	1.00	\$ 3,500.00	0.00	100.00%
CHANGE ORDER ITEMS														
							\$ -		\$ -	0.00	0.00	\$ -	0.00	0.00%
							\$ -		\$ -	0.00	0.00	\$ -	0.00	0.00%
							\$ -		\$ -	0.00	0.00	\$ -	0.00	0.00%
							\$ -		\$ -	0.00	0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 817,685.00 PAY PERIOD = \$ 3,528.00

COMPLETED = \$ 619,308.47

75.74%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	December 19, 2022	\$ 111,373.25
2	January 17, 2023	\$ 130,628.89
3	February 21, 2023	\$ 265,766.84
4	March 20, 2023	\$ 204,678.96
5	April 17, 2023	\$ 634,936.90
6	May 15, 2023	\$ 601,414.67
7	July 3, 2023	\$ 2,107,126.85
8	August 7, 2023	\$ 716,604.58
9	September 5, 2023	\$ 158,300.36
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		
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47		
48		
49		
50		
51		
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70		

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:	Working Days
Construction Start Date (Div. I):	November 1, 2022
Construction Start Date (Div. II):	April 1, 2022

Full Completion (Div. 1)

Contract Working Days:	170.0
Added by Change Order:	0.0
Total Working Days:	170.0
Working Days Used to Date:	124.5
Working Days Remaining:	45.5

Full Completion (Div. 2):

Contract Working Days:	90.0
Added by Change Order:	0.0
Total Working Days:	90.0
Working Days Used to Date:	90.0
Working Days Remaining:	0.0

PREVIOUS PAY APPS TOTAL = \$ 4,930,831.30



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Consider motion to approve the October 2, 2023 Accounts Payable.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

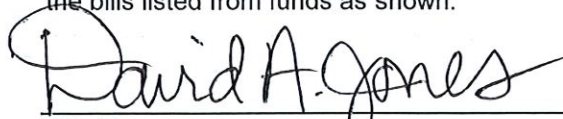
Click to download
 AP Recap
 AP Check Report

CITY OF ANKENY
ACCOUNTS PAYABLE RECAP
OCTOBER 2, 2023

Fund		PAYMENTS
100	General Fund	\$ 861,255.71
220	Fire Gift Fund	-
233	Hotel Motel Tax Fund	(14.99)
240	Parks Improvements	-
250	Police Gift Fund	-
260	Road Use Tax Fund	141,592.29
270	Seizure Fund	-
280	Tax Increment Financing Fund	-
284	Economic Development Fund	-
290	Police/Fire Pension Fund	-
300	Debt Service Fund	-
430	Library Foundation Fund	3,344.48
440	Park Dedication Trust Fund	-
445	Sports Complex Foundation Fund	-
446	Ankeny Garden Club	-
448	Miracle Park Fund	-
449	Dog Park Trust Fund	-
484	Civic Trust Fund	-
491	Ankeny Foundation Fund	-
500	Solid Waste Fund	104,701.48
510	Water Fund	94,096.74
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	34,908.74
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Stormwater Fund	3,369.32
590	Golf Course Fund	94,517.31
600-699	Enterprise Project Funds	211,800.11
710	Revolving Fund	106,363.62
720	Risk Management Fund	9,941.34
730	Health Insurance Fund	-
770	Sustainability Revolving Loan	-
780	Economic Development Revolving	-
790	Equipment Reserve Fund	-
800-890	Special Assessments Funds	110,013.62
900	BAN/Bond Activity Fund	-
895-998	Capital Projects Funds	1,194,679.05
Sub Total		\$ 2,970,568.82
Payroll Totals		2,187,576.05
Service Transfers/ACH Drafts		(203,227.57)
Agenda Payments Approved Separately		(765,975.46)
Grand Total		<u>\$ 4,188,941.84</u>

Honorable Mayor & City Council:

It is my recommendation that the City Council approve payment of the bills listed from funds as shown.


City Manager

9/29/23
Date

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/21/2023 THRU 10/04/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002736	3M COMPANY							
I-9424086513	SIGN MATERIALS	R	10/02/2023	3,571.19		245264		3,571.19
	*** VENDOR TOTALS ***					1 CHECKS		3,571.19
008711	BRIAN A STEINFELDT							
I-230959	9/2-9/8 SOUTH ZONE	R	10/02/2023	4,667.22		245265		
I-230960	9/2-9/8 NORTH ZONE MOW	R	10/02/2023	5,290.29		245265		
I-230961	9/2-9/8/23 HIGH PROFILE MOW	R	10/02/2023	2,421.40		245265		
I-230962	9/9-9/15 SOUTH ZONE MOW	R	10/02/2023	4,667.22		245265		
I-230964	9/9-9/15 HIGH PROFILE MOW	R	10/02/2023	2,983.15		245265		20,029.28
	*** VENDOR TOTALS ***					1 CHECKS		20,029.28
001844	A TECH INC-TCI							
I-596392	SECURITY SYSTEM CALL-BANDSHL	E	10/04/2023	100.00		007997		
I-598565	10/1/23-12/31/23 QTRLY SVCS	E	10/04/2023	3,075.00		007997		3,175.00
	*** VENDOR TOTALS ***					1 CHECKS		3,175.00
008725	A-PLUS LAWN & LANDSCAPE-ANKENY							
I-1459945	MONTHLY BASIN MAINTINANCE	R	10/02/2023	3,890.30		245266		3,890.30
	*** VENDOR TOTALS ***					1 CHECKS		3,890.30
004997	ABSOLUTE CONCRETE							
I-PAY 3-OR TRL-SW ST PAY 3-ORLBR TRL/SW STATE IMP		R	10/02/2023	286,373.28		245267		286,373.28
	*** VENDOR TOTALS ***					1 CHECKS		286,373.28
000003	ACCO UNLIMITED CORP							
I-0236000-IN	DETECT LEAK AT SPLASH PAD	R	10/02/2023	1,960.40		245268		
I-0236044-IN	CHEMICALS - CFAC	R	10/02/2023	934.00		245268		2,894.40
	*** VENDOR TOTALS ***					1 CHECKS		2,894.40
000164	G & S HARDWARE INC							
C-209212/2	CR: GUIDE BAR - PKS	R	10/02/2023	1.00CR		245269		
I-209188/2	PROPANE - PW	R	10/02/2023	69.98		245269		
I-209198	OIL/SHVL/SPADE - MU	R	10/02/2023	123.96		245269		
I-209266/2	CHAINSAW PARTS - PKS	R	10/02/2023	255.97		245269		448.91
	*** VENDOR TOTALS ***					1 CHECKS		448.91
008670	ACTIVE911 INC							
I-514238	ALERT 911 NOTICIATION-FD	R	10/02/2023	750.00		245270		750.00
	*** VENDOR TOTALS ***					1 CHECKS		750.00
005541	ACUSHNET COMPANY							
I-916517144	MERCHANDISE FOR RESALE-OC	R	10/02/2023	206.84		245271		
I-916524513	MERCHANDISE FOR RESALE-OC	R	10/02/2023	749.02		245271		
I-916550269	MERCHANDISE FOR RESALE-OC	R	10/02/2023	1,245.36		245271		
I-916559420	MERCHANDISE FOR RESALE-OC	R	10/02/2023	128.25		245271		
I-916568004	MERCHANDISE FOR RESALE-OC	R	10/02/2023	644.14		245271		
I-916568009	MERCHANDISE FOR RESALE-OC	R	10/02/2023	486.62		245271		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/21/2023 THRU 10/04/2023

		CHECK		INVOICE		CHECK	CHECK	CHECK
VENDOR I.D.	NAME	STATUS	DATE	AMOUNT	DISCOUNT	NO	STATUS	AMOUNT
I-916568014	MERCHANDISE FOR RESALE-OC	R	10/02/2023	204.18		245271		
I-916577096	MERCHANDISE FOR RESALE-OC	R	10/02/2023	1,028.14		245271		4,692.55
			*** VENDOR TOTALS ***			1 CHECKS		4,692.55
008252	D H PACE COMPANY INC							
I-ACR/271-4713	BAY DOORS - FS#1	E	10/04/2023	24,964.00		008030		24,964.00
			*** VENDOR TOTALS ***			1 CHECKS		24,964.00
000026	AHLERS & COONEY PC							
I-850583	SVCS 8/15/23 4MILE CRK TRK SWR	E	10/04/2023	900.00		007977		
I-852466	9/15/23 SVCS TASER REPLACE	E	10/04/2023	385.00		007977		1,285.00
			*** VENDOR TOTALS ***			1 CHECKS		1,285.00
000226	AIRGAS NORTH CENTRAL INC							
I-5501443443	CYLINDER RENTALS - CG	R	10/02/2023	54.41		245272		
I-5501443444	WELDING RENTALS - PKS	R	10/02/2023	2.02		245272		
I-5501443445	CYLINDER RENTALS - FD	R	10/02/2023	102.77		245272		
I-5501443446	CYLINDER RENTALS - CG	R	10/02/2023	4.03		245272		
I-9142014580	WELDING RENTALS - PKS	R	10/02/2023	97.50		245272		260.73
			*** VENDOR TOTALS ***			1 CHECKS		260.73
011840	ALL AMERICAN FIRE EQUIPMENT IN							
I-133632	THERMAL CAMERA - FD	R	10/02/2023	5,187.37		245273		5,187.37
			*** VENDOR TOTALS ***			1 CHECKS		5,187.37
009981	ALL CITY MANAGEMENT SERVICES,							
I-87650	8/27-9/09/23 CROSSING GUARDS	E	10/04/2023	5,766.39		008042		5,766.39
			*** VENDOR TOTALS ***			1 CHECKS		5,766.39
009262	AMAZON CAPITAL SERVICES INC							
C-141H-37XJ-D4YD	CR: MULTIMEDIA	E	10/04/2023	7.01CR		008035		
C-146P-6FG4-DFC7	CR: MULTIMEDIA	E	10/04/2023	0.02CR		008035		
C-17TW-VFW6-9Y9M	CR: MULTIMEDIA - KL	E	10/04/2023	1.68CR		008035		
C-1GFT-NJ63-F3P3	CR: FLAG PATCH - FD	E	10/04/2023	9.95CR		008035		
C-1K43-WJ9D-DWF9	CR: FLAG PATCH - FD	E	10/04/2023	9.95CR		008035		
C-1TM1-JQ3R-DTVJ	CR: FLAG PATCH - FD	E	10/04/2023	9.95CR		008035		
I-11X7-F9X6-3MM9	MULTIMEDIA - KL	E	10/04/2023	39.98		008035		
I-137R-M3TG-3JK3	PENS - PD	E	10/04/2023	13.49		008035		
I-137R-M3TG-JJYD	PT EQUIP/BOAT ITEMS - FD	E	10/04/2023	345.00		008035		
I-13DL-N3DR-JYQV	TOOL KIT/PET CARRY/HRD DRV-PD	E	10/04/2023	327.92		008035		
I-13JQ-FJC4-FLFR	STRIPS/ TOWLETTES - KL	E	10/04/2023	78.99		008035		
I-146Y-64HL-3QCQ	ADULT CRAFT NIGHT SUPPLIES-KL	E	10/04/2023	145.93		008035		
I-14KT-QKXV-31HM	BREAK ROOM SUPPLIES - PSB	E	10/04/2023	2.79		008035		
I-16D7-1CLM-PH66	STICKERS- P&R	E	10/04/2023	34.95		008035		
I-16TT-166V-6YWC	CAR CHARGERS - PD	E	10/04/2023	49.95		008035		
I-17XT-7K37-TQD7	FLASH DRIVE - PD	E	10/04/2023	47.50		008035		
I-1911-K39C-4MXH	MUCK BOOTS - MU	E	10/04/2023	123.63		008035		
I-19PJ-KN4P-HR6N	MULTIMEDIA - KL	E	10/04/2023	30.58		008035		

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/21/2023 THRU 10/04/2023

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	CHECK	CHECK	CHECK
			DATE	AMOUNT	DISCOUNT	NO	STATUS
I-1CH7-Q1WL-4R4W	MISC MULTIMEDIA - KL	E	10/04/2023	94.21		008035	
I-1CLW-7Y7V-4JC7	PUSH PLATES FOR RR-HAWKEYE	E	10/04/2023	26.32		008035	
I-1CPC-VJ4K-HQML	BOOK CLUB BOOKS - KL	E	10/04/2023	142.87		008035	
I-1DLV-9N3G-61LW	MAGIC TAPE- KL	E	10/04/2023	36.85		008035	
I-1DMX-QM14-VFHJM	MISC BOOKS - KL	E	10/04/2023	18.99		008035	
I-1DP9-H3PC-MF9P	RANGE SUPPLIES - PD	E	10/04/2023	28.36		008035	
I-1GGN-1RDK-HYXR	MULTIMEDIA - KL	E	10/04/2023	19.99		008035	
I-1HK6-96WQ-DCR1	CAT EARS HEADBANDS -KL	E	10/04/2023	77.98		008035	
I-1HM4-RVMN-HHQG	MULTIMEDIA - KL	E	10/04/2023	117.20		008035	
I-1J4Q-CNJ6-17L9	FLAG PATCH - FD	E	10/04/2023	37.74		008035	
I-1J6G-VHP9-73MN	LAMINATING FILM - KL	E	10/04/2023	156.00		008035	
I-1J7R-WGHQ-PF7Q	MISC BOOKS - KL	E	10/04/2023	213.75		008035	
I-1J7Y-K1D1-1WCC	CRAFT FOAM/CAKE PLATE/MISC-KL	E	10/04/2023	190.93		008035	
I-1JG4-W4LP-1MWP	MULTIMEDIA - KL	E	10/04/2023	24.87		008035	
I-1JG4-W4LP-FCMX	BOOK CLUB BOOKS - KL	E	10/04/2023	387.36		008035	
I-1JNH-R67N-4TFM	MULTIMEDIA -KL	E	10/04/2023	137.78		008035	
I-1JV7-X99F-49GQ	BATTERY BACKUP - IT	E	10/04/2023	585.16		008035	
I-1LC9-WCLW-1RLV	MULTIMEDIA - KL	E	10/04/2023	49.65		008035	
I-1LDH-Y6Q9-DXVK	CALENDARS - KL	E	10/04/2023	32.45		008035	
I-1LR3-W74J-YHH4	MISC MULTIMEDIA -KL	E	10/04/2023	66.65		008035	
I-1PFN-JY3P-QJVT	SAFETY CANS - PRSC	E	10/04/2023	210.78		008035	
I-1PR4-CW6Y-XNPC	MULTIMEDIA - KL	E	10/04/2023	74.88		008035	
I-1Q1D-MGCT-H17Y	MULTIMEDIA - KL	E	10/04/2023	50.74		008035	
I-1QJW-W6ML-14XW	LABELS/POWER CORDS - IT	E	10/04/2023	84.57		008035	
I-1RJW-9DTQ-9MN6	MULTIMEDIA - KL	E	10/04/2023	120.77		008035	
I-1RYW-VL9J-77NK	PAPER TRIMMERS - KL	E	10/04/2023	62.40		008035	
I-1T1K-RLHH-4XPX	MULTIMEDIA - KL	E	10/04/2023	13.59		008035	
I-1VDT-L77Y-P44M	MISC BOOKS - KL	E	10/04/2023	464.28		008035	
I-1VMN-J3RG-64J9	MISC BOOKS - KL	E	10/04/2023	16.97		008035	
I-1WYX-T4NH-1VW9	MISC BOOKS - KL	E	10/04/2023	132.91		008035	
I-1YLN-3F9Y-MVWP	EMPLOYEE TAILGATE SUPPLIES-COM	E	10/04/2023	337.41		008035	5,216.56
				*** VENDOR TOTALS ***		1 CHECKS	5,216.56
007835	AMERICAN RED CROSS-TRAINING SV						
I-22621514	LIFEGUARD REVIEW -AC	R	10/02/2023	210.00		245274	
I-22626098	LIFEGUARD REVIEW - AC	R	10/02/2023	168.00		245274	378.00
				*** VENDOR TOTALS ***		1 CHECKS	378.00
000772	AMERICAN SOCIETY OF CIVIL						
I-1046198386	FY24 MEMBERSHIUP-MUELLER	R	10/02/2023	281.00		245275	
I-1046216628	FY24 MEMBERSHIP RENEWAL-LUST	R	10/02/2023	281.00		245275	562.00
				*** VENDOR TOTALS ***		1 CHECKS	562.00

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011916	CTW, INC.							
I-89881 A	TRUCK UPFITTING - DEV ENG	E	10/04/2023	1,400.00		008054		
I-89881 B	TRUCK UPFITTING - DEV ENG	E	10/04/2023	19.00		008054		1,419.00
	*** VENDOR TOTALS ***					1 CHECKS		1,419.00
002676	ANIMAL RESCUE LEAGUE							
I-INV0095	AUGUST 2023 ANIMAL INTAKE	E	10/04/2023	1,875.00		008005		1,875.00
	*** VENDOR TOTALS ***					1 CHECKS		1,875.00
004201	TSJM TOWING SERVICE LLC							
I-23-56038	TOW/HOOK FEE - PD	R	10/02/2023	131.00		245276		
I-23-56089	TOW/HOOK FEE - PD	R	10/02/2023	75.00		245276		
I-23-56209	TOW/HOOK FEE - PD	R	10/02/2023	101.00		245276		
I-23-56305	TOW/HOOK FEE - PD	R	10/02/2023	75.00		245276		382.00
	*** VENDOR TOTALS ***					1 CHECKS		382.00
009326	RYAN ARENDSE							
I-08/08/2023 MEAL	8/8/23 MEAL	E	10/04/2023	15.52		008059		
I-09/05/2023 MEAL	9/5/23 MEAL	E	10/04/2023	9.74		008059		25.26
	*** VENDOR TOTALS ***					1 CHECKS		25.26
000057	ARNOLD MOTOR SUPPLY							
I-15NV160710	SMALL ENGINE PART -PKS	R	10/02/2023	25.05		245277		25.05
	*** VENDOR TOTALS ***					1 CHECKS		25.05
000061	AUTO INDUSTRIAL MACHINE							
I-1892	UNIT #742 PARTS	R	10/02/2023	916.00		245278		916.00
	*** VENDOR TOTALS ***					1 CHECKS		916.00
000067	BAKER & TAYLOR INC							
I-2037770915	MISC BOOKS - KL	E	10/04/2023	1,108.17		007979		
I-2037779651	MISC BOOKS-KL	E	10/04/2023	393.39		007979		
I-2037782137	MISC BOOKS -KL	E	10/04/2023	306.58		007979		
I-2037784795	MISC BOOKS - KL	E	10/04/2023	1,193.14		007979		
I-2037790474	MISC BOOKS - KL	E	10/04/2023	430.89		007979		
I-2037793602	MISC BOOKS -KL	E	10/04/2023	332.60		007979		
I-2037799741	MISC BOOKS -KL	E	10/04/2023	16.78		007979		
I-2037799742	MISC BOOKS - KL	E	10/04/2023	407.16		007979		
I-2037802643	MISC BOOKS - KL	E	10/04/2023	1,454.84		007979		
I-2037808933	MISC BOOKS - KL	E	10/04/2023	572.59		007979		6,216.14
	*** VENDOR TOTALS ***					1 CHECKS		6,216.14
009922	ROBERT BALL							
I-09/06/23-09/08/23	9/6-9/8 MEALS	E	10/04/2023	41.16		008060		41.16
	*** VENDOR TOTALS ***					1 CHECKS		41.16

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010368	AMANDA BELLIS							
	I-09/21/2023 MILEAGE 9/21/23 MILEAGE	E	10/04/2023	11.40		008061		11.40
	*** VENDOR TOTALS ***					1 CHECKS		11.40
003805	MICHAEL BERGMANN							
	I-9/25/2023 BOOT REIMBURSEMENT	R	10/02/2023	140.00		245279		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
006349	HY-VEE INC-BDI							
	I-61160 ALCOHOL FOR RESALE - OC	R	10/02/2023	523.68		245280		523.68
	*** VENDOR TOTALS ***					1 CHECKS		523.68
000905	DAVID J BILLINGS							
	I-08/20/2023 TRAVEL 8/20/23 TRAVEL	E	10/04/2023	94.46		008055		94.46
	*** VENDOR TOTALS ***					1 CHECKS		94.46
005950	BLACKSTONE AUDIO INC							
	I-2117850 MULTIMEDIA/SHELF SVCS -KL	R	10/02/2023	119.42		245281		
	I-2118025 MULTIMEDIA/SHELF SVCS - KL	R	10/02/2023	163.78		245281		
	I-2118746 MULTIMEDIA/SHELF SVCS-KL	R	10/02/2023	158.45		245281		441.65
	*** VENDOR TOTALS ***					1 CHECKS		441.65
009487	BOOT BARN INC							
	I-INV00297404 SAFETY APPAREL - MU	E	10/04/2023	557.07		008040		
	I-INV00297405 BOOTS - D. SIGNS	E	10/04/2023	140.00		008040		
	I-INV00297406 BOOTS - J. SHEIMTT	E	10/04/2023	103.50		008040		
	I-INV00297407 BOOTS - S. BASS	E	10/04/2023	112.49		008040		
	I-INV00297408 SAFETY APPAREL - PW	E	10/04/2023	422.07		008040		
	I-INV00297409 BOOTS - B. RHONE	E	10/04/2023	123.64		008040		
	I-INV00297410 BOOTS/SAFETY APPAREL - PW	E	10/04/2023	562.31		008040		
	I-INV00297411 BOOTS - A. COLES	E	10/04/2023	140.00		008040		2,161.08
	*** VENDOR TOTALS ***					1 CHECKS		2,161.08
005174	BOUND TREE MEDICAL LLC							
	I-65425570 OP IQ ANNUAL RENEWAL	R	10/02/2023	1,050.00		245282		
	I-85047409 EMS SUPPLIES - FD	R	10/02/2023	190.86		245282		
	I-85070756 EMS SUPPLIES - FD	R	10/02/2023	589.52		245282		
	I-85070757 EMS SUPPLIES - FD	R	10/02/2023	1,671.90		245282		
	I-85073900 EMS SUPPLIES - FD	R	10/02/2023	135.44		245282		
	I-85075555 EMS SUPPLIES - FD	R	10/02/2023	1,457.57		245282		
	I-85084107 EMS SUPPLIES - FD	R	10/02/2023	220.68		245282		
	I-85084108 EMS SUPPLIES - FD	R	10/02/2023	626.80		245282		
	I-85084109 EMS SUPPLIES - FD	R	10/02/2023	206.48		245282		
	I-85085755 EMS SUPPLIES - FD	R	10/02/2023	867.91		245282		
	I-85085756 EMS SUPPLIES - FD	R	10/02/2023	195.00		245282		
	I-85085757 EMS SUPPLIES - FD	R	10/02/2023	238.83		245282		
	I-85093441 BELT - FD	R	10/02/2023	31.98		245282		
	I-95085758 EMS SUPPLIES - FD	R	10/02/2023	73.56		245282		7,556.53
	*** VENDOR TOTALS ***					1 CHECKS		7,556.53

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			DATE	AMOUNT		NO	STATUS	AMOUNT
011868	STEVE BREESE							
	I-10/21/2023 CONCERT 10/21/23 THE RIVIERAS CONCERT	R	10/02/2023	700.00		245283		700.00
			*** VENDOR TOTALS ***			1 CHECKS		700.00
000127	BRICK GENTRY PC							
	I-405746 8/25/2023 STATEMENT 224.008	R	10/02/2023	210.00		245284		
	I-405748 8/25/2023 STATEMENT 224.031	R	10/02/2023	1,470.00		245284		
	I-405750 08/25/2023 STATEMENT 224.010	R	10/02/2023	225.00		245284		
	I-405751 8/25/2023 STATEMENT 224.003	R	10/02/2023	60.00		245284		
	I-405753 8/25/2023 STATEMENT 224.014	R	10/02/2023	675.00		245284		2,640.00
			*** VENDOR TOTALS ***			1 CHECKS		2,640.00
011451	BRIDGESTONE GOLF, INC							
	I-INV-1003191974 STOCK MERCH FOR RESALE-OC	E	10/04/2023	409.54		008047		409.54
			*** VENDOR TOTALS ***			1 CHECKS		409.54
007393	BRIGHT & CLEAR SOLUTIONS INC							
	I-39689 WINDOW CLEANING - PD	R	10/02/2023	1,380.00		245285		1,380.00
			*** VENDOR TOTALS ***			1 CHECKS		1,380.00
001757	BROWNELLS INC							
	I-2023410609063 RANGE SUPPLIES - PD	R	10/02/2023	237.49		245286		237.49
			*** VENDOR TOTALS ***			1 CHECKS		237.49
002167	BUSINESS PUBLICATIONS CORP							
	I-913138-R1 12/9/23-12/8/25 RENEWAL - COMM	R	10/02/2023	114.95		245287		
	I-949408-R1 12/2-23-12/1/26 RENEWAL - ED	R	10/02/2023	154.95		245287		269.90
			*** VENDOR TOTALS ***			1 CHECKS		269.90
004126	CALHOUN-BURNS AND							
	I-2023162.00-3 ANNUAL BRIDGE INSPECTION	R	10/02/2023	1,474.50		245288		1,474.50
			*** VENDOR TOTALS ***			1 CHECKS		1,474.50
000453	CARQUEST AUTO PARTS							
	I-2330-802778 UNIT #237 PARTS	R	10/02/2023	71.74		245289		
	I-2330-803327 SHOP SUPPLIES - CG	R	10/02/2023	4.47		245289		
	I-2330-803381 UNIT #241 PARTS	R	10/02/2023	56.69		245289		
	I-2330-803865 SHOP SUPPLIES - CG	R	10/02/2023	13.12		245289		
	I-2330-804589 SHOP SUPPLIES - CG	R	10/02/2023	12.33		245289		158.35
			*** VENDOR TOTALS ***			1 CHECKS		158.35
004635	CENTRAL IOWA OFFICIALS LLC							
	I-09/2023 FALL SB FALL 2023 SOFTBALL OFFICIALS	R	10/02/2023	2,905.00		245290		2,905.00
			*** VENDOR TOTALS ***			1 CHECKS		2,905.00

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011409	CENTRAL MCGOWAN INC							
I-0000260459	BEVERAGE FOR RESALE - OC	E	10/04/2023	30.00		008046		30.00
	*** VENDOR TOTALS ***					1 CHECKS		30.00
009016	CENTRAL SALT LLC							
I-PSI19-77084	9/01/23 DEICING SALT	R	10/02/2023	8,758.31		245291		
I-PSI19-77085	9/05/23 DEICING SALT	R	10/02/2023	1,792.02		245291		
I-PSI19-77087	9/15/23 DEICING SALT	R	10/02/2023	1,782.34		245291		12,332.67
	*** VENDOR TOTALS ***					1 CHECKS		12,332.67
011661	FLORATINE CENTRAL TURF PRODUCT							
I-5754	TINES-PRSC	R	10/02/2023	1,701.93		245292		1,701.93
	*** VENDOR TOTALS ***					1 CHECKS		1,701.93
003072	QWEST CORPORATION							
I-9/04/2023	09/2023 STATEMENT - TRFC	R	10/02/2023	100.89		245293		100.89
	*** VENDOR TOTALS ***					1 CHECKS		100.89
011576	CINTAS CORPORATION							
I-4167706031	BANQUET SUPPLY RENTALS-OC	R	10/02/2023	212.88		245294		
I-4168370912	BANQUET SUPPLY RENTALS - OC	R	10/02/2023	208.37		245294		421.25
	*** VENDOR TOTALS ***					1 CHECKS		421.25
011923	CHAD CLAUDE							
I-9/20/23	STORMWATER BMP REIMBURSEMENT	R	10/02/2023	265.88		245295		265.88
	*** VENDOR TOTALS ***					1 CHECKS		265.88
009613	COMPASS GROUP USA INC							
I-131856	FY24 ANNUAL DUES - OC	R	10/02/2023	360.00		245296		360.00
	*** VENDOR TOTALS ***					1 CHECKS		360.00
005084	CMS COMMUNICATIONS INC							
C-2305595-CM	CR: HEADSET - FD	R	10/02/2023	169.21CR		245297		
I-2305322-IN	HEADSET/ADAPTER - IT/FD	R	10/02/2023	204.21		245297		
I-2305482-IN	HEADSET - FD	R	10/02/2023	154.00		245297		189.00
	*** VENDOR TOTALS ***					1 CHECKS		189.00
008575	CONCRETE CONNECTION LLC							
I-PAY 1-MIDWAY PK P2 PAY 1-2023 MIDWAY PARK PH2		R	10/02/2023	46,513.90		245298		46,513.90
	*** VENDOR TOTALS ***					1 CHECKS		46,513.90
002559	CONSUMERS ENERGY							
I-08/02/23-09/01/23	09/11/2023 STATEMENT	E	10/04/2023	2,678.54		008004		2,678.54
	*** VENDOR TOTALS ***					1 CHECKS		2,678.54

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009277	CONVERGE ONE INC							
I-IE9111972 A	NUTANIX SERVER CLUSTER	E	10/04/2023	106,827.26		008036		
I-IE9111972 B	NUTANIX SERVER CLUSTER	E	10/04/2023	390.25		008036		107,217.51
	*** VENDOR TOTALS ***					1 CHECKS		107,217.51
009380	COSTAR REALTY INFORMATION INC							
I-120442981	COSTAR ANNUAL SERVICE	R	10/02/2023	1,424.43		245299		1,424.43
	*** VENDOR TOTALS ***					1 CHECKS		1,424.43
003533	5 TRAILS INC							
I-18645	MYLAR ON CHERRY PLAQUE-P&R	R	10/02/2023	148.85		245300		148.85
	*** VENDOR TOTALS ***					1 CHECKS		148.85
000146	CENTURY HOMES CO							
I-71393IN	LOUISVILLE SLUGGER MRKNG-PRSC	R	10/02/2023	476.00		245301		
I-71544IN	TREKKER TREX- PRSC	R	10/02/2023	181.48		245301		657.48
	*** VENDOR TOTALS ***					1 CHECKS		657.48
010333	FIFTH ASSET, INC							
I-DB2000232	DEBTBOOK SUBSCRIPTION	R	10/02/2023	9,750.00		245302		9,750.00
	*** VENDOR TOTALS ***					1 CHECKS		9,750.00
003099	DELL MARKETING L P							
I-10697364542	FY24 - 1ST DELL PC ORDER	R	10/02/2023	13,089.24		245303		13,089.24
	*** VENDOR TOTALS ***					1 CHECKS		13,089.24
000605	DEMCO INC							
I-7367446	PROTECTORS/TAPE/CASE-KL	E	10/04/2023	268.07		007991		268.07
	*** VENDOR TOTALS ***					1 CHECKS		268.07
000758	DES MOINES IRON & SUPPLY CO							
I-1904679815	DIE FOR HEX DEK INSTALL-PKS	R	10/02/2023	30.14		245304		30.14
	*** VENDOR TOTALS ***					1 CHECKS		30.14
000843	THE DES MOINES REGISTER							
I-5867391	08/2023 LEGAL PUBLICATIONS	E	10/04/2023	2,111.03		007995		2,111.03
	*** VENDOR TOTALS ***					1 CHECKS		2,111.03
000161	DEWEY FORD INC							
I-611387 FOW	UNIT #69 PARTS	R	10/02/2023	54.41		245305		
I-611571 FOW	UNIT #317 PARTS	R	10/02/2023	6.44		245305		60.85
	*** VENDOR TOTALS ***					1 CHECKS		60.85

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004568	DOLL DISTRIBUTING LLC							
I-1336480	ALCOHOL FOR RESALE-HAWKEYE	E	10/04/2023	289.50		008014		
I-1341325	ALCOHOL FOR RESALE - HAWKEYE	E	10/04/2023	345.50		008014		
I-1343674	ALCOHOL FOR RESALE - OC	E	10/04/2023	495.11		008014		1,130.11
	*** VENDOR TOTALS ***					1 CHECKS		1,130.11
002143	DOORS INC							
I-338572	LOCK FOR DROP IN - PKS	E	10/04/2023	850.00		008002		850.00
	*** VENDOR TOTALS ***					1 CHECKS		850.00
000759	JAY EASON							
I-07/18/23-09/26/23	7/18-9/26/23 MILEAGE	E	10/04/2023	102.18		007993		102.18
	*** VENDOR TOTALS ***					1 CHECKS		102.18
006319	EDWARD DON AND COMPANY							
I-30821897	FOOD / BEVERAGE FOR RESALE-OC	R	10/02/2023	431.34		245306		431.34
	*** VENDOR TOTALS ***					1 CHECKS		431.34
003443	EMBARKIT INC							
I-65159	STA1 TRNG ROOM TABLET	E	10/04/2023	1,522.36		008011		
I-65169	STA1 TRNG ROOM TABLET	E	10/04/2023	345.00		008011		1,867.36
	*** VENDOR TOTALS ***					1 CHECKS		1,867.36
011841	JAMES ENTREKIN							
I-10/2/2023	INVISIBLE DOG FENCE REPAIR	R	10/02/2023	149.80		245307		149.80
	*** VENDOR TOTALS ***					1 CHECKS		149.80
005478	EXCEL MECHANICAL COMPANY INC							
I-166115	AC REPAIR/ICE MACHINE- FB	E	10/04/2023	958.75		008020		
I-166144	AC REPAIR - LAKESIDE	E	10/04/2023	153.00		008020		1,111.75
	*** VENDOR TOTALS ***					1 CHECKS		1,111.75
011713	FARNSWORTH GROUP INC							
I-245392	PAY 5 ASPEN TRIDGE TRAIL	R	10/02/2023	600.00		245308		600.00
	*** VENDOR TOTALS ***					1 CHECKS		600.00
005631	FBI-LEEDA							
I-200092545	CLI - DSM - SCHUMACHER	R	10/02/2023	795.00		245309		795.00
	*** VENDOR TOTALS ***					1 CHECKS		795.00
000197	FEDERAL EXPRESS CORPORATION							
I-8-240-02351	SHIPPING CHARGES - OC	R	10/02/2023	22.54		245310		
I-9-656-96097	SHIPPING CHARGES-OC	R	10/02/2023	6.80		245310		29.34
	*** VENDOR TOTALS ***					1 CHECKS		29.34

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002078	FOTH & VAN DYKE LLC							
I-86021 #17	PAY 17-N 4MILE CRK TRNK SWR	E	10/04/2023	20,966.22		008001		
I-86022 #6	PAY 6-NW STATE ST EXT	E	10/04/2023	60,553.50		008001		81,519.72
	*** VENDOR TOTALS ***					1 CHECKS		81,519.72
011377	STRAND ASSOCIATES, INC.							
I-0201302 #29	PAY 29-ANKENY ASR	R	10/02/2023	1,485.00		245311		
I-0201689 #5	PAY 5-NE36TH ST/38TH WTR MN LP	R	10/02/2023	27,331.25		245311		28,816.25
	*** VENDOR TOTALS ***					1 CHECKS		28,816.25
002635	FUN EXPRESS LLC							
I-72637847301	HALLOWEEN SUPPLIES-KL	R	10/02/2023	228.98		245312		228.98
	*** VENDOR TOTALS ***					1 CHECKS		228.98
000211	GALE							
I-82322852	SEPTEMBER BIOGRAPHY 2 PLAN	E	10/04/2023	51.73		007980		
I-82322902	SEPTEMBER CHRISTIAN ROM 5	E	10/04/2023	151.44		007980		
I-82323236	SEPTEMBER CHRISTIAN ROM 4	E	10/04/2023	94.46		007980		
I-82324043	SEPTEMBER DIVERSE VOICES 2	E	10/04/2023	52.48		007980		
I-82454784	SEPTEMBER TOP SHELF 8 PLAN	E	10/04/2023	245.16		007980		
I-82454904	SEPTEMBER HIGH OCTANE 8 PLAN	E	10/04/2023	223.42		007980		
I-82487323	SEPTEMBER DYNAMIC DRAMA 5	E	10/04/2023	198.68		007980		
I-82622598	SEPTEMBER MARCH AF AM 2 PLN	E	10/04/2023	50.23		007980		
I-82622676	SEPTEMBER THRILLER SUS 3	E	10/04/2023	80.22		007980		
I-82622703	SEPTEMBER AMISH FCTN 3 PLAN	E	10/04/2023	73.47		007980		
I-82622852	SEPTEMBER CLEAN READS 3	E	10/04/2023	71.97		007980		
I-82623099	SEPTEMBER SFTCVR FCTN 3 PLN	E	10/04/2023	62.22		007980		
I-82623222	SEPTEMBER HISTORY FACT FCTN	E	10/04/2023	52.48		007980		
I-82639281	SEPTEMBER WESTERN 2 PLAN	E	10/04/2023	47.98		007980		1,455.94
	*** VENDOR TOTALS ***					1 CHECKS		1,455.94
003712	GALLS, LLC							
I-024740803	J MCVEY BALLISTIC VEST	R	10/02/2023	1,889.99		245313		
I-025389360	UNIFORMS - FD	R	10/02/2023	158.34		245313		
I-025401607	UNIFORMS - FD	R	10/02/2023	71.34		245313		
I-025401662	UNIFORMS - FD	R	10/02/2023	71.35		245313		
I-025467315	UNIFORMS - FD	R	10/02/2023	149.43		245313		
I-025567092	UNIFORMS - FD	R	10/02/2023	43.09		245313		
I-025567122	UNIFORMS/TAC GAS MASK - PD	R	10/02/2023	422.38		245313		
I-025567138	UNIFORMS - PD	R	10/02/2023	43.34		245313		
I-025580836	UNIFORMS - PD	R	10/02/2023	13.45		245313		
I-025580845	UNIFORMS - PD	R	10/02/2023	6.58		245313		
I-025594249	UNIFORMS - FD	R	10/02/2023	293.23		245313		
I-025594285	UNIFORMS - FD	R	10/02/2023	270.50		245313		
I-025625805	UNIFORM - FD	R	10/02/2023	139.26		245313		
I-025637166	UNIFORMS - PD	R	10/02/2023	74.76		245313		
I-025648722	UNIFORMS - FD	R	10/02/2023	206.69		245313		
I-025649234	UNIFORMS - FD	R	10/02/2023	99.52		245313		
I-025661947	HEMMING - FD	R	10/02/2023	150.00		245313		4,103.25
	*** VENDOR TOTALS ***					1 CHECKS		4,103.25

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000751	DAWN GEAN							
I-09/14/23-09/15/23	9/14-9/15/23 MILEAGE	E	10/04/2023	23.19		007992		23.19
	*** VENDOR TOTALS ***					1 CHECKS		23.19
009366	GEMPLER'S INC							
I-INV0004560635	UNIFORM SHIRTS - PKS	E	10/04/2023	37.98		008037		37.98
	*** VENDOR TOTALS ***					1 CHECKS		37.98
009681	GENERAL TRAFFIC CONTROLS, INC							
I-23703	CABINET-DELAWARE&54TH	E	10/04/2023	29,010.00		008041		
I-23704	CABINET-ORALABOR&CREEKVW	E	10/04/2023	29,010.00		008041		58,020.00
	*** VENDOR TOTALS ***					1 CHECKS		58,020.00
006152	ANNETTE GRAEVE							
I-07/23-08/23MILEAGE	7/23-08/23 MILEAGE	E	10/04/2023	30.06		008057		30.06
	*** VENDOR TOTALS ***					1 CHECKS		30.06
000227	GRAINGER							
I-9827090144	TANK COVER - PKS	E	10/04/2023	47.77		007981		
I-9833199269	NOZZLE GASKET - MU	E	10/04/2023	60.60		007981		
I-9842402944	LEVER LOCKSET - PKS	E	10/04/2023	64.34		007981		
I-9847110211	SHOP SUPPLIES - PKS	E	10/04/2023	18.92		007981		191.63
	*** VENDOR TOTALS ***					1 CHECKS		191.63
008737	TRAVIS GRANDGEORGE							
I-09/08/23-09/11/23	9/8 MILEAGE 9/11 MEAL	R	10/02/2023	70.86		245314		70.86
	*** VENDOR TOTALS ***					1 CHECKS		70.86
000229	GRAYBAR ELECTRIC CO INC							
I-9333781414	OUTLETS - IT	R	10/02/2023	225.06		245315		225.06
	*** VENDOR TOTALS ***					1 CHECKS		225.06
006348	GRAZIANO BROTHERS INC							
I-239238	FOOD FOR RESALE - OC	E	10/04/2023	127.33		008027		127.33
	*** VENDOR TOTALS ***					1 CHECKS		127.33
008863	H & S CUSTOM FARMING LLC							
I-178A	JULY ROUGH CUT MOWING	R	10/02/2023	12,219.00		245316		12,219.00
	*** VENDOR TOTALS ***					1 CHECKS		12,219.00
005993	HANDLEY LAW FIRM							
I-9/14/2023	AUGUST 2023 SERVICES - PD	E	10/04/2023	12,140.00		008025		12,140.00
	*** VENDOR TOTALS ***					1 CHECKS		12,140.00

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009448	PAULA KAY CASKEY							
I-21	UNIFORM HEMMING - FD	E	10/04/2023	165.00		008039		165.00
	*** VENDOR TOTALS ***					1 CHECKS		165.00
001815	HAWKEYE TRUCK EQUIPMENT							
I-159198	UNIT #316 LIGHT BAR	R	10/02/2023	209.00		245317		209.00
	*** VENDOR TOTALS ***					1 CHECKS		209.00
001978	HAWKINS INC							
I-6576780	AZONE/SODIUM HYDROXIDE-MU	R	10/02/2023	902.82		245318		902.82
	*** VENDOR TOTALS ***					1 CHECKS		902.82
002773	HERC-U-LIFT							
I-PS132144-1	AUGER PARTS - TRFC	E	10/04/2023	803.02		008008		803.02
	*** VENDOR TOTALS ***					1 CHECKS		803.02
011660	HGS, LLC							
I-PAY 5-ROCK CRK GRN PAY 5-ROCK CRK GRNBLT-NTVE VEG		R	10/02/2023	7,231.02		245319		7,231.02
	*** VENDOR TOTALS ***					1 CHECKS		7,231.02
004853	HOLT TIRE SERVICE INC							
I-214149	UNIT #12 TIRES	E	10/04/2023	154.99		008016		
I-214899	UNIT #877 HD FIELD-OCM	E	10/04/2023	239.98		008016		394.97
	*** VENDOR TOTALS ***					1 CHECKS		394.97
004386	HOUSBY HEAVY EQUIPMENT LLC							
I-P36618	UNIT #241 PARTS	E	10/04/2023	153.93		008013		153.93
	*** VENDOR TOTALS ***					1 CHECKS		153.93
004196	HYDRAQUIP LTD							
I-71692	UNIT #875 HOSE ASSEMBLY	R	10/02/2023	117.69		245320		117.69
	*** VENDOR TOTALS ***					1 CHECKS		117.69
005531	HR GREEN INC							
I-166611 #6	PAY 6-IRVNDLE/NW 18TH INTSCN	E	10/04/2023	4,511.00		008021		
I-166632 #10	PAY 10-ORLBR TRL/ST UNDERPASS	E	10/04/2023	26,102.28		008021		30,613.28
	*** VENDOR TOTALS ***					1 CHECKS		30,613.28
011931	ETTA HUFFY							
I-10/19/2023TRIP	REFUND: 10/19/23 TRIP	R	10/02/2023	119.00		245321		119.00
	*** VENDOR TOTALS ***					1 CHECKS		119.00
005515	BRIAN W HUGGINS							
I-07/20/2023 MBRSH	07/23 ANKENY IKES MEMBERSHIP	R	10/02/2023	325.00		245322		
I-08/26/23-09/01/23	08/26-09/01/23 TRAVEL	R	10/02/2023	462.56		245322		787.56
	*** VENDOR TOTALS ***					1 CHECKS		787.56

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000253	HY-VEE INC							
I-9/08/23 0020	EMPLOYEE APPRECIATION	R	10/02/2023	2,275.00		245323		2,275.00
	*** VENDOR TOTALS ***					1 CHECKS		2,275.00
009240	MORPHO USA, INC							
I-162180	LIVESCAN MAINT - PD	E	10/04/2023	245.00		008034		245.00
	*** VENDOR TOTALS ***					1 CHECKS		245.00
008906	IMAGE TREND INC							
I-145032	AUGUST 2023 BILLING BRIDGE	E	10/04/2023	1,657.85		008032		
I-PS-INV103019	MYEMSCARE MONTHLY FEE	E	10/04/2023	87.50		008032		1,745.35
	*** VENDOR TOTALS ***					1 CHECKS		1,745.35
000407	INTERSTATE ALL BATTERY CENTER							
I-1925901007816	UNIT #309 BATTERY	R	10/02/2023	175.00		245324		175.00
	*** VENDOR TOTALS ***					1 CHECKS		175.00
002156	IOWA BEVERAGE SYSTEMS INC							
I-W-4878850	ALCOHOL FOR RESALE - HAWKEYE	R	10/02/2023	360.00		245325		
I-W-4881087	ALCOHOL FOR RESALE - OC	R	10/02/2023	178.80		245325		538.80
	*** VENDOR TOTALS ***					1 CHECKS		538.80
000269	IOWA DEPT OF TRANSPORTATION							
I-CI-0017235	AGRMNT 2016-4-186/2016-4-186A	R	10/02/2023	666,666.66		245326		666,666.66
	*** VENDOR TOTALS ***					1 CHECKS		666,666.66
000481	IOWA DIVISION OF CRIMINAL INVE							
I-10/09-10/10/23 BA	2023 SOR SYMPOSIUM-B.ANDERSON	R	10/02/2023	75.00		245327		
I-10/09-10/10/23 KL	2023 SOR SYMPOSIUM-K.LINDELL	R	10/02/2023	75.00		245327		
I-2023 SOR-SB	2023 SOR SYMPOSIUM -BRAUN	R	10/02/2023	75.00		245327		225.00
	*** VENDOR TOTALS ***					1 CHECKS		225.00
007091	IOWA LAW ENFORCEMENT ACADEMY							
I-324598	PREC DRV INSTR 8/9/23-KINNEY	R	10/02/2023	150.00		245328		150.00
	*** VENDOR TOTALS ***					1 CHECKS		150.00
004476	IOWA MEDICAID ENTERPRISE							
I-10 2023	OCTOBER 2023 STATE SHARE	R	10/02/2023	13,962.28		245329		13,962.28
	*** VENDOR TOTALS ***					1 CHECKS		13,962.28
000743	IOWA MUNICIPAL FINANCE OFFICER							
I-FALL 23 CONF-MY	FALL 2023 CONF-M. YUSKA	R	10/02/2023	150.00		245330		150.00
	*** VENDOR TOTALS ***					1 CHECKS		150.00

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				CHECK	INVOICE		CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	AMOUNT	DISCOUNT	NO	STATUS	AMOUNT
005407		IOWA MUNICIPALITIES WORKERS'							
	I-INV89076	FY23 411 MED DED AUGUST 2023	R	10/02/2023	4,770.35		245331		
	I-INV89077	FY23 411 MED DED AUGUST 2023	R	10/02/2023	3,171.46		245331		
	I-INV89078	FY24 411 MED DED AUGUST 2023	R	10/02/2023	730.86		245331		
	I-INV89079	FY22 MED DED AUGUST 2023	R	10/02/2023	441.54		245331		
	I-INV89080	FY23 MED DED AUGUST 2023	R	10/02/2023	225.13		245331		
	I-INV89081	FY24 MED DED AUGUST 2023	R	10/02/2023	602.00		245331		9,941.34
				*** VENDOR TOTALS ***			1 CHECKS		9,941.34
006295		IOWA NUMISMATIC ASSOCIATION							
	I-FY24 RENEWAL	FY24 ANNUAL DUES - KL	R	10/02/2023	15.00		245332		15.00
				*** VENDOR TOTALS ***			1 CHECKS		15.00
011763		IOWA POND GUY, LLC							
	I-4132	POND MAINTENANCE-PRSC	E	10/04/2023	1,436.00		008052		1,436.00
				*** VENDOR TOTALS ***			1 CHECKS		1,436.00
000272		IOWA PRISON INDUSTRIES							
	I-036730	SIGN FOR GARAGE - PD	R	10/02/2023	43.45		245333		43.45
				*** VENDOR TOTALS ***			1 CHECKS		43.45
001086		IOWA STATE UNIVERSITY							
	I-2023 MPI-MY	FALL 2023 MPI - MICHELLE YUSKA	R	10/02/2023	208.00		245334		
	I-FALL 2023 MPI-DK	FALL 2023 MPI - D. KLEMME	R	10/02/2023	96.00		245334		304.00
				*** VENDOR TOTALS ***			1 CHECKS		304.00
003544		IOWA TITLE COMPANY							
	I-INV-112858	ABSTRACT-PARCEL 2018-156 PE	R	10/02/2023	545.00		245335		545.00
				*** VENDOR TOTALS ***			1 CHECKS		545.00
005644		J PETTIECORD INC							
	I-63916	PLAYGROUND MULCH	R	10/02/2023	11,500.00		245336		11,500.00
				*** VENDOR TOTALS ***			1 CHECKS		11,500.00
006326		JOHNSON BROTHERS OF IOWA							
	I-1893455	ALCOHOL FOR RESALE-OC	R	10/02/2023	1,363.70		245337		
	I-1893456	ALCOHOL FOR RESALE-OC	R	10/02/2023	80.78		245337		
	I-1905893	ALCOHOL FOR RESALE-OC	R	10/02/2023	145.20		245337		
	I-1905894	ALCOHOL FOR RESALE-OC	R	10/02/2023	1,363.70		245337		
	I-1905895	BEVERAGES-OC FOR RESALE	R	10/02/2023	80.78		245337		3,034.16
				*** VENDOR TOTALS ***			1 CHECKS		3,034.16
000292		KARL CHEVROLET INC							
	I-CTCB944685	UNIT #201 PARTS	R	10/02/2023	421.00		245338		421.00
				*** VENDOR TOTALS ***			1 CHECKS		421.00

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000065	RENEWABLE ENERGY GROUP INC							
I-573974	9/06/23 DIESEL DYED/87E10	E	10/04/2023	23,639.42		007978		
I-574101	9/13/23 DIESEL DYED/87E10	E	10/04/2023	25,113.45		007978		
I-574107	9/12/23 UNLEADED 87 -PRSC	E	10/04/2023	585.46		007978		
I-574215	9/19 DIESEL- PRSC	E	10/04/2023	1,484.85		007978		
I-574231	9/21/23 DIESEL DYED/87E10	E	10/04/2023	24,192.61		007978		75,015.79
	*** VENDOR TOTALS ***					1 CHECKS		75,015.79
008587	KINZLER CONSTRUCTION SERVICES							
I-2316235.0001	OIL/LUBE/SERVICE-PKS MNT	R	10/02/2023	313.50		245339		
I-2316864.0001	OIL/LUBE/REPAIR-OCM	R	10/02/2023	253.00		245339		
I-2316865.0001	OIL LUBE SVC- OC	R	10/02/2023	253.00		245339		819.50
	*** VENDOR TOTALS ***					1 CHECKS		819.50
011924	LANE TRAILER MFG.							
I-19937	#246 TRAILER REPAIRS	R	10/02/2023	1,477.15		245340		1,477.15
	*** VENDOR TOTALS ***					1 CHECKS		1,477.15
011406	LATITUDE 41 LAWN AND LANDSCAPE							
I-9622	NUISANCE MOWING SVCS	E	10/04/2023	270.00		008062		270.00
	*** VENDOR TOTALS ***					1 CHECKS		270.00
011847	LIFETIME FITNESS							
I-09/2023 PICKLEBALL	09/2023 PICKLEBALL CLINICS	R	10/02/2023	184.00		245341		184.00
	*** VENDOR TOTALS ***					1 CHECKS		184.00
000402	LINDE GAS & EQUIPMENT							
I-38050410	7/20-8/20/23 RENTAL - PKS	R	10/02/2023	42.22		245342		42.22
	*** VENDOR TOTALS ***					1 CHECKS		42.22
004810	LOGAN CONTRACTORS SUPPLY							
C-D18290	CR: STREET SUPPLIES - PW	E	10/04/2023	1,781.78CR		008015		
I-D16676	STREET SUPPLIES - PW	E	10/04/2023	1,116.00		008015		
I-D18046	STREET SUPPLIES - PW	E	10/04/2023	3,430.18		008015		
I-D18293	STREET SUPPLIES - PW	E	10/04/2023	1,803.60		008015		
I-D19748	STREET SUPPLIES - PW	E	10/04/2023	446.40		008015		5,014.40
	*** VENDOR TOTALS ***					1 CHECKS		5,014.40
000285	LUBE-TECH & PARTNERS LLC							
C-3289625	CR: DRUM RETURN	E	10/04/2023	20.00CR		007983		
C-3289713	CR: DRUM RETURN -PKS	E	10/04/2023	40.00CR		007983		
C-3297560	CR: DRUM RETURN PKS	E	10/04/2023	20.00CR		007983		
I-3295791	ANTIFREEZE -AC	E	10/04/2023	532.00		007983		
I-3307507	POOL WINTERIZE SUPPLIES-AC	E	10/04/2023	658.50		007983		1,110.50
	*** VENDOR TOTALS ***					1 CHECKS		1,110.50

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000470	LUMEN							
I-656694233	9/12/2023 STATEMENT	E	10/04/2023	690.21		007988		690.21
	*** VENDOR TOTALS ***					1 CHECKS		690.21
009304	ELIZABETH LYONS							
I-09/2023 CAMP	09/2023 SQUISHMALLOW CAMP	R	10/02/2023	768.00		245343		768.00
	*** VENDOR TOTALS ***					1 CHECKS		768.00
011928	MAGNA-MATIC CORPORATION							
I-78586	NORTON GRINDING WHEEL-PRSC	R	10/02/2023	86.65		245344		86.65
	*** VENDOR TOTALS ***					1 CHECKS		86.65
010704	MAINSTAY SYSTEMS OF IOWA LLC							
I-1888	8/1/23-11/30/23 MONTHLY MAINT	R	10/02/2023	237.00		245345		237.00
	*** VENDOR TOTALS ***					1 CHECKS		237.00
011572	MAINTAINX INC							
I-6D285358-0002	9/19/23-9/19/24 MAINTAINX SUB	E	10/04/2023	1,911.00		008050		1,911.00
	*** VENDOR TOTALS ***					1 CHECKS		1,911.00
002207	MANATTS INC							
I-3002783	MANHOLE BOXOUT REPLACEMEN	E	10/04/2023	21,600.00		008003		
I-5111926	9/6/23 C-4WR-C20	E	10/04/2023	350.00		008003		
I-5112140	9/07/23 C-4WR-C20	E	10/04/2023	942.50		008003		
I-5112345	9/8/23 C4WR C20 CL3	E	10/04/2023	1,087.50		008003		
I-5113401	9/15/23 C4WR C20 CL3	E	10/04/2023	870.00		008003		24,850.00
	*** VENDOR TOTALS ***					1 CHECKS		24,850.00
001799	MARTIN MARIETTA AGGREGATE							
I-40250836	8/31/23 1" CLEAN	R	10/02/2023	1,136.77		245346		1,136.77
	*** VENDOR TOTALS ***					1 CHECKS		1,136.77
009346	MARY'S CLEANING CARE INC							
I-33012	SEPTEMBER CLEANINGS - CH	R	10/02/2023	829.00		245347		
I-33014	09/2023 CLEANINGS - KL	R	10/02/2023	7,845.00		245347		
I-33016	SEPTEMBER CLEANING - PD	R	10/02/2023	2,889.00		245347		
I-33017	09/2023 CLEANING - ACC	R	10/02/2023	1,645.00		245347		
I-33018	SEPTEMBER 2023 CLEANING-PW	R	10/02/2023	175.00		245347		13,383.00
	*** VENDOR TOTALS ***					1 CHECKS		13,383.00
004747	MENARDS							
I-90970	PLEAT/CUTLERY/FORKS/PLATES-PKS	R	10/02/2023	28.35		245348		
I-91024	ROLLER/DRILLBIT/CPLR/PLUG-PD	R	10/02/2023	83.25		245348		
I-91108	TURTLE BAIT-PKS	R	10/02/2023	8.73		245348		
I-91116	COMPOSITE TRANSPLANTER-OCM	R	10/02/2023	4.47		245348		
I-91162	CLICKERS FOR GATES - PD	R	10/02/2023	148.44		245348		
I-91292	TURTLE BAIT - PKS	R	10/02/2023	6.99		245348		
I-91349	TURTLE BAIT-PKS	R	10/02/2023	5.99		245348		

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			DATE				NO	STATUS	AMOUNT
I-91370	8/29/23	LP TANK EXCHANGE - PW	R	10/02/2023	59.76		245348		
I-91371		SCREWDRIVER/COFFEE-PKS	R	10/02/2023	26.92		245348		
I-91372		SUPPLIES FOR OUTLETS DRONE-PD	R	10/02/2023	196.01		245348		
I-91401		SAFETY GLASSES/CAP - PKS	R	10/02/2023	23.37		245348		
I-91419		CLOSING POOL SUPPLIES -PRAC	R	10/02/2023	10.47		245348		
I-91439	8/30/23	DRANO/NOZZLE - FD	R	10/02/2023	39.77		245348		
I-91467		NOZZLE PALM-CFAC	R	10/02/2023	14.99		245348		
I-91476		PLIER/NIPPLE/CNCTR/CPLR-PD	R	10/02/2023	39.08		245348		
I-91510		DUPLEX/SOL THHN/TORP/FLEX-PD	R	10/02/2023	327.46		245348		
I-91535		CAULK - CFAC	R	10/02/2023	27.96		245348		
I-91719		SWING PIPE - PRSC	R	10/02/2023	18.98		245348		
I-91826		POST MOUNT - PW	R	10/02/2023	29.99		245348		1,100.98
*** VENDOR TOTALS ***							1 CHECKS		1,100.98
007664		MERCY NORTH PHARMACY							
I-9/13/2023		EMS PHARMACY - FD	R	10/02/2023	182.05		245349		182.05
*** VENDOR TOTALS ***							1 CHECKS		182.05
001931		METRO WASTE AUTHORITY							
I-70025163		AUGUST 2023 CURB IT FEES	E	10/04/2023	104,701.48		007998		104,701.48
*** VENDOR TOTALS ***							1 CHECKS		104,701.48
003479		MID IOWA PETROLEUM EQUIPMENT L							
I-5296		FUEL STATION REPAIR	E	10/04/2023	28,994.01		008012		
I-5378		FUEL STATION REPAIRS	E	10/04/2023	604.84		008012		29,598.85
*** VENDOR TOTALS ***							1 CHECKS		29,598.85
000271		MIDAMERICAN ENERGY COMPANY							
I-543756795		9/06/2023 STATEMENT	E	10/04/2023	34.89		007982		
I-FY24 #4 1695158009		09/12/2023 STATEMENT	E	10/04/2023	171,565.59		007982		171,600.48
*** VENDOR TOTALS ***							1 CHECKS		171,600.48
002765		MIDWEST BREATHING AIR LLC							
I-27007		QUARTERLY AIR TEST	E	10/04/2023	1,685.37		008007		1,685.37
*** VENDOR TOTALS ***							1 CHECKS		1,685.37
000945		MIDWEST WHEEL COMPANIES							
C-3383510-00		CR: UNIT #226 PARTS	R	10/02/2023	72.00CR		245350		
I-3378996-00		UNIT #226 PARTS	R	10/02/2023	278.00		245350		
I-3395250-00		UNIT #316 PARTS	R	10/02/2023	506.35		245350		712.35
*** VENDOR TOTALS ***							1 CHECKS		712.35
1		ADAMS, BROOKLYN							
I-000202309270452		US REFUND	R	10/02/2023	57.15		245213		57.15

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	AGNEW, SYDNEY							
I-000202309270462	US REFUND	R	10/02/2023	96.51		245214		96.51
1	ATCHISON, JACOB							
I-000202309270443	US REFUND	R	10/02/2023	99.18		245215		99.18
1	BROWN, REGINA							
I-000202309270431	US REFUND	R	10/02/2023	9.55		245216		9.55
1	BURDICK, JOSEPH							
I-000202309270430	US REFUND	R	10/02/2023	32.79		245217		32.79
1	BUTTERBAUGH, KELSY							
I-000202309270437	US REFUND	R	10/02/2023	53.34		245218		53.34
1	CARLSON, ERIK & ERIN							
I-000202309270419	US REFUND	R	10/02/2023	142.14		245219		142.14
1	CECIL, JASON							
I-000202309270442	US REFUND	R	10/02/2023	39.97		245220		39.97
1	CLARK, KEEGAN							
I-000202309270459	US REFUND	R	10/02/2023	89.42		245221		89.42
1	CLEVELAND, GARRETT							
I-000202309270426	US REFUND	R	10/02/2023	36.75		245222		36.75
1	CLINGAN, SAMANTHA							
I-000202309270432	US REFUND	R	10/02/2023	100.00		245223		100.00
1	COFFIN, DYLAN							
I-000202309270440	US REFUND	R	10/02/2023	100.00		245224		100.00
1	CUNNINGHAM, JOSEPH							
I-000202309270428	US REFUND	R	10/02/2023	34.10		245225		34.10
1	DAVIS, DANNY							
I-000202309270435	US REFUND	R	10/02/2023	91.55		245226		91.55
1	DAWSON, VERONICA							
I-000202309270455	US REFUND	R	10/02/2023	86.78		245227		86.78
1	DEERE EMPLOYEES CU							
I-000202309270456	US REFUND	R	10/02/2023	99.50		245228		99.50

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	DIEMER, SEAN							
I-000202309270434	US REFUND	R	10/02/2023	49.97		245229		49.97
1	FUGATE, HANNAH							
I-000202309270453	US REFUND	R	10/02/2023	100.00		245230		100.00
1	GALUSHA, DYLAN							
I-000202309270416	US REFUND	R	10/02/2023	51.51		245231		51.51
1	GATES, GINA							
I-000202309270425	US REFUND	R	10/02/2023	20.53		245232		20.53
1	GRAF, LEILANI							
I-000202309270417	US REFUND	R	10/02/2023	6.55		245233		6.55
1	HALL, NICHOLAS							
I-000202309270427	US REFUND	R	10/02/2023	53.20		245234		53.20
1	HARP, BYRON							
I-000202309270429	US REFUND	R	10/02/2023	43.36		245235		43.36
1	HAZLETT, JOHNNY							
I-000202309270463	US REFUND	R	10/02/2023	98.70		245236		98.70
1	HUNTER, MARY							
I-000202309270441	US REFUND	R	10/02/2023	98.67		245237		98.67
1	KASHANI, SEYEDMOHAMM							
I-000202309270414	US REFUND	R	10/02/2023	56.66		245238		56.66
1	KASSMEYER, BLAKE							
I-000202309270457	US REFUND	R	10/02/2023	94.72		245239		94.72
1	KENNEBECK, KARTER							
I-000202309270444	US REFUND	R	10/02/2023	94.72		245240		94.72
1	KLINGELHOEFER, JAVIN							
I-000202309270420	US REFUND	R	10/02/2023	85.72		245241		85.72
1	LAMB, KAYLEE							
I-000202309270438	US REFUND	R	10/02/2023	99.16		245242		99.16
1	LEVERNE, NICHOLAS							
I-000202309270421	US REFUND	R	10/02/2023	42.04		245243		42.04

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			DATE			NO	STATUS	AMOUNT
1	LUNDBERG, KEVIN							
I-000202309270450	US REFUND	R	10/02/2023	97.88		245244		97.88
1	MACE, DONALD							
I-000202309270460	US REFUND	R	10/02/2023	46.00		245245		46.00
1	MOFFETT, WILLIAM							
I-000202309270458	US REFUND	R	10/02/2023	5.00		245246		5.00
1	OCHOA, GERARDO							
I-000202309270424	US REFUND	R	10/02/2023	60.34		245247		60.34
1	PATTERSON, TIMOTHY							
I-000202309270422	US REFUND	R	10/02/2023	99.98		245248		99.98
1	REEDER, CHRISTINA M							
I-000202309270418	US REFUND	R	10/02/2023	80.21		245249		80.21
1	RODGERS, ASHLEY							
I-000202309270436	US REFUND	R	10/02/2023	86.84		245250		86.84
1	RUTLEDGE, KAELE							
I-000202309270449	US REFUND	R	10/02/2023	46.26		245251		46.26
1	SIPERSTEIN, SARAH							
I-000202309270454	US REFUND	R	10/02/2023	100.00		245252		100.00
1	SNEDDEN, LANE							
I-000202309270448	US REFUND	R	10/02/2023	100.00		245253		100.00
1	SNELL, MARK							
I-000202309270423	US REFUND	R	10/02/2023	81.49		245254		81.49
1	SPOELSTRA, KATIE							
I-000202309270447	US REFUND	R	10/02/2023	61.13		245255		61.13
1	SPOERL, JENNIFER							
I-000202309270433	US REFUND	R	10/02/2023	55.27		245256		55.27
1	STEVENS, MARISSA & K							
I-000202309270451	US REFUND	R	10/02/2023	98.67		245257		98.67
1	THOMAN, KRISTI							
I-000202309270461	US REFUND	R	10/02/2023	56.80		245258		56.80

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			DATE	AMOUNT		NO	STATUS	AMOUNT
1	VAN DYKE, DURANT							
I-000202309270445	US REFUND	R	10/02/2023	41.30		245259		41.30
1	VANDERKAMP HOME BUIL							
I-000202309270415	US REFUND	R	10/02/2023	246.66		245260		246.66
1	VANDORN, DAVID							
I-000202309270464	US REFUND	R	10/02/2023	18.00		245261		18.00
1	VELASQUEZ, VELKIN							
I-000202309270446	US REFUND	R	10/02/2023	45.26		245262		45.26
1	WILSON, BROCK							
I-000202309270439	US REFUND	R	10/02/2023	9.96		245263		9.96
	*** VENDOR TOTALS ***					51 CHECKS		3,601.29
003763	MNM CONCRETE SPECIALIST							
I-645	DRIVEWAY REPLACEMENT - MU	R	10/02/2023	12,056.00		245351		12,056.00
	*** VENDOR TOTALS ***					1 CHECKS		12,056.00
010051	MOBOTREX INC							
I-268684	STATE&VINTAGE-APS UPGRADE	E	10/04/2023	9,211.00		008044		9,211.00
	*** VENDOR TOTALS ***					1 CHECKS		9,211.00
003512	GREETINGS INC							
I-119483	BLOWER TUBE - PW	R	10/02/2023	629.99		245352		629.99
	*** VENDOR TOTALS ***					1 CHECKS		629.99
006447	MSA PROFESSIONAL SERVICES INC							
I-R09085057.0-1#7	PAY 7-UPTOWN PARKING IMPVMTS	R	10/02/2023	6,097.00		245353		6,097.00
	*** VENDOR TOTALS ***					1 CHECKS		6,097.00
000350	MUNICIPAL SUPPLY INC							
I-0882167-IN	STREET SUPPLIES - PW	R	10/02/2023	83.80		245354		
I-0883260-IN	STREET SUPPLIES - PW	R	10/02/2023	1,271.56		245354		
I-0883749-IN	MAINT SUPPLIES - MU	R	10/02/2023	44.00		245354		
I-0883992-IN	STREET SUPPLIES - PW	R	10/02/2023	160.00		245354		
I-0884486-IN	BANDSHELL MOVIE SCREEN-PKS	R	10/02/2023	37.50		245354		
I-0884487-IN	STREET SUPPLIES - PW	R	10/02/2023	408.25		245354		
I-0885227-IN	STREET SUPPLIES - PW	R	10/02/2023	789.24		245354		2,794.35
	*** VENDOR TOTALS ***					1 CHECKS		2,794.35
011811	JESSE RICK							
I-1073	MINI MELTS FY24	E	10/04/2023	3,840.00		008053		3,840.00
	*** VENDOR TOTALS ***					1 CHECKS		3,840.00

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			DATE	AMOUNT		NO	STATUS	AMOUNT
008618	ZACH MYERS							
	I-09/01/2023 CDL	9/1 CDL A LICENSE	R	10/02/2023	32.00	245355		32.00
				*** VENDOR TOTALS ***		1 CHECKS		32.00
003057	NAPA AUTO PARTS							
	I-2986-721247	UNIT #118 PARTS	R	10/02/2023	61.67	245356		
	I-2986-721252	UNIT #906 PARTS	R	10/02/2023	464.96	245356		
	I-2986-721345	FLUID FILTER - CG	R	10/02/2023	35.50	245356		
	I-2986-721349	UNIT #88 PARTS	R	10/02/2023	93.13	245356		
	I-2986-721635	LIFT STATION OIL - MU	R	10/02/2023	10.49	245356		
	I-2986-721638	SHOP SUPPLIES - CG	R	10/02/2023	145.39	245356		
	I-2986-721678	UNIT #228 PARTS	R	10/02/2023	101.72	245356		
	I-2986-721742	SQUEEGEES - CG	R	10/02/2023	39.96	245356		
	I-2986-721744	SHOP PARTS - CG	R	10/02/2023	158.69	245356		
	I-2986-721798	UNIT #270 PARTS	R	10/02/2023	18.99	245356		
	I-2986-721800	SMALL ENGINE OIL - CG	R	10/02/2023	80.94	245356		
	I-2986-721960	SHOP SUPPLIES - CG	R	10/02/2023	105.27	245356		
	I-2986-722230	MINI BULB/CAPSULE - CG	R	10/02/2023	77.98	245356		
	I-2986-722235	LENS - CG	R	10/02/2023	33.18	245356		
	I-2986-722265	UNIT #809 AIR/OIL FILTERS	R	10/02/2023	76.84	245356		
	I-2986-722312	UNIT #921 PARTS	R	10/02/2023	587.94	245356		
	I-2986-722315	UNIT #316 PARTS	R	10/02/2023	31.47	245356		
	I-2986-722384	MINI BULBS - PW	R	10/02/2023	9.06	245356		
	I-2986-722421	SHOP SUPPLIES - CG	R	10/02/2023	146.71	245356		
	I-2986-772701	UNIT #804 CLUTCH SLAVE CYLINDR	R	10/02/2023	35.83	245356		
	I-720019	LAMP - FD	R	10/02/2023	10.94	245356		
	I-720178	SHOP SUPPLIES - CG	R	10/02/2023	65.64	245356		
	I-720851	AIR FILTER - CG	R	10/02/2023	18.00	245356		2,410.30
				*** VENDOR TOTALS ***		1 CHECKS		2,410.30
001075	THE NEW YORK TIMES							
	I-36557F682336	9/8/23-9/5/24 NY TIMES RENEWAL	R	10/02/2023	2,303.60	245357		2,303.60
				*** VENDOR TOTALS ***		1 CHECKS		2,303.60
010009	NORLEM TECHNOLOGY CONSULTING I							
	I-26292	PALO ALTO FIREWALL RENEWA	E	10/04/2023	3,439.31	008043		3,439.31
				*** VENDOR TOTALS ***		1 CHECKS		3,439.31
011656	NOVELTY PLUS WHOLESALE, INCORP							
	I-9967	SAFETY SUPPLIES - PW	E	10/04/2023	311.53	008051		311.53
				*** VENDOR TOTALS ***		1 CHECKS		311.53
006254	BRAD NURNBERG							
	I-09/15/2023 SHOES	09/2023 SHOES	E	10/04/2023	140.00	008058		140.00
				*** VENDOR TOTALS ***		1 CHECKS		140.00

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000367	O'HALLORAN INTERNATIONAL							
I-RA100001241:01	#925 REPAIRS	E	10/04/2023	17,876.48		007984		17,876.48
	*** VENDOR TOTALS ***					1 CHECKS		17,876.48
000837	O'REILLY AUTOMOTIVE INC							
I-0295-350037	SPOUT - MU	E	10/04/2023	9.99		007994		9.99
	*** VENDOR TOTALS ***					1 CHECKS		9.99
003727	ODP BUSINESS SOLUTIONS, LLC							
I-326823467001	OFFICE SUPPLIES - CH	R	10/02/2023	86.65		245358		
I-326896102001	BREAK ROOM SUPPLIES - CH	R	10/02/2023	5.99		245358		
I-328502400001	POUCHES/BINDER/PAD- OCPRO	R	10/02/2023	51.45		245358		
I-329490565001	ACFR/BUDGET PAPER - CM	R	10/02/2023	72.74		245358		
I-329733827001	OFFICE SUPPLIES - PSB	R	10/02/2023	295.65		245358		
I-329843484001	ENVELOPES/TAPE/BATTS/PAPER-KL	R	10/02/2023	288.71		245358		
I-329941737001	RECEIPT BOOK - PD	R	10/02/2023	279.80		245358		
I-330244650001	STAMP - OC PRO	R	10/02/2023	22.99		245358		
I-331059544001	OFFICE SUPPLIES - FD	R	10/02/2023	179.99		245358		
I-331813464001	KLEENEX/PAPER - KL	R	10/02/2023	134.71		245358		1,418.68
	*** VENDOR TOTALS ***					1 CHECKS		1,418.68
008777	OPN ARCHITECTS							
I-23806000-5	2023 SPACE NEEDS STUDY	R	10/02/2023	5,475.00		245359		5,475.00
	*** VENDOR TOTALS ***					1 CHECKS		5,475.00
007878	OVERDRIVE INC							
I-06497C023314312	MULTIMEDIA - KL	E	10/04/2023	286.34		008029		
I-06497C023316475	MULTIMEDIA -KL	E	10/04/2023	698.20		008029		
I-06497C023316476	MULTIMEDIA - KL	E	10/04/2023	229.97		008029		
I-06497C023317432	MULTIMEDIA - KL	E	10/04/2023	217.49		008029		
I-06497C023325033	MULTIMEDIA -KL	E	10/04/2023	927.02		008029		
I-06497C023327106	MULTIMEDIA - KL	E	10/04/2023	38.00		008029		
I-06497DA23318239	MULTIMEDIA - KL	E	10/04/2023	79.99		008029		2,477.01
	*** VENDOR TOTALS ***					1 CHECKS		2,477.01
011926	PATRICIA STIRLING							
I-06/06/2024DEPOSIT	06/06/2024 SHOW DEPOSIT	E	10/04/2023	1,350.00		008065		1,350.00
	*** VENDOR TOTALS ***					1 CHECKS		1,350.00
000699	THE PENWORTHY COMPANY							
I-0593285-IN	CHILDREN'S BOOKS	R	10/02/2023	2,000.63		245360		2,000.63
	*** VENDOR TOTALS ***					1 CHECKS		2,000.63

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002717	PEPSI-COLA METROPOLITAN BOTTLI							
I-18268205	BEVERAGES FOR RESALE - OC	E	10/04/2023	201.15		008006		201.15
	*** VENDOR TOTALS ***					1 CHECKS		201.15
009158	PERFORMANCE FOODSERVICE - THOM							
I-7384507	FOOD FOR RESALE TIN CUP	R	10/02/2023	1,017.86		245361		
I-7390549	FOOD FOR RESALE TIN CUP	R	10/02/2023	1,273.79		245361		2,291.65
	*** VENDOR TOTALS ***					1 CHECKS		2,291.65
000384	PITNEY BOWES INC							
I-1023831006	06/30/23-09/29/23 RNTL-P&R	E	10/04/2023	156.00		007985		
I-1023834596	4/1/23-9/30/23 SVC CONTRACT-CH	E	10/04/2023	213.78		007985		369.78
	*** VENDOR TOTALS ***					1 CHECKS		369.78
009011	THE PITNEY BOWES RESERVE ACCOU							
I-09/2023	POSTAGE-CD RES ACCT 20829776 - CD	E	10/04/2023	1,100.00		008033		
I-09/2023	POSTAGE-PK RES ACCT 20829776 - PARKS	E	10/04/2023	2,000.00		008033		
I-09/2023	POSTAGE-PW RES ACCT 20829776 - PW	E	10/04/2023	1,100.00		008033		4,200.00
	*** VENDOR TOTALS ***					1 CHECKS		4,200.00
003387	PJ IOWA LC PAPA JOHN'S PIZZA							
I-159197	9/16 PIZZA HAWKEYE	R	10/02/2023	22.50		245362		
I-159198	9/18 PIZZA HAWKEYE	R	10/02/2023	7.50		245362		
I-159203	9/21 PIZZA HAWKEYE	R	10/02/2023	7.50		245362		
I-159209	9/20 PIZZA HAWKEYE	R	10/02/2023	7.50		245362		
I-159217	9/23 PIZZA HAWKEYE	R	10/02/2023	22.50		245362		
I-159219	9/24 PIZZA HAWKEYE	R	10/02/2023	7.50		245362		
I-159833	9/9 PIZZA HAWKEYE	R	10/02/2023	7.50		245362		
I-159834	9/6 PIZZA HAWKEYE	R	10/02/2023	7.50		245362		
I-159835	9/11 PIZZA HAWKEYE	R	10/02/2023	7.50		245362		
I-159836	9/13 PIZZA HAWKEYE	R	10/02/2023	7.50		245362		105.00
	*** VENDOR TOTALS ***					1 CHECKS		105.00
002794	POLK COUNTY AVIATION AUTH							
I-350	TAX LEVY FOR 2023-2024 #1	E	10/04/2023	351,464.02		008009		351,464.02
	*** VENDOR TOTALS ***					1 CHECKS		351,464.02
000387	POLK COUNTY RECORDER							
I-9/15/2023	ANNEXATION	R	10/02/2023	752.00		245363		752.00
	*** VENDOR TOTALS ***					1 CHECKS		752.00
009386	POMP'S TIRE SERVICE, INC							
I-1400120427	UNIT #116 TIRES	E	10/04/2023	619.28		008038		
I-1400121573	UNIT #244 TIRES	E	10/04/2023	340.00		008038		
I-1400121839	UNIT#242 ROAD SERVICE	E	10/04/2023	192.15		008038		
I-1400122152	UNIT #693 TIRES	E	10/04/2023	194.00		008038		
I-1400122281	UNIT #638 TIRES	E	10/04/2023	412.00		008038		1,757.43
	*** VENDOR TOTALS ***					1 CHECKS		1,757.43

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/21/2023 THRU 10/04/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000390	POSTMASTER							
I-9/22/2023	FALL CITY GUIDE MAILING	R	9/26/2023	6,357.99		245207		6,357.99
	*** VENDOR TOTALS ***					1 CHECKS		6,357.99
002713	PROTEX CENTRAL INC							
I-145120	FIRE EXTINGUISHER EQUIP-PRSC	R	10/02/2023	220.00		245364		220.00
	*** VENDOR TOTALS ***					1 CHECKS		220.00
005151	JULS DESIGN INC							
I-12188	GOOGLE ANALYTICS - COMM	E	10/04/2023	458.61		008019		
I-12191	FALL CITY GUIDE DESIGN	E	10/04/2023	3,557.50		008019		4,016.11
	*** VENDOR TOTALS ***					1 CHECKS		4,016.11
006390	QUILL CORPORATION							
I-34406062	CARDSTOCK - P&R	R	10/02/2023	111.52		245365		111.52
	*** VENDOR TOTALS ***					1 CHECKS		111.52
004156	R J THOMAS MFG CO INC							
I-266318	PICNIC TABLE BENCH - PKS	R	10/02/2023	301.00		245366		301.00
	*** VENDOR TOTALS ***					1 CHECKS		301.00
005557	RACOM CORPORATION							
I-RI-230423	P25 ACCESS - PD	E	10/04/2023	2,612.73		008022		2,612.73
	*** VENDOR TOTALS ***					1 CHECKS		2,612.73
003538	GET SOME GUNS, LLC							
I-1388	DEPT PATCHES - PD	R	10/02/2023	27.20		245367		27.20
	*** VENDOR TOTALS ***					1 CHECKS		27.20
000587	RED WING SHOE STORE							
I-462-2-38734	BOOTS - C. CORE	E	10/04/2023	140.00		007990		
I-462-2-38886	BOOTS - JD ALDRIDGE	E	10/04/2023	140.00		007990		280.00
	*** VENDOR TOTALS ***					1 CHECKS		280.00
001985	RIDD X PEST CONTROL							
I-64931	PEST CONTROL - PSB	E	10/04/2023	119.00		007999		
I-64935	PEST CONTROL - PSB	E	10/04/2023	119.00		007999		238.00
	*** VENDOR TOTALS ***					1 CHECKS		238.00
011464	RJN GROUP, INC.							
I-39920101	CCTV INSPECTION - MU	E	10/04/2023	980.00		008048		
I-399203	MANHOLE INSPECTIONS	E	10/04/2023	3,717.50		008048		4,697.50
	*** VENDOR TOTALS ***					1 CHECKS		4,697.50

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/21/2023 THRU 10/04/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006366	ROTELLA'S ITALIAN BAKERY INC							
I-Z21048	FOOD FOR RESALE - OC	E	10/04/2023	62.48		008028		
I-Z23128	FOOD FOR RESALE - OC	E	10/04/2023	91.24		008028		
I-Z27720	FOOD FOR RESALE - OC	E	10/04/2023	192.58		008028		346.30
	*** VENDOR TOTALS ***					1 CHECKS		346.30
004079	STRAWBERRY PATCH							
I-947115	ADULT SPRING LEAGUE WINNERS	R	10/02/2023	575.00		245368		575.00
	*** VENDOR TOTALS ***					1 CHECKS		575.00
005570	SANDRY FIRE SUPPLY LLC							
I-INV-030406	EQUIPMENT REPAIRS - FD	E	10/04/2023	16.19		008023		
I-INV-030454	EQUIPMENT REPAIRS - FD	E	10/04/2023	385.86		008023		402.05
	*** VENDOR TOTALS ***					1 CHECKS		402.05
007586	SCHOLASTIC LIBRARY PUBLISHING							
I-51209110	MISC BOOKS - KL	R	10/02/2023	72.80		245369		72.80
	*** VENDOR TOTALS ***					1 CHECKS		72.80
003482	SCOTT'S AUTO GLASS							
I-37575	UNIT #79 WINDSHIELD TINT	R	10/02/2023	465.00		245370		
I-37576	UNIT #90 WINDSHIELD TINT	R	10/02/2023	800.00		245370		
I-37690	UNIT #229 REPAIR	R	10/02/2023	515.00		245370		1,780.00
	*** VENDOR TOTALS ***					1 CHECKS		1,780.00
011405	SHORT ELLIOTT HENDRICKSON INCO							
I-452879 #14	PAY 14-S ANK BLVD TRNSMSN MN	E	10/04/2023	37,082.15		008045		37,082.15
	*** VENDOR TOTALS ***					1 CHECKS		37,082.15
011925	DAWSON SIGNS							
I-08/2023 CDL	08/2023 CDL B LICENSE	E	10/04/2023	27.50		008064		27.50
	*** VENDOR TOTALS ***					1 CHECKS		27.50
000990	SNYDER & ASSOCIATES INC							
I-119.0975.01B #17	PAY 17-NW NTHLWN UTILITY IMP P2	E	10/04/2023	3,919.96		007996		
I-119.0975.01C #4	PAY 4- NW NTHLWN UTILITY IMP P3	E	10/04/2023	7,558.75		007996		
I-120.0315.01 #32	PAY 32-N ANK BLVD LNDSCPE IMP	E	10/04/2023	14,025.70		007996		
I-120.1113.01 #31	PAY 31- HTT TRNSMSN MN/DRNG	E	10/04/2023	12,205.74		007996		
I-121.0695.01 #26	PAY 26-NEDEL AVE RECON/5TH-18	E	10/04/2023	31,342.35		007996		
I-123.0135.01 #6	PAY 6-ORLBR/CRKVV TRFC SGNL	E	10/04/2023	9,318.02		007996		
I-123.0251.01 #5	PAY 5-SE DEL AVE/SE 54TH SGNL	E	10/04/2023	9,365.96		007996		
I-123.0680.01 #5	PAY 5-S ANK BLVD IMP PETS/1ST	E	10/04/2023	49,460.12		007996		137,196.60
	*** VENDOR TOTALS ***					1 CHECKS		137,196.60

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 DATE RANGE: 9/21/2023 THRU 10/04/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004119	WILLIAM J FRENCH							
I-19814	WINTER DIESEL ADDITIVE	R	10/02/2023	2,762.00		245371		2,762.00
	*** VENDOR TOTALS ***					1 CHECKS		2,762.00
009458	SPROUT SOCIAL INC							
I-INV-41587	8/12/23-8/11/24 RENEWAL	R	10/02/2023	2,861.93		245372		2,861.93
	*** VENDOR TOTALS ***					1 CHECKS		2,861.93
002339	STAPLES CONTRACT & COMMERCIAL							
I-3546163333	BINDERS - PW	R	10/02/2023	49.54		245373		
I-3546401242	OFFICE SUPPLIES - PD	R	10/02/2023	17.31		245373		
I-3546401247	PAPER - PW	R	10/02/2023	29.58		245373		96.43
	*** VENDOR TOTALS ***					1 CHECKS		96.43
002065	STAR EQUIPMENT LTD							
I-01679761	#254 AIR OIL TANK	E	10/04/2023	1,990.77		008000		1,990.77
	*** VENDOR TOTALS ***					1 CHECKS		1,990.77
000474	STATE HYGIENIC LABORATORY AR							
I-262365	8/31/2023 TESTING	E	10/04/2023	257.50		007989		257.50
	*** VENDOR TOTALS ***					1 CHECKS		257.50
011487	STRETCH LAWN CARE							
I-3086	9/2-9/8/23 SOUTH ZONE B	E	10/04/2023	6,245.10		008049		
I-3087 9/9-9/15/23	9/9-9/15/23 SOUTH ZONE B	E	10/04/2023	6,245.10		008049		12,490.20
	*** VENDOR TOTALS ***					1 CHECKS		12,490.20
011685	RONALD VANCE SWISHER							
I-9/14/2023	MOVING ALLOW REIMBURSEMENT	E	10/04/2023	7,137.70		008063		7,137.70
	*** VENDOR TOTALS ***					1 CHECKS		7,137.70
005089	SYNERGY CONTRACTING LLC							
I-PAY 10-HTT WTR MN	PAY 10-HTT WTR TRNS MN/DRNG	E	10/04/2023	104,532.26		008018		104,532.26
	*** VENDOR TOTALS ***					1 CHECKS		104,532.26
000124	SYSCO IOWA INC							
C-339238323	CR: FOOD FOR RESALE -OC	R	10/02/2023	21.45CR		245374		
I-339227363	FOOD FOR RESALE -HAWKEYE	R	10/02/2023	118.96		245374		
I-339230410	FOOD FOR RESALE - OC	R	10/02/2023	710.29		245374		
I-339234618	FOOD FOR RESALE - OC	R	10/02/2023	696.08		245374		
I-339236788	FOOD FOR RESALE - OC	R	10/02/2023	118.75		245374		
I-339241572	FOOD FOR RESALE - OC	R	10/02/2023	413.33		245374		2,035.96
	*** VENDOR TOTALS ***					1 CHECKS		2,035.96

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011927	THE TOWNHOUSES AT DELAWARE PAR							
I-9/18/2023	TREE REMOVAL COMPENSATION	R	10/02/2023	500.00		245375		500.00
	*** VENDOR TOTALS ***					1 CHECKS		500.00
006031	KATIE THIELMAN							
I-08/2023 MILEAGE	08/2023 MILEAGE	E	10/04/2023	94.98		008026		94.98
	*** VENDOR TOTALS ***					1 CHECKS		94.98
000444	TOMPKINS INDUSTRIES INC							
I-405538017	MAINT SUPPLIES - MU	E	10/04/2023	57.06		007986		
I-405538018	MAINT SUPPLIES - MU	E	10/04/2023	10.11		007986		67.17
	*** VENDOR TOTALS ***					1 CHECKS		67.17
004159	TOYNE INC							
I-IN0016228	ROUND REFLECTORS - FD	R	10/02/2023	24.47		245376		
I-IN0016287	TURN ARROW - FD	R	10/02/2023	186.85		245376		
I-IN0016574	ANNUAL PUMP TESTING	R	10/02/2023	2,307.50		245376		2,518.82
	*** VENDOR TOTALS ***					1 CHECKS		2,518.82
004713	TRANSIT WORKS							
I-150900	CHAINING PIN - ENG	R	10/02/2023	13.35		245377		
I-151446	POINT/NAIL/MARKERS - ENG	R	10/02/2023	47.50		245377		60.85
	*** VENDOR TOTALS ***					1 CHECKS		60.85
011356	TREEHUGGER COMPLETE TREE CARE							
I-01875-I	TREE REMOVAL	R	10/02/2023	14,525.00		245378		14,525.00
	*** VENDOR TOTALS ***					1 CHECKS		14,525.00
000468	TRUCK EQUIPMENT INC							
I-311610	UNIT #220 PARTS	E	10/04/2023	543.48		007987		
I-311673	#220 #228 PARTS	E	10/04/2023	384.24		007987		927.72
	*** VENDOR TOTALS ***					1 CHECKS		927.72
003278	DAVIS EQUIPMENT CORPORATION							
I-JI81656	PARTS FOR PRO GATOR	E	10/04/2023	1,050.64		008010		1,050.64
	*** VENDOR TOTALS ***					1 CHECKS		1,050.64
007363	TYLER TECHNOLOGIES INC							
I-025-438452	11/01/23-10/31/24 MAINTENANCE	R	10/02/2023	61,596.42		245379		61,596.42
	*** VENDOR TOTALS ***					1 CHECKS		61,596.42
000966	U S BANK							
I-08/23 P-CARD STMT	U S BANK	D	9/27/2023	42,780.19		002317		42,780.19
	*** VENDOR TOTALS ***					1 CHECKS		42,780.19

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 DATE RANGE: 9/21/2023 THRU 10/04/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011919	UNITED STATES MARSHALS SERVICE							
I-12216	FUGITIVE TRANSPORT	R	10/02/2023	2,954.00		245380		2,954.00
	*** VENDOR TOTALS ***					1 CHECKS		2,954.00
005813	EXECUTIVE SERVICES INC							
I-81491	BUSINESS CARDS-C. VER HUEL	E	10/04/2023	52.70		008024		
I-81507	ENVELOPES - CM	E	10/04/2023	187.54		008024		240.24
	*** VENDOR TOTALS ***					1 CHECKS		240.24
010031	ANOVA FURNISHINGS INC							
I-638996	FY24 ANOVA MEMORIAL BENCH	R	10/02/2023	2,166.16		245381		2,166.16
	*** VENDOR TOTALS ***					1 CHECKS		2,166.16
010036	USCC SERVICES LLC							
I-0601996002	09/02/2023 STATEMENT	R	10/02/2023	687.25		245382		687.25
	*** VENDOR TOTALS ***					1 CHECKS		687.25
005012	VAN-WALL EQUIPMENT INC							
I-5973330	SEALANT/SPRING/LINE-OCM	E	10/04/2023	95.59		008017		
I-5996834	REPLACE #807	E	10/04/2023	62,006.93		008017		
I-5999010	THERMOSTAT - OCM	E	10/04/2023	65.48		008017		
I-6003925	ELECTRONIC CONTACT CLNR-PRSC	E	10/04/2023	150.91		008017		
I-6004632	SPOOL/SLEEVE - PKS	E	10/04/2023	69.59		008017		
I-6005116	UNIT #807 SPACER SET	E	10/04/2023	680.90		008017		
I-6012156	PROXIMITY- PRSC	E	10/04/2023	172.69		008017		
I-6012492	VBELT/BRNGS/PULY/BUSNG-PRSC	E	10/04/2023	291.33		008017		
I-6014557	RELAY -OCM	E	10/04/2023	17.62		008017		63,551.04
	*** VENDOR TOTALS ***					1 CHECKS		63,551.04
004796	WALSH DOOR & HARDWARE COMPANY							
I-800985	DOOR OPERATOR-ACC	R	10/02/2023	3,109.00		245383		
I-801526	DOOR ADJUSTMENT - FS#1	R	10/02/2023	195.00		245383		3,304.00
	*** VENDOR TOTALS ***					1 CHECKS		3,304.00
010002	WARNERS' STELLIAN COMPANY INC							
I-INV-488244	WASHER - FD	R	10/02/2023	689.97		245384		689.97
	*** VENDOR TOTALS ***					1 CHECKS		689.97
002569	WASTE CONNECTIONS INC							
I-3553053T071	DUMPSTER SERVICE-PRSC	R	10/02/2023	1,710.40		245385		
I-3554872T071	09/2023 WASTE SVCS - AMP	R	10/02/2023	47.45		245385		
I-3554873T071	09/2023 WASTE SVCS CFAC	R	10/02/2023	189.74		245385		
I-3554879T071	09/2023 WASTE SVCS-KL	R	10/02/2023	102.58		245385		
I-3554880T071	09/2023 WASTE SVCS -HAWKEYE	R	10/02/2023	47.45		245385		
I-3554881T071	09/2023 WASTE SVCS - OC	R	10/02/2023	252.99		245385		
I-3554882T071	09/2023 WASTE SVCS - OCM	R	10/02/2023	94.88		245385		
I-3554883T071	9/1-9/30/23 SVCS - MAINT FAC	R	10/02/2023	292.32		245385		
I-3554884T071	09/2023 WASTE SVCS - PRSC	R	10/02/2023	252.99		245385		

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-3554885T071	09/2023 WASTE SVCS - KL	R	10/02/2023	252.99		245385		
I-3554886T071	9/1-9/30/23 SVCS - PD	R	10/02/2023	63.25		245385		
I-3554887T071	09/2023 WASTE SVCS - PRAC	R	10/02/2023	126.49		245385		
I-3554888T071	09/2023 WASTE SVCS - PRSC	R	10/02/2023	252.99		245385		
I-3554889T071	9/1-9/30/23 SVCS - PSB	R	10/02/2023	81.16		245385		
I-3554890T071	9/1-9/30/23 SVCS - WW	R	10/02/2023	96.96		245385		3,864.64
	*** VENDOR TOTALS ***					1 CHECKS		3,864.64

001547	CHARLES WEBSTER							
I-09/20/2023 TRAVEL	9/20/23 FUEL/MEAL	E	10/04/2023	50.12		008056		50.12
	*** VENDOR TOTALS ***					1 CHECKS		50.12

011351	COX SUBSCRIPTIONS, INC							
I-3127357	11/23-10/24 JD POWER USED GUDE	R	10/02/2023	231.20		245386		231.20
	*** VENDOR TOTALS ***					1 CHECKS		231.20

008820	SIOUXLAND TURF PRODUCTS INC							
I-185312	FUNGICIDE-OCM	E	10/04/2023	1,060.00		008031		1,060.00
	*** VENDOR TOTALS ***					1 CHECKS		1,060.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	175	1,375,214.63	0.00	1,375,214.63
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	42,780.19	0.00	42,780.19
EFT:	89	1,552,574.00	0.00	1,552,574.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APFNB TOTALS:	265	2,970,568.82	0.00	2,970,568.82
BANK: APFNB TOTALS:	265	2,970,568.82	0.00	2,970,568.82
REPORT TOTALS:	265	2,970,568.82	0.00	2,970,568.82

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: 9/21/2023 THRU 10/04/2023
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

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, subdivision bonds for seeding and erosion control, performance and maintenance bonds for public improvements, sewer connection fee, platted easements, parkland dedication, and authorizing cost participation for sidewalk oversizing and 15-inch sanitary sewer for Pine Lake Estates Plat 1.

EXECUTIVE SUMMARY:

Pine Lake Estates Plat 1 Final Plat is a proposed 69.68-acre (+/-) plat located east of Interstate 35 and north of NE 18th Street. The Plat includes 83 buildable lots and four additional lots that lie within a flood hazard area; all of which are zoned R-1, Single Family Residential. The lots that lie within the floodplain will be tied to their corresponding adjacent lot to ensure they are not sold separately. The plat also includes two outlots for stormwater, and three for signage. Outlots T and J will be deeded to the adjacent property owners solely for the use of the residences at 2698 and 2734 NE 18th Street. Public streets are proposed, along with public sanitary sewer, water main, and storm sewer.

FISCAL IMPACT: **Yes**

Authorize cost participation for sidewalk oversizing along NE Spectrum Drive estimated to be \$3,729.50 and authorize cost participation for 15-inch sanitary sewer estimated to be \$20,445.

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission recommended City Council Approval on September 6, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 PZ Minutes
 Final Plat
 Staff Report
 Aerial Map
 Applicant Letter

WHEN RECORDED RETURN TO:

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

Preparer Information: Laura Hutzell, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: (515) 965-6445

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, WARRANTY DEED TO STREETS, SUBDIVISION BONDS FOR SEEDING AND EROSION CONTROL, PERFORMANCE AND MAINTENANCE BONDS FOR PUBLIC IMPROVEMENTS, SEWER CONNECTION FEE, PLATTED EASEMENTS, PARKLAND DEDICATION, AND AUTHORIZING COST PARTICIPATION FOR SIDEWALK OVERSIZING AND 15-INCH SANITARY SEWER FOR PINE LAKE ESTATES PLAT 1

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for Pine Lake Estates Plat 1 on the 6th day of September, 2023; and

WHEREAS, the attorney's title opinion, warranty deed to streets, subdivision bonds for seeding and erosion control, performance and maintenance bonds for public improvements, platted easements, and park land dedication agreement have been submitted and accepted by the City Engineer and Director of Community Development of the City of Ankeny, Iowa.

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

1. That the final plat for Pine Lake Estates Plat 1 is hereby approved; and
2. That the warranty deed to streets is hereby accepted; and
3. That the subdivision bonds for seeding and erosion control are hereby accepted; and
4. That the performance and maintenance bonds for paving and subgrade, and utilities are hereby accepted; and
5. That the public utility easement, public gas easement, public drainage easement, public storm sewer easement, public storm sewer and drainage easement, public sanitary sewer easement, public water main, temporary public infrastructure, and public storm water management facility maintenance covenant and permanent easement agreement are hereby accepted; and
6. That the park land dedication agreement is hereby accepted; and
7. That the Eastside Sanitary Sewer Connection District 1 fee of \$234,271.28 is hereby accepted; and
8. The cost participation for sidewalk oversizing along NE Spectrum Drive be authorized in an amount estimated to be \$3,729.50 is hereby approved; and
9. The cost participation for 15-inch sanitary sewer be authorized in an amount estimated to be \$20,445 is hereby approved

PASSED AND APPROVED this 2nd day of October, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, September 6, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 6, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Trina Flack, Todd Ripper, Lisa West, and Randy Weisheit. Absent: Annette Renaud. Staff present: E.Jensen, E.Carstens, J.Heil, D.Silverthorn, B.Morrissey, L.Hutzell, R.Kirschman and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Chair T.Rapp asked that Item #3 be removed from the Consent Agenda. Motion by T.Rapp to approve the agenda with the removal of Item #3, Pine Lake Estates Plat 1 Final Plat from the Consent Agenda. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. Pine Lake Estates Plat 1 Final Plat

Motion to recommend City Council approval of Pine Lake Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation in the amount of \$20,445 for 15-inch sanitary sewer and \$3,729.50 for the 8' sidewalk along NE Spectrum Drive, and subject to City Council approval of a development agreement regarding possible public improvements identified in the traffic study.

Motion by T.Flack to approve the recommendations for Consent Agenda Item #3. Second by R.Weisheit. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

INDEX LEGEND

COUNTY: POLK COUNTY, IOWA CITY: ANKENY

LOCATION: OUTLOT Y, NURSERY DRIVE ESTATES PLAT 1
PARCEL A OF OUTLOT Y,
NURSERY DRIVE ESTATES PLAT 1
SOUTH HALF OF THE SE 1/4 & SW 1/4 OF
SECTION 07 - TWP 80 - RGE 23, EAST OF I-35

REQUESTED BY & PROPRIETOR: DRA PROPERTIES, LC
c/o TARA MEREDITH
1515 NE 38TH STREET
ANKENY, IOWA 50021
PHONE: (515) 965-5251

SURVEYOR: ADAM D. SCHOEPPNER, PLS #26306

SURVEY COMPANY: NILLES ASSOCIATES, INC.

RETURN TO: ADAM D. SCHOEPPNER, PLS
NILLES ASSOCIATES, INC.
1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023 PH: (515) 965-0123

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: September 13, 2023
Ayes: 5 Nays: 0 Abstain: 1 Absent: 1
APPROVED
Chairperson: J. Rapp
Secretary: Brenda Gifford

PINE LAKE ESTATES PLAT 1

FINAL PLAT

SUBJECT PROPERTY LEGAL DESCRIPTION

That part of Parcel A of Outlot Y, NURSERY DRIVE ESTATES PLAT NO. 1, an official plat, located in Polk County, Iowa, as shown on the plat of survey recorded in Book 10265, Page 844;

AND that part of Outlot Y, NURSERY DRIVE ESTATES PLAT NO. 1, an official plat, located in Polk County, Iowa, EXCEPT said Parcel A;

AND that part of the North Half of the Southeast Quarter and the East 35 acres of the Southeast Quarter of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa;

AND that part of the West 45 acres of the South Half of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, EXCEPT NURSERY DRIVE ESTATES PLAT NOS. 1 & 2, official plats, located in Polk County, Iowa;

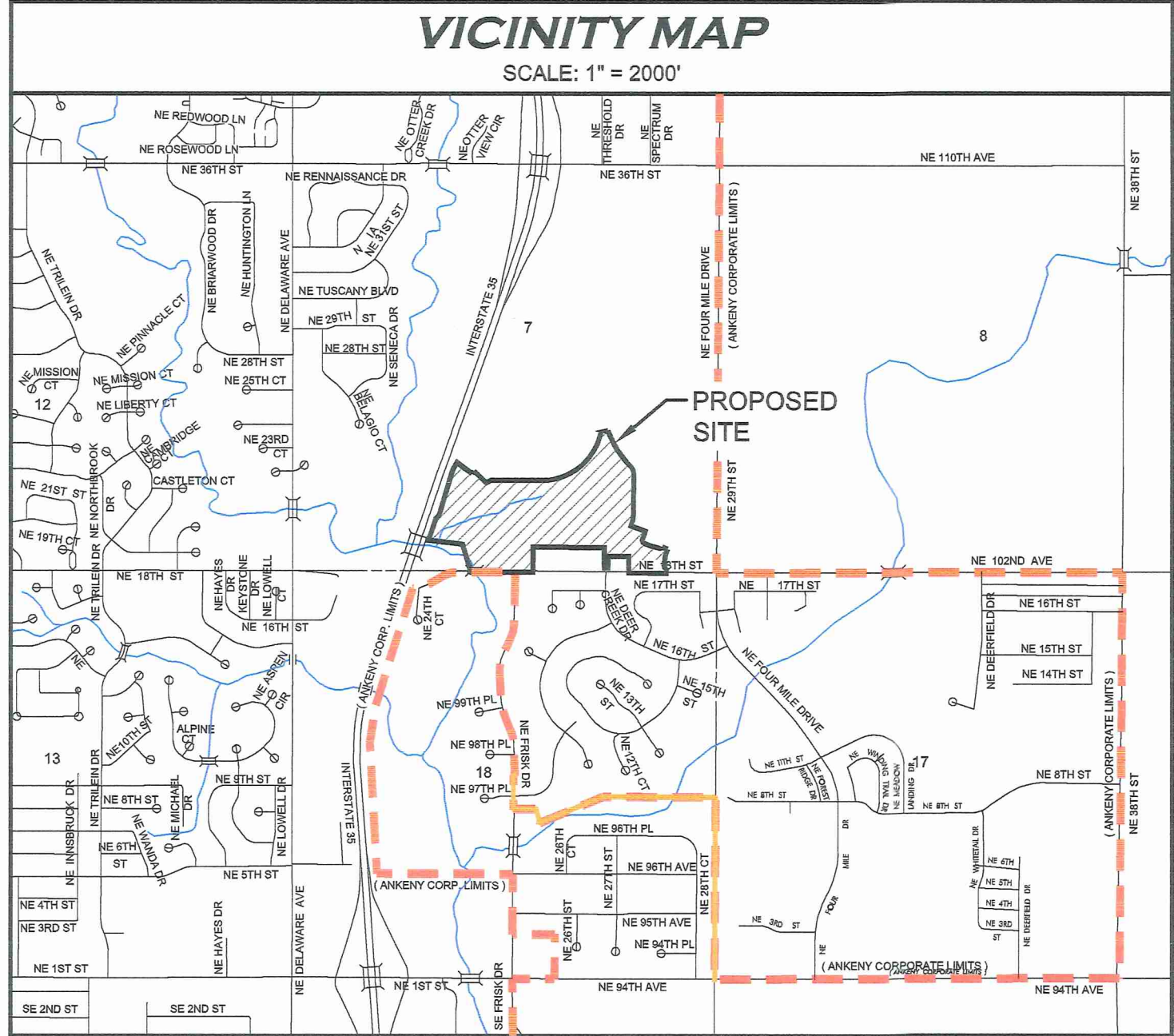
AND that part of the East 44 acres of the South Half of the Southwest Fractional Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, lying east of Interstate 35, EXCEPT Parcel B of said East 44 acres of the South Half of the Southwest Fractional Quarter of Section 07, as shown on the plat of survey recorded in Book 7242, Page 378;

AND that part of the Northeast Quarter of the Southwest Fractional Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, lying east of Interstate 35, and more particularly described as follows:

Commencing at the southeast corner of said Southeast Quarter of Section 07; thence North 89 degrees 39 minutes 24 seconds West, along the south line of said Southeast Quarter of Section 07, a distance of 654.98 feet, to the Point of Beginning; thence North 89 degrees 39 minutes 24 seconds West, continuing along said south line of the Southeast Quarter of Section 07, a distance of 495.41 feet, to the east line of said NURSERY DRIVE ESTATES PLAT NO. 1; thence North 00 degrees 20 minutes 31 seconds East, along said east line of NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 215.00 feet, to the north line of Lot 1, said NURSERY DRIVE ESTATES PLAT NO. 1; thence North 89 degrees 39 minutes 24 seconds West, along said north line of Lot 1, NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 267.00 feet, to the west line of said Lot 1, NURSERY DRIVE ESTATES PLAT NO. 1; thence South 00 degrees 20 minutes 31 seconds West, along said west line of Lot 1, NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 130.00 feet; thence southeasterly 39.27 feet along a curve to the left, tangent to the last described line, continuing along said west line of Lot 1, NURSERY DRIVE ESTATES PLAT NO. 1, having a radius of 25.00 feet, a delta angle of 89 degrees 59 minutes 56 seconds and a chord distance of 35.35 feet which bears South 44 degrees 39 minutes 27 seconds East, to the north line of Lot A, NURSERY DRIVE ESTATES PLAT NO. 1; thence North 89 degrees 39 minutes 24 seconds West, not tangent to the last described curve, along said north line of Lot A, NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 100.00 feet, to the east line of Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1; thence northeasterly 39.27 feet along a curve to the left, not tangent to the last described line, along said east line of Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 04 seconds and a chord distance of 35.36 feet which bears North 45 degrees 20 minutes 33 seconds East; thence North 00 degrees 20 minutes 31 seconds East, tangent to the last described curve, continuing along said east line of Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 242.24 feet, to the north line of said Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1; thence North 89 degrees 41 minutes 09 seconds West, along said north line of said Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1, and continuing westerly along the westerly extension of the north lines of Lots 3-5, said NURSERY DRIVE ESTATES PLAT NO. 1 and Lots 1 and 2, said NURSERY DRIVE ESTATES PLAT NO. 2, a distance of 930.00 feet, to the west line of said NURSERY DRIVE ESTATES PLAT NO. 2; thence South 00 degrees 20 minutes 31 seconds West, along said west line of NURSERY DRIVE ESTATES PLAT NO. 2, a distance of 326.77 feet, to said south line of the Southeast Quarter of Section 07; thence North 89 degrees 39 minutes 24 seconds West, along said south line of the Southeast Quarter of Section 07, a distance of 231.82 feet, to the east line of said Southwest Fractional Quarter of Section 07; thence North 89 degrees 42 minutes 16 seconds West, along the south line of said Southwest Fractional Quarter of Section 07, a distance of 575.00 feet, to the east line of said Parcel B; thence North 16 degrees 32 minutes 05 seconds West, along said east line of Parcel B, a distance of 378.41 feet, to the north line of said Parcel B; thence North 83 degrees 07 minutes 24 seconds West, along said north line of Parcel B, a distance of 446.12 feet, to the east right-of-way line of Interstate 35; thence North 19 degrees 12 minutes 58 seconds East, along said east right-of-way line of Interstate 35, a distance of 299.94 feet; thence North 43 degrees 25 minutes 57 seconds East, continuing along said east right-of-way line of Interstate 35, a distance of 54.23 feet; thence North 16 degrees 56 minutes 16 seconds East, continuing along said east right-of-way line of Interstate 35, a distance of 609.79 feet; thence North 28 degrees 30 minutes 36 seconds East, continuing along said east right-of-way line of Interstate 35, a distance of 112.96 feet; thence South 53 degrees 50 minutes 50 seconds East, a distance of 243.84 feet; thence southeasterly 42.80 feet along a curve to the right, not tangent to the last described line, having a radius of 330.00 feet, a delta angle of 07 degrees 25 minutes 49 seconds and a chord distance of 42.77 feet which bears North 39 degrees 52 minutes 04 seconds East; thence South 46 degrees 25 minutes 01 second East, not tangent to the last described curve, a distance of 219.58 feet; thence North 60 degrees 35 minutes 03 seconds East, a distance of 69.22 feet; thence South 89 degrees 39 minutes 53 seconds East, a distance of 657.22 feet; thence northeasterly 1078.31 feet along a curve to the left, tangent to the last described line, having a radius of 790.00 feet, a delta angle of 78 degrees 12 minutes 20 seconds and a chord distance of 996.53 feet which bears North 51 degrees 13 minutes 57 seconds East; thence North 78 degrees 26 minutes 41 seconds East, not tangent to the last described curve, a distance of 91.49 feet; thence southeasterly 548.59 feet along a curve to the left, not tangent to the last described line, having a radius of 1350.00 feet, a delta angle of 23 degrees 16 minutes 58 seconds and a chord distance of 544.82 feet which bears South 32 degrees 40 minutes 48 seconds East; thence southeasterly 116.91 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 150.00 feet, a delta angle of 44 degrees 39 minutes 23 seconds and a chord distance of 113.97 feet which bears South 21 degrees 59 minutes 35 seconds East; thence South 00 degrees 20 minutes 07 seconds West, tangent to the last described curve, a distance of 502.13 feet; thence South 04 degrees 53 minutes 25 seconds West, a distance of 80.90 feet; thence South 16 degrees 42 minutes 04 seconds West, a distance of 88.04 feet; thence South 69 degrees 58 minutes 01 seconds East, a distance of 199.94 feet; thence South 20 degrees 01 minute 59 seconds West, a distance of 130.00 feet; thence southeasterly 39.27 feet along a curve to the left, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 24 degrees 58 minutes 01 second East; thence South 69 degrees 58 minutes 01 second East, tangent to the last described curve, a distance of 68.96 feet; thence southeasterly 45.61 feet along a curve to the left, tangent to the last described line, having a radius of 600.00 feet, a delta angle of 04 degrees 21 minutes 21 seconds and a chord distance of 45.60 feet which bears South 72 degrees 08 minutes 41 seconds East; thence South 74 degrees 19 minutes 22 seconds East, tangent to the last described curve, a distance of 117.77 feet; thence northeasterly 37.67 feet along a curve to the left, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 86 degrees 20 minutes 00 seconds and a chord distance of 34.21 feet which bears North 62 degrees 30 minutes 39 seconds East; thence South 70 degrees 39 minutes 21 seconds East, not tangent to the last described curve, a distance of 70.00 feet; thence southwesterly 229.15 feet along a curve to the left, not tangent to the last described line, having a radius of 765.00 feet, a delta angle of 17 degrees 09 minutes 46 seconds and a chord distance of 228.30 feet which bears South 10 degrees 45 minutes 46 seconds West; thence southeasterly 48.09 feet along a compound curve to the left, tangent to the last described curve, having a radius of 30.00 feet, a delta angle of 91 degrees 50 minutes 17 seconds and a chord distance of 43.10 feet which bears South 43 degrees 44 minutes 16 seconds East; thence South 00 degrees 20 minutes 36 seconds West, not tangent to the last described curve, a distance of 60.00 feet, to said south line of the Southeast Quarter of Section 07, and the Point of Beginning.

Containing approximately 69.89 acres.

Subject to easements, covenants and restrictions of record.



SURVEY NOTES

- Land area : 69.89 acres
- The north line of the Southeast Quarter of Section 07, Township 80 North, Range 23 West is assumed to bear South 87° 37' 30" East.
- Zoning : R-1 One - Family Residence District
Bulk Regulations:
Lot Width: 85 feet
Front Yard: 35 feet
Rear Yard: 35 feet
Side Yards: One story: Total side yard – 18 feet
Minimum on one side – 8 feet
More than one story:
Total side yard – 20 feet
Minimum on one side – 10 feet
- The site lies within Zone AE Regulatory Floodway with areas of special flood hazard with base flood elevations or depth, Zone AE with base flood elevations or depth, Zone A without base elevations or depth, Zone X with areas of 0.2% annual chance flood hazard, and Zone X with areas of minimal flood hazard; all of which as shown on the Flood Insurance Rate Map Community Panel Number 190153 C0205F, with an effective date of February 1, 2019.
- Part of Lots 5 & 6 fall in an existing FEMA Zone A boundary. Fill is proposed as part of the subdivision construction and a LOMR-F revision to the floodplain has been applied for. No building permits on Lots 5 or 6 will be permitted until the LOMR-F becomes effective.
- Street Lot A to be dedicated to the City of Ankeny for public right-of-way purposes.
- Outlots T & J will be deeded to the adjacent properties located at 2698 and 2734 NE 18th Street for their private driveways and access.
- No parcel or outlot will be allowed direct access to NE 18th Street except for Outlots T & J, which shall be solely for the use of the residences at 2698 and 2734 NE 18th Street. Lot 42 shall not be allowed direct access to NE Spectrum Drive.
- The purpose for Outlots K, L, and M are for neighborhood signage. Outlots to be owned and maintained by the Pine Lake Estates Homeowner's Association.
- Outlots Y and Z to be owned and maintained by the Pine Lake Estates Homeowner's Association. The 8' sidewalk within Outlot Y and adjacent right-of-way shall be maintained by the Pine Lake Estates Homeowner's Association.
- Lots 7A, 8A, 9A, and 12A are not to be developed and to be tied to their corresponding adjacent lots.
- The Developer is responsible for street lights within the development, along NE 18th Street, and NE Four Mile Drive.
- The Developer is responsible for any recommendations from the City approved Traffic Impact Study. An overall study will be completed for the entire 194.28 acre Pine Lake Estates development.
- Fences on Lots adjacent to NE 18th Street shall be setback 20' from the NE 18th Street right-of-way. Fences will be allowed at a 10' setback from the NE 18th Street right-of-way with the condition that two trees are planted between the fence and the NE 18th Street right-of-way.
- Lots 8, 23, 25.27, 31, 32, 33, 35, 40, 50, 73, 74, 76, and 83 shall have driveways located to avoid utility structures and sidewalk ramps.

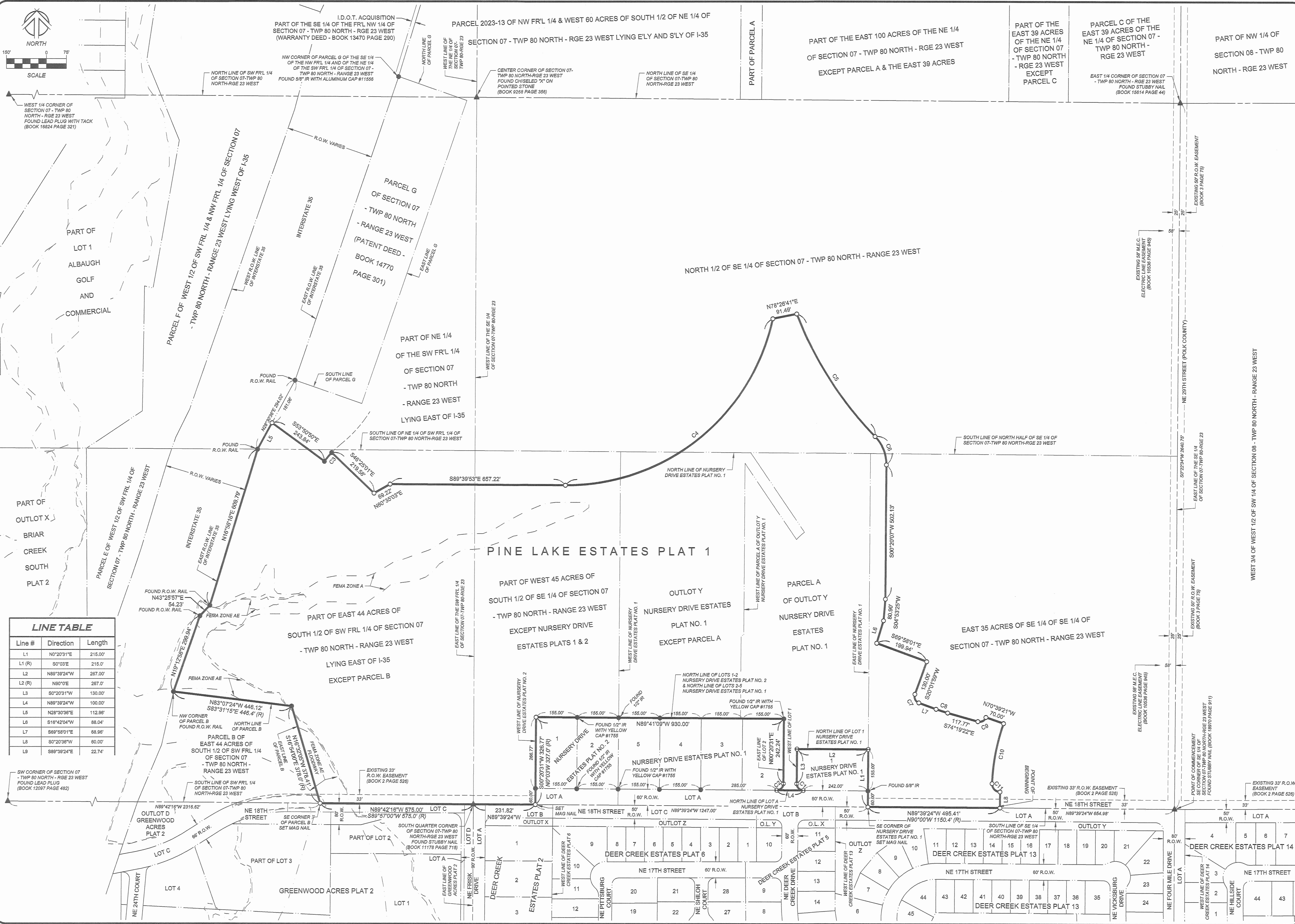
CERTIFICATIONS

PROFESSIONAL LAND SURVEYOR
ADAM D. SCHOEPPNER
26306
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.
Signature: Adam D. Schoeppner
Name: Adam D. Schoeppner, P.L.S. No. 26306
My license renewal date is December 31, 2023
Date of survey: 04/11/23
Pages or sheets covered by this seal: Sheets 1-5 of 5 sheets only

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	39.27'	25.00'	89°59'56"	35.35'	S44°39'27"E
C1 (R)	39.25'	25.00'	89°57'01"	35.34'	S45°01'30"E
C2	39.27'	25.00'	90°00'04"	35.36'	N45°20'33"E
C2 (R)	39.28'	25.00'	90°02'51"	35.37'	N44°58'30"E
C3	42.80'	330.00'	7°25'49"	42.77'	S38°52'04"W
C4	1078.31'	790.00'	78°12'20"	996.53'	N51°13'57"E
C5	548.59'	1350.00'	23°16'58"	544.82'	S32°40'48"E
C6	116.91'	150.00'	44°39'23"	113.97'	N21°59'35"W
C7	39.27'	25.00'	90°00'00"	35.36'	S24°58'01"E
C8	45.61'	600.00'	4°21'21"	45.60'	S72°08'41"E
C9	37.67'	25.00'	86°20'00"	34.21'	N62°30'39"E
C10	229.15'	765.00'	17°09'46"	228.30'	S10°45'46"W
C11	48.09'	30.00'	91°50'17"	43.10'	S43°44'16"E
C12	1078.31'	790.00'	78°12'20"	996.53'	N51°13'57"E
C13	381.76'	1350.00'	16°12'09"	380.49'	S08°08'23"E
C14	301.53'	300.00'	57°35'20"	289.00'	N84°19'41"W
C15	106.25'	100.00'	60°52'35"	101.32'	S30°33'41"W
C16	87.13'	195.00'	25°36'04"	86.41'	S54°04'39"W
C17	540.25'	300.00'	96°43'51"	478.33'	S31°23'21"E
C18	28.97'	480.00'	3°27'27"	28.96'	N78°01'33"W
C19	32.65'	500.00'	3°44'30"	32.85'	N33°18'30"E
C20	142.63'	500.00'	16°20'41"	142.15'	N43°21'06"E
C21	41.58'	300.00'	7°56'27"	41.55'	N47°33'13"E
C22	139.31'	300.00'	26°36'24"	138.06'	N30°16'47"E
C23	590.89'	350.00'	96°43'51"	523.18'	N31°23'21"W
C24	212.83'	450.00'	27°05'55"	210.85'	N66°12'19"W
C25	413.93'	450.00'	52°42'13"	399.49'	N26°18'15"W
C26	151.85'	500.00'	17°24'04"	151.27'	S46°02'41"W
C27	232.92'	198.00'	73°28'41"	236.88'	N88°30'57"W
C28	65.32'	198.00'	18°54'07"	65.02'	N42°19'33"W
C29	348.20'	350.00'	57°00'07"	334.02'	S61°22'33"E
C30	179.35'	198.00'	51°54'01"	173.26'	S64°10'23"W
C31	311.02'	198.00'	90°00'00"	280.01'	N44°52'36"W
C32	184.17'	530.00'	19°54'35"	183.25'	N79°55'19"W
C33	103.14'	300.00'	19°41'52"	102.63'	N10°11'03"E
C34	47.89'	630.00'	4°21'21"	47.88'	N72°08'41"W
C35	132.31'	558.00'	13°35'10"	132.00'	N13°14'24"E
C36	190.92'	630.00'	17°21'49"	190.19'	S17°40'43"W
C37	97.87'	800.00'	7°00'59"	97.90'	S22°51'08"W
C38	51.20'	800.00'	3°40'00"	51.19'	S17°30'39"W
C39	220.53'	800.00'	15°47'39"	219.83'	S7°46'49"W
C40	48.09'	30.00'	91°50'17"	43.10'	S43°44'16"E
C41	229.15'	765.00'	17°09'46"	228.30'	S10°45'46"W
C42	46.31'	30.00'	86°28'17"	41.84'	N46°07'27"E
C43	26.38'	835.00'	1°48'36"	26.38'	S2°49'38"W
C44	147.27'	835.00'	10°08'20"	147.06'	S6°57'28"W
C45	120.89'	835.00'	8°17'44"	120.79'	S7°51'45"W
C46	37.67'	25.00'	86°20'00"	34.21'	N31°09'22"W
C47	37.67'	25.00'	86°20'00"	34.21'	N62°30'39"E
C48	50.17'	660.00'	4°21'21"	50.16'	S72°08'41"W
C49	45.61'	600.00'	4°21'21"	45.60'	S72°08'41"E
C50	39.27'	25.00'	90°00'00"	35.36'	S24°58'01"E
C51	39.27'	25.00'	90°00'00"	35.36'	N68°01'59"E
C52	39.27'	25.00'	90°00'00"	35.36'	S24°58'01"E
C53	63.96'	330.00'	11°06'16"	63.86'	N14°28'51"E
C54	49.49'	330.00'	8°35'36"	49.45'	N4°37'55"E
C55	27.28'	33.00'	47°21'28"	26.51'	S24°00'51"W
C56	45.20'	60.00'	43°09'55"	44.14'	N28°06'37"E
C57	57.28'	60.00'	54°41'50"	55.13'	N22°49'16"W
C58	69.57'	60.00'	66°25'55"	65.74'	N83°23'09"W
C59	55.66'	60.00'	53°06'00"	53.88'	S36°49'24"W
C60	59.97'	60.00'	57°16'15"	57.51'	S18°23'13"E
C61	27.28'	33.00'	47°21'28"	26.51'	N23°20'37"W
C62	37.70'	150.00'	3°41'06"	37.19'	N18°19'26"W
C63	166.82'	1350.00'	7°04'49"	166.72'	S40°46'52"E
C64	19.21'	150.00'	7°20'17"	19.20'	N40°39'08"W
C65	33.76'	270.00'	7°09'54"	33.74'	N3°55'04"E
C66	59.06'	270.00'	12°31'56"	58.94'	N13°46'00"W

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C67	36.92'	25.00'	84°36'19"	33.85'	N62°20'08"E
C68	141.87'	560.00'	14°30'54"	141.49'	N82°37'09"W
C69	49.37'	500.00'	5°39'26"	49.35'	N72°47'44"W
C70	96.93'	500.00'	11°06'25"	96.77'	N81°10'40"W
C71	27.45'	500.00'	3°08'44"	27.45'	N88°18'14"W
C72	39.27'	25.00'	90°00'00"	35.36'	S44°52'36"E
C73	39.27'	25.00'	90°00'00"	35.36'	N45°07'24"E
C74	74.01'	228.00'	18°35'57"	73.69'	N89°10'35"W
C75	94.10'	228.00'	23°38'49"	93.43'	N30°17'58"W
C76	106.74'	228.00'	26°49'21"	105.76'	N55°32'03"W
C77	83.29'	228.00'	20°56'53"	82.83'	N79°24'40"W
C78	245.86'	168.00'	83°50'58"	224.50'	N41°48'05"W
C79	69.76'	228.00'	17°31'52"	69.49'	S81°21'28"W
C80	21.00'	168.00'	7°09'43"	20.89'	S86°32'32"W
C81	131.18'	168.00'	44°44'18"	127.87'	S60°35'32"W
C82	104.95'	228.00'	26°22'28"	104.03'	S59°24'17"W
C83	31.81'	228.00'	7°59'39"	31.79'	S42°13'13"W
C84	16.90'	25.00'	38°49'19"	16.58'	N57°35'03"E
C85	16.90'	25.00'	38°49'19"	16.58'	S83°41'38"E
C86	33.79'	25.00'	77°26'39"	31.28'	S0°29'56"E
C87	25.25'	228.00'	6°20'46"	25.24'	N86°02'53"W
C88	92.21'	320.00'	16°30'37"	91.89'	S41°07'48"E
C89	128.87'	320.00'	23°04'26"	128.00'	S60°55'20"E
C90	97.28'	320.00'	17°50'33"	96.80'	S81°10'05"E
C91	18.55'	380.00'	2°47'47"	18.54'	S88°28'43"E
C92	86.32'	380.00'	13°00'54"	86.13'	S80°34'22"E
C93	92.42'	380.00'	13°56'05"	92.19'	S67°05'53"E
C94	108.07'	380.00'	16°17'43"	107.71'	S51°59'00"E
C95	72.69'	380.00'	10°57'38"	72.58'	S38°21'19"E
C96	58.70'	168.00'	20°01'12"	58.00'	N42°53'06"W
C97	110.39'	168.00'	37°38'54"	108.42'	N71°43'08"W
C98	101.78'	168.00'	34°42'43"	100.23'	S72°06'04"W
C99	134.01'	228.00'	33°40'33"	132.09'	N81°10'15"W
C100	108.42'	228.00'	27°14'46"	107.40'	S68°22'06"W
C101	39.65'	530.00'	4°17'10"	39.64'	S62°38'08"W
C102	121.32'	530.00'	13°06'54"	121.05'	S43°54'06"W
C103	36.54'	25.00'	83°44'51"	33.77'	N37°19'04"E
C104	128.83'	470.00'	15°40'48"	128.23'	S45°54'18"W
C105	36.54'	25.00'	83°44'51"	33.37'	S4°31'14"E
C106	14.11'	470.00'	1°43'14"	14.11'	S12°12'16"W
C107	102.08'	480.00'	12°11'07"	101.89'	N40°18'39"W
C108	96.15'	480.00'	11°29'37"	95.99'	N28°28'47"W
C109	89.77'	480.00'	10°42'57"	89.64'	N17°22'59"W
C110	72.31'	480.00'	8°37'52"	72.24'	N7°42'35"W
C111	23.95'	480.00'	3°21'34"	23.95'	N1°57'52"E
C112	46.65'	30.00'	89°07'18"	42.10'	S45°05'44"E
C113	47.71'	30.00'	91°07'18"	42.84'	N44°44'04"E
C114	19.99'	408.86'	2°48'05"	19.99'	N2°12'41"W
C115	60.15'	408.86'	8°29'45"	60.10'	N7°49'36"W
C116	92.92'	420.00'	12°40'32"	92.73'	N24°24'54"W
C117	92.92'	420.00'	12°40'32"	92.73'	N83°05'26"W
C118	92.92'	420.00'	12°40'32"	92.73'	N49°45'58"W
C119	117.38'	420.00'	16°00'46"	117.00'	N84°06'38"W
C120	30.03'	420.00'	4°05'46"	30.02'	N74°09'54"W
C121	25.96'	420.00'	3°32'30"	25.96'	N77°59'01"W
C122	56.11'	360.00'	8°27'36"	56.06'	S75°91'28"E
C123	77.97'	380.00'	11°45'21"	77.83'	S85°24'59"E
C124	77.97'	380.00'	11°45'21"	77.83'	S53°39'38"E
C125	77.97'	380.00'	11°45'21"	77.83'	S41°54'17"E
C126	73.53'	380.00'	11°05'14"	73.42'	S30°28'59"E
C127	104.25'	380.00'	15°43'08"	103.93'	S19°04'48"E
C128	77.97'	380.00'	11°45'21"	77.83'	S20°34'34"E
C129	77.97'	380.00'	11°45'21"	77.83'	S8°24'47"W
C130	17.81'	360.00'	2°41'06"	17.81'	S15°38'01"W
C131	23.97'	330.00'	4°09'41"	23.96'	S19°03'25"W
C132	86.48'	330.00'	10°50'55"	86.23'	S28°38'43"W
C133	42.80'	330.00'	7°25'59"	42.77'	S39°52'04"W
C134	125.38'	270.00'	26°36'24"	124.26'	S30°16'47"W



LINE TABLE		
Line #	Direction	Length
L1	N0°20'31"E	215.00'
L1 (R)	S0°03'E	215.0'
L2	N89°39'24"W	267.00'
L2 (R)	N90°0'E	267.0'
L3	S0°20'31"W	130.00'
L4	N89°39'24"W	100.00'
L5	N28°30'36"E	112.98'
L6	S16°42'04"W	88.04'
L7	S69°58'01"E	68.96'
L8	S0°20'36"W	60.00'
L9	S89°30'24"E	22.74'

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(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1) 7/24/2020 - REVISIONS PER CITY AND COUNTY COMMENTS
2) 1/16/2022 - REVISIONS PER CITY COMMENTS
3) 6/20/2022 - REVISIONS PER CITY COMMENTS
4) 10/25/2022 - EASEMENT REVISIONS SHEET PP-5
5) 10/25/2022 - EASEMENT REVISIONS SHEET PP-6
6) 10/25/2022 - EASEMENT REVISIONS SHEET PP-7
7) 10/25/2022 - EASEMENT REVISIONS SHEET PP-8

NOTES:
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE IOWA SURVEYING ACT AND THE IOWA BOARD OF SURVEYING AND MAPPING. ANY PROBLEMS WHICH MAY ARISE FROM THIS SURVEY ARE THE RESPONSIBILITY OF THE SURVEYOR AND NOT THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS TO OBTAIN ADEQUATE INFORMATION FROM THE SURVEYOR TO DETERMINE THE ACCURACY OF THE SURVEY AND TO OBTAIN ADEQUATE INFORMATION FROM THE SURVEYOR TO DETERMINE THE ACCURACY OF THE SURVEY AND TO OBTAIN ADEQUATE INFORMATION FROM THE SURVEYOR TO DETERMINE THE ACCURACY OF THE SURVEY.

PINE LAKE ESTATES PLAT 1
PART OF THE SOUTH HALF OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST, ANKENY, POLK COUNTY, IOWA

FINAL PLAT - OVERALL BOUNDARY
SEP 26 2023
CITY OF ANKENY

NAI NO.: 23002
DATE: 09/25/2023
DRAWN BY: ADS
CHECKED BY: JHP
SHEET SIZE: 24" X 36"
SHEET NO.: FP-2
SHEET NO.: 2/5



SCALE

**** SEE SHEET FP-4 ****

INTERSTATE 35
(R.O.W. VARIES)

PARCEL F OF WEST 1/2 OF SW FRL 1/4
& NW FR'L 1/4 OF SECTION 07 -
30 NORTH - RANGE 23 WEST LYING WEST OF I-35

PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF
SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

INTERSTATE 35
(R.O.W. VARIES)

MILLES ASSOCIATES
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Landscape Architecture

REVISIONS:

- 1.) 7/24/2023 - REVISIONS PER CITY AND COUNTY COMMENTS
- 2.) 8/18/2023 - REVISIONS PER CITY COMMENTS
- 3.) 8/29/2023 - REVISIONS PER CITY COMMENTS
- 1.) 9/20/2023 - SUBMITTAL FOR CITY COUNCIL
- 3.) 9/25/2023 - EASEMENT REVISIONS SHEET PP-5
- 3.)
- 3.)
- 3.)

NOTICE: NILLIS ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

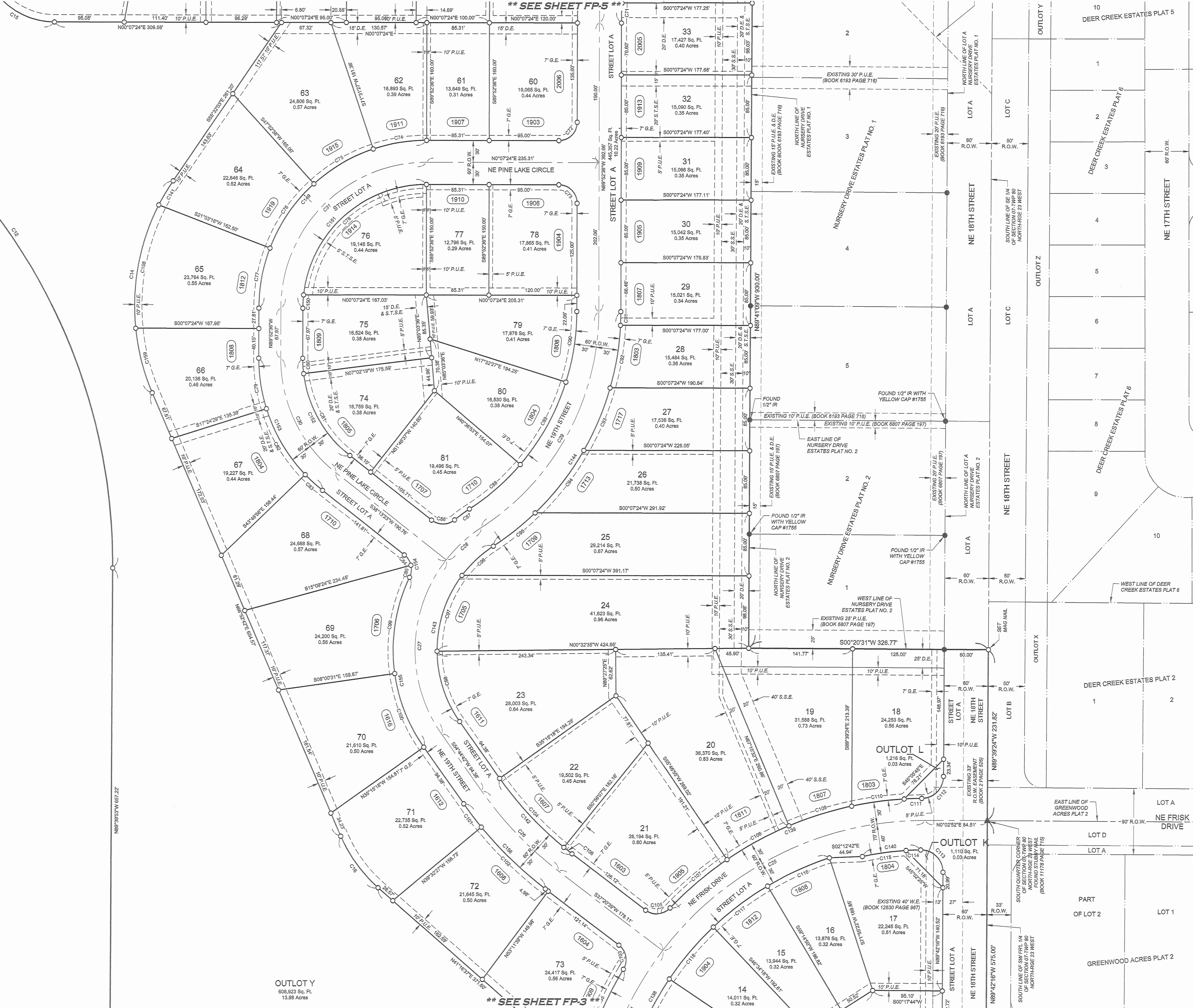
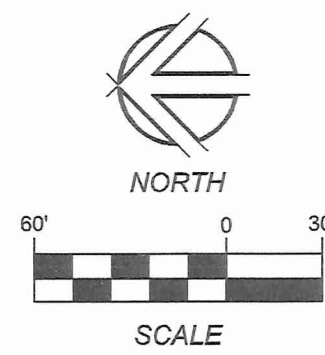
PINE LAKE ESTATES PLAT 1
 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST ANKENY, POLK COUNTY, IOWA

FINAL PLAT

SEP 26 2023

PROJECT NAME:
DESCRIPTION:

NAI NO.:	23002
DATE:	09/25/2023
DRAWN BY:	ADS
CHECKED BY:	JHP
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-3
SHEET NO.:	3/5



OUTLOT Y
608,923 Sq. Ft.
13.98 Acres

**** SEE SHEET FP-3**

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(515) 965-0123 phone - (515) 965-3322 fax
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Landscape Architecture

NILLES ASSOCIATES

REVISIONS:

1.) 7/24/2023 - REVISIONS PER CITY AND COUNTY COMMENTS
2.) 8/18/2023 - REVISIONS PER CITY COMMENTS
3.) 8/29/2023 - REVISIONS PER CITY COMMENTS
4.) 9/20/2023 - SUBMITTAL FOR CITY COUNCIL
5.) 9/25/2023 - EASEMENT REVISIONS SHEET FP-5

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SEP 26 2023
COUNTY OF PIMA

SPLAT 1
 BE 23 WEST ANKEN

ESTATE

WP 80 NORTH - RANG

FINAL PLAT

PINE LAKE
F OF SECTION 07 - T11N

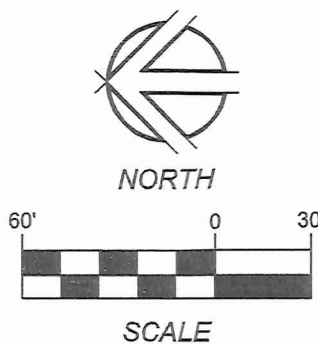
OF THE SOUTH HALL

NAME:	PART:

PROJECT:	DESCRIPTION:
NAJ NO.: 23002	
DATE: 09/25/2023	

DRAWN BY:	ADS
CHECKED BY:	JHP
SHEET SIZE:	24" X 36"
SHEET	FP-4

SHEET 4 / 5



V:\NAI 2017\Projects 2017\23002\dwg\Final Plat\23002-FP1.dwg

REVISIONS:

1.	7/24/2022	- REVISIONS PER CITY COMMENTS
2.	9/18/2022	- REVISIONS PER CITY COMMENTS
3.	9/29/2022	- REVISIONS PER CITY COMMENTS
4.	9/29/2023	- SUBMITTAL FOR CITY COUNCIL
5.	9/26/2023	- EASEMENT REVISIONS SHEET PP-5
6.		
7.		

NOTICE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR THE ACCURACY OF THE INFORMATION AND FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR THE PROBLEMS WHICH MAY ARISE FROM FAILURE TO OBTAIN NECESSARY PERMITS OR GUIDANCE WITH RESPECT TO ANY AMBIGUOUS, INCONSISTENCIES, ANOMALIES,

PINE LAKE ESTATES PLAT 1
PART OF THE SOUTH HALF OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST - ANKENY, POLK COUNTY, IOWA
NOT RECORDED

NAI NO.:	23002
DATE:	09/25/202
DRAWN BY:	ADS
CHECKED BY:	JHP
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-5
SHEET NO.:	5/5

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*Plan and Zoning Commission
Staff Report*

Meeting Date: September 6, 2023

Agenda Item: Pine Lake Estates Plat 1 Final Plat
Report Date: August 31, 2023
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Pine Lake Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation in the amount of \$20,445 for 15-inch sanitary sewer and \$3,729.50 for 8' sidewalk along NE spectrum Drive, and subject to City Council approval of a development agreement regarding possible public improvements identified in the traffic study.

Project Summary:

Pine Lake Estates Plat 1 Final Plat is a proposed 69.68-acre (+/-) plat located east of Interstate 35 and north of NE 18th Street. The Plat includes 83 buildable lots and four additional lots that lie within a flood hazard area; all of which are zoned R-1, Single Family Residential. The lots that lie within the floodplain will be tied to their corresponding adjacent lot to ensure they are not sold separately. The plat also includes two outlots for stormwater, and three for signage. Outlots T and J will be deeded to the adjacent property owners solely for the use of the residences at 2698 and 2734 NE 18th Street. Public streets are proposed, along with public sanitary sewer, water main, and storm sewer.

Project Report:

- Streets:** The subject development will be primarily accessed off of NE 18th Street via NE Frisk Drive to the west, and NE Spectrum Drive to the east. NE 19th street will provide east/west access between these two streets, allowing further connections north to NE Pine Lake Circle and NE Pondview Court. Future access to the northeast will be provided via NE Shiloh Drive.
- Water:** Service for the development will stem from a 12" water main installed along NE 18th Street. 8" mains will be extended throughout the development with the exception of a 10" main along NE Spectrum Drive. Water service will also be extended to the existing property owners along NE 18th Street as an 8" line will be installed along the NE 18th Street ROW and service stubs installed for future connection.
- Sewer:** A 36-inch sanitary trunk main exists in the southwest corner of this development. A 15" sewer main will connect to the 36" existing line running north through the development and NE Frisk Drive. The 15" sanitary line will have a cost share amount associated with it. 8" lines will serve the remaining lots through the Pine Lake Plat 1 area.

Drainage: Stormwater in this area generally flows from east to west. Required detention for Plat 1 will occur in Outlot Y. The area lies within the Middle Fourmile Creek Subwatershed.

Parkland: A park site dedication agreement is required. The City's Parks Department is requesting park land to be dedicated with a future phase to the north for residents of this area.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Pine Lake Estates Plat 1

NAME OF OWNER/ DEVELOPER: DRA Properties, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 18th Street, east of Interstate 35, west of
NE 29th Street
SIZE OF PLAT: 69.68-acres
ZONING: R-1 Single Family Residential

LOTS:

NUMBER: 83 single-family lots
SIZE/DENSITY: 1.19 units per acre
USE: Residential
BUILDING LINES: 35' front yard setback; 35' rear yard setback; 20' (>1 story-10'
minimum); 18' (1 story-8' minimum)

PARK SITE DEDICATION:

The City's Parks Department is requesting park land to be dedicated with a future phase to the north for residents of this area. A parksite dedication agreement for future parkland to the north is being required.

ADJACENT LANDS:

NORTH: Undeveloped, R-1
SOUTH: Deer Creek Estates Plat 2, Greenwood Acres Plat 2 (county)
EAST: Undeveloped, R-1
WEST: Interstate ROW

STREET DEVELOPMENT:

NAME: NE Frisk Drive
LENGTH: 1356.96'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 19th Street
LENGTH: 1356.96'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE Pine Lake Circle
LENGTH: 984.41'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Pond View Court
LENGTH: 645.62'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Shiloh Drive
LENGTH: 210.48'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Spectrum Drive
LENGTH: 271.73'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

WASTE WATER:

PROJECTED FLOWS: 83 units X 3 person. per house X 990 gal. per day/pers.= 246,510 GPD
WRA CAPACITY: 47 MGD; current daily avg. 18 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 36" Trunk Sewer in SW Corner of plat boundary.

STORM WATER:

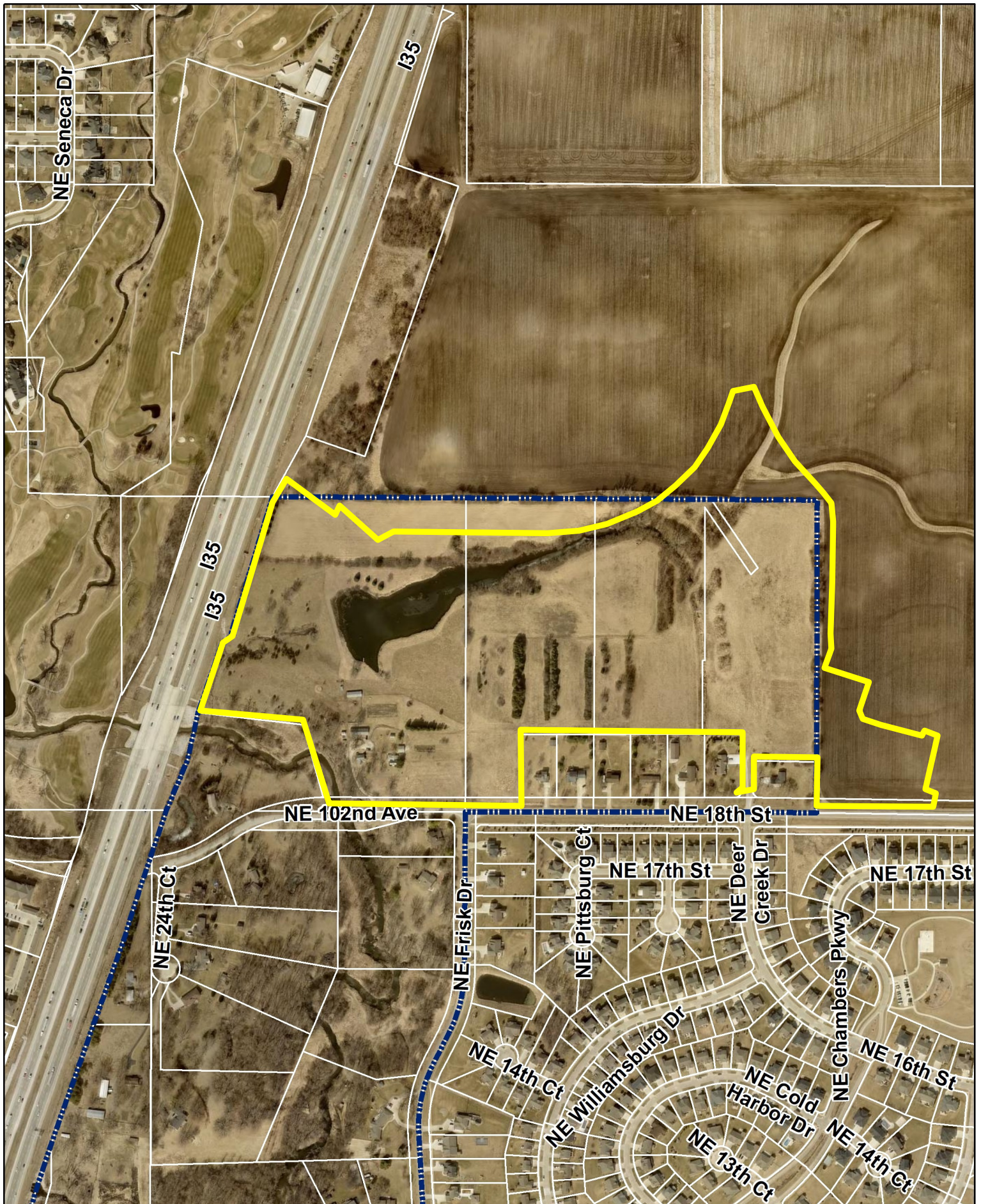
BASIN FLOWS: This plat lies in the Four Mile Creek Drainage Basin

WATER SYSTEM:

USAGE: 83 units X 3 persons/house X 100 gal. per day/person = 24,900 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



N



1 inch = 515 feet

Date: 7/12/2023

Pine Lake Estates Plat 1

Final Plat

July 28, 2023

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Pine Lake Estates Plat 1 – Approval Letter

Planning and Building Director, Planning and Zoning Commission, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, LC, we are submitting the enclosed Final Plat for Pine Lake Estates Plat 1. The project is located along the east side Interstate 35, west of NE Four Mile Drive and north of NE 18th Street. The property consists of 69.68 acres and has been approved for annexation into the City of Ankeny. The property is currently zoned R-1.

The final plat proposes 83 single family lots ranging from 0.31 to 1.33 acres in size. Public streets are proposed along with public sanitary sewer, water main, and storm sewer. Stormwater detention will be provided in a large pond located on Outlot Y.

The owner respectfully requests cost participation in the amount of \$20,445 for 15-inch sanitary sewer and \$3729.50 for the 8' sidewalk along NE Spectrum Drive.

We respectfully request the City's review and approval of this Final Plat to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Adam Schoeppner, PLS
NILLES ASSOCIATES, INC.



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of sanitary sewer, storm sewer and water main in Pine Lake Estates Plat 1.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND ACCEPTING CONTRACTS AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF SANITARY SEWER, STORM SEWER, AND WATER MAIN IN PINE LAKE ESTATES PLAT 1

WHEREAS, the plans and specifications for the construction of sanitary sewer, storm sewer, and water main in Pine Lake Estates Plat 1 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for Pine Lake Estates Plat 1.

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

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

PASSED AND APPROVED this 2nd day of October, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, and performance and maintenance bonds for the construction of subgrade in Pine Lake Estates Plat 1.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND ACCEPTING CONTRACTS AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF SUBGRADE IN PINE LAKE ESTATES PLAT 1

WHEREAS, the plans and specifications for the construction of subgrade in Pine Lake Estates Plat 1 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for Pine Lake Estates Plat 1.

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

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

PASSED AND APPROVED this 2nd day of October, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of street paving in Pine Lake Estates Plat 1.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND ACCEPTING CONTRACTS AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF STREET PAVING IN PINE LAKE ESTATES PLAT 1

WHEREAS, the plans and specifications for the construction of street paving in Pine Lake Estates Plat 1 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for Pine Lake Estates Plat 1.

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

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

PASSED AND APPROVED this 2nd day of October, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement with DRA Properties, LC regarding traffic improvement items identified in the September 13, 2023 traffic study associated with the development of Pine Lake Estates Plat 1.

EXECUTIVE SUMMARY:

The September 13, 2023 Traffic Study for Pine Lake Estates Plat 1 shows that additional traffic generated from the Pine Lake Estates Plat 1 project will require a future traffic signal at the intersection of NE Frisk Drive and NE 18th Street. The traffic generated from the project will also require an eastbound left-turn lane and westbound left-turn lane with both requiring 150 feet of storage on NE 18th Street at the intersection, a westbound right-turn lane requiring 100 feet of storage on NE 18th Street at the intersection, and a second northbound lane and a second southbound lane both with 100 feet of storage on NE Frisk Drive at the intersection. The traffic study also identified the potential for a roundabout at the Intersection, in lieu of the afore-mentioned traffic signal and turn lanes.

FISCAL IMPACT: **Yes**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 Development Agreement

RESOLUTION

RESOLUTION AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA AND DRA PROPERTIES, LC REGARDING TRAFFIC IMPROVEMENT ITEMS IDENTIFIED IN THE SEPTEMBER 13, 2023 TRAFFIC STUDY ASSOCIATED WITH THE DEVELOPMENT OF PINE LAKE ESTATES PLAT 1.

WHEREAS, City staff and DRA Properties, LC, have entered into a development agreement that outlines certain terms and conditions regarding public infrastructure improvements identified in the traffic study submitted September 13, 2023 for Pine Lake Estates Plat 1; and

WHEREAS, City staff and DRA Properties, LC have agreed to said terms and conditions outlined in said development agreement, a copy of which is attached hereto; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized to sign a development agreement on behalf of the City of Ankeny, Iowa, with DRA Properties, LC, for required public infrastructure improvements associated with the development of Pine Lake Estates Plat 1.

PASSED AND APPROVED this 2nd day of October, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:

Michelle Yuska, City Clerk
City of Ankeny
410 W. First St
Ankeny, IA 50023

Preparer Information: Mitchell Wedell, 1210 NW Prairie Ridge Dr., Ankeny, Iowa 50023

(515) 963-3523

SPACE ABOVE THIS LINE FOR RECORDER

**DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF ANKENY, IOWA, AND DRA PROPERTIES, LC**

WHEREAS, the City of Ankeny, Iowa (hereinafter the “City”) has received a traffic impact study from DRA Properties, LC (hereinafter the “Developer”) regarding the planned development of Pine Lake Estates Plat 1 (hereinafter the “Project”); and

WHEREAS, the September 13, 2023 Traffic Study (“Current Traffic Study”) shows that additional traffic generated from the Project will require a future traffic signal at the intersection of NE Frisk Drive and NE 18th Street (the “Intersection”). The traffic generated from the Project will also require an eastbound left-turn lane and westbound left-turn lane with both requiring 150 feet of storage on NE 18th Street at the Intersection, an eastbound right-turn lane requiring 100 feet of storage on NE 18th Street at the Intersection, and a second northbound lane and a second southbound lane both with 100 feet of storage on NE Frisk Drive at the Intersection. The Traffic Study also identified the potential for a roundabout at the Intersection, in lieu of the afore-mentioned traffic signal and turn lanes (the “Intersection Improvements”); and

WHEREAS, the Current Traffic Study contemplates that the Intersection Improvements will likely be needed within 10 years of this agreement based on the Project being accepted by the City Council; and

WHEREAS, the Intersection Improvements are not currently programmed into the City’s current Capital Improvement Program (“CIP”); and

WHEREAS, the City is agreeable to share in the cost and complete the Intersection Improvements as part of a future City CIP project.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the Developer and the City hereby agree as follows:

1. The City will design and construct the Intersection Improvements at the Intersection when the Intersection Improvements are needed.

2. The Developer agrees to provide the City with any right-of-way, permanent easement, and/or temporary construction easements (the “Right of Way”) reasonably acceptable to Developer, which may be necessary for any street, public utility, pedestrian ramp, or other improvements to the Intersection that are required to support the installation of the Intersection Improvements. The Right-of-Way will be determined during the preliminary design phase of the Intersection Improvements. The Right of Way shall

be provided at no cost to the City.

3. The Developer agrees to pay the City twenty-five percent (25%) of the actual construction costs incurred by the City to construct the traffic signal at the Intersection, up to a maximum amount per the table shown below as of the date of the bid letting for the traffic signal at the Intersection, as the Developer's contribution to the traffic signal within thirty (30) days after the new traffic signal is operational. Year 1 in the table below shall represent the year City Council accepts the public improvements for the Project. The Developer further agrees to pay one hundred percent (100%) of the cost incurred by the City to construct the turn lane improvements listed above, not to exceed \$265,000. The maximum total amount paid by the Developer, for construction of the Intersection Improvements, shall be the dollar amount from the table below plus \$265,000.00. If the City chooses to construct a roundabout at the Intersection, the Developer shall be responsible for payment of the Intersection Improvements within thirty (30) days after the Intersection is open to the public.

Year 1 - \$90,000
Year 2 - \$92,700
Year 3 - \$95,481
Year 4 - \$98,345
Year 5 - \$101,295
Year 6 - \$104,334
Year 7 - \$107,464
Year 8 - \$110,688
Year 9 - \$114,009
Year 10 - \$117,429

4. The City agrees the Developer shall not be responsible for any financial contribution to the Intersection Improvements at the Intersection beyond the first ten (10) years of the Project being accepted by City Council.

5. This Agreement shall be governed by the laws of the State of Iowa.

6. In the event a party hereto fails to pay its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, the other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not cured within 30 days from the date of notice, the party not in default may exercise all remedies available at law, or in equity, including specific performance.

7. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.

8. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by the Developer and the City Council of the City of Ankeny, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of the Developer and the City.

9. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.

10. The Developer agrees that this Development Agreement shall be effective and binding from and after the approval hereof by resolution of the City Council and shall be binding on any and all subsequent titleholders, transferees and assignees.

City:
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
Attn.: Don Clark, PE

Developer:
DRA Properties, L.C.
1525 NE 36th Street
Ankeny IA, 50021
Attn: Tara Meredith

Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or the Developer shall have the right to send notices by overnight delivery which notices shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representative on this the 25th day of Sept., 2023.

DRA PROPERTIES, LC

By: Tara Meredith
Tara Meredith, Secretary

CITY OF ANKENY, IOWA

By: _____
Mark E. Holm, Mayor

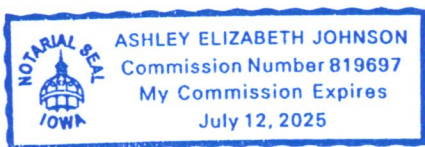
Attest:

By: _____
Michelle Yuska, City Clerk

STATE OF IOWA
COUNTY OF POLK, ss:

On the 25th day of September, 2023,
before me, a Notary Public in and for said County and
State personally appeared Tara Meredith, respectfully of
DRA Properties, LC., to me personally known, who being
by me duly sworn, did say that they are President and
Secretary of DRA Properties, executing the within and
foregoing instrument and acknowledged that they executed
the same as their voluntary act and deed of the corporation,
by it and by them voluntarily executed.

Ashley Elizabeth Johnson
Notary Public in and for said State of Iowa



STATE OF IOWA
COUNTY OF POLK, ss:

On the _____ day of _____, 2023,
before me, the undersigned, a Notary Public in and for the
State of Iowa, personally appeared **MARK E. HOLM** and
MICHELLE YUSKA, to me personally known, who,
being by me duly sworn, did say that they are the Mayor
and Interim 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 was signed and
contained in the Resolution adopted by the City Council of
Ankeny, Iowa, on the _____ day of _____, 2023,
and the said **MARK E. HOLM** 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

**NE FRISK DR & NE 18TH ST TURN LANE COST
ESTIMATES**

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENSION
EXCAVATION, CLASS 10	CY	940	\$25.00	\$23,500.00
SUBGRADE PREPARATION	SY	1,360	\$4.00	\$5,440.00
GRANULAR SUBBASE	SY	1,360	\$20.00	\$27,200.00
PAVEMENT, PCC, 8-INCH, WITH CD JOINTS	SY	1,250	\$115.00	\$143,750.00
PCC PAVEMENT SAMPLES AND TESTING	LS	1	\$2,500.00	\$2,500.00
TRENCH COMPACTION TESTING	LS	1	\$2,000.00	\$2,000.00
COMPACTION TESTING	LS	1	\$1,500.00	\$1,500.00
PAVEMENT REMOVAL	SY	200	\$25.00	\$5,000.00
PAINTED PAVEMENT MARKINGS, DURABLE	STA	25.0	\$100.00	\$2,500.00
PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	5	\$300.00	\$1,500.00
PAVEMENT MARKINGS REMOVED	STA	5.0	\$300.00	\$1,500.00
TEMPORARY TRAFFIC CONTROL	LS	1	\$15,000.00	\$15,000.00
CONVENTIONAL SEEDING AND FERTILIZING, TYPE 6	AC	0.3	\$3,000.00	\$750.00
HYDRAULIC MULCHING, BONDED FIBER MATRIX (BFM)	AC	0.3	\$5,000.00	\$1,250.00
EROSION CONTROL MULCHING, HYDRAULIC MULCHING, BONDED FIBER MATRIX (BFM)	AC	0.3	\$5,000.00	\$1,250.00
MOBILIZATION	LS	1	\$25,000.00	\$25,000.00
CONCRETE WASHOUT	LS	1	\$3,000.00	\$3,000.00
Total of All Items Above:				\$262,640.00





ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Consider motion to approve the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive, and NW Fairfield Court.

EXECUTIVE SUMMARY:

The Trestle Ridge Estates Phase 2 Preliminary Plat is a proposed 83.62-acre plat located southeast of the intersection of NW Weigel Drive and NW 36th Street. The development features 132 single family residential lots, an outlot for multi-family residential restricted to 10-units per acre, an outlot to be dedicated to the City for parkland and two outlots for open space and storm water management.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve the Trestle Ridge Estates Phase 2 Preliminary Plat, and accept public streets named NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission recommended City Council approval at their meeting on September 19, 2023.

PUBLIC OUTREACH EFFORTS:

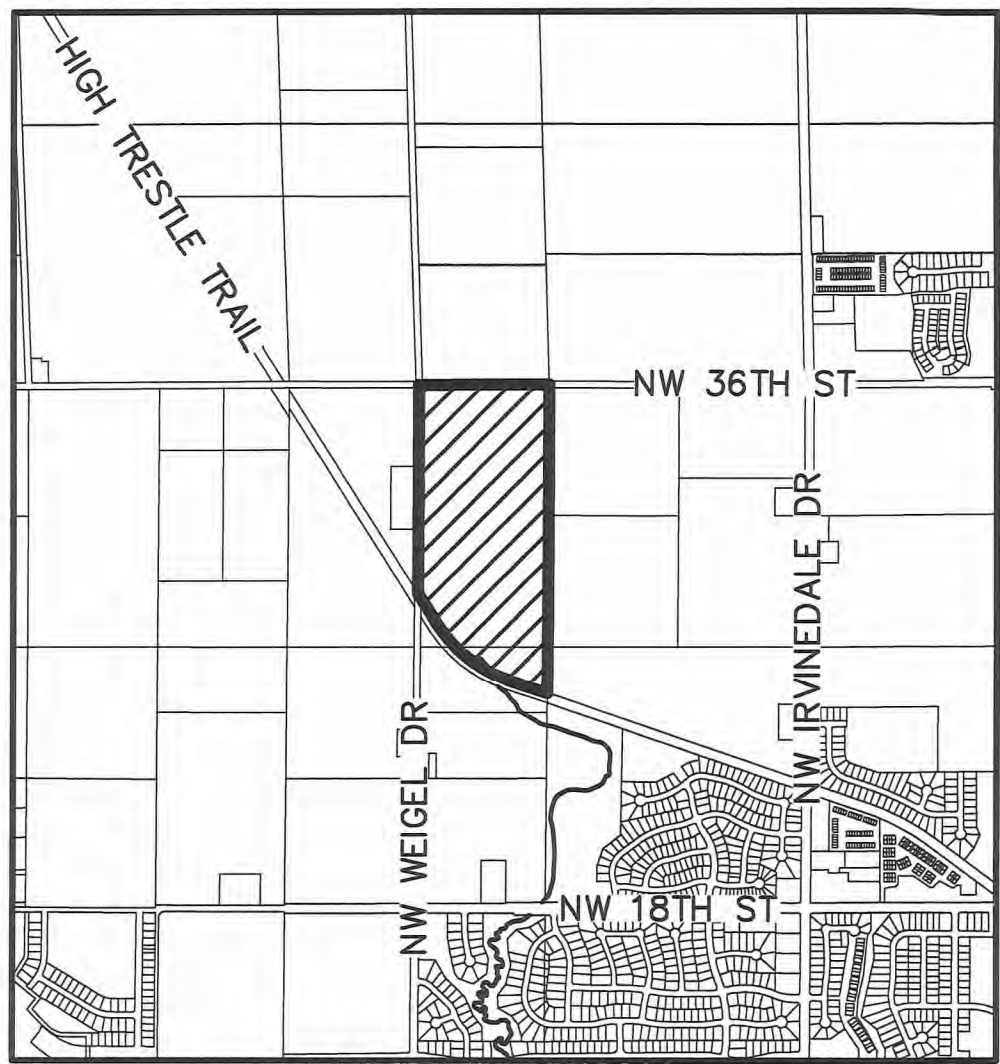
ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Preliminary Plat
 PZ Minutes
 Staff Report
 Applicant Letter
 Aerial Map

VICINITY MAP (NOT TO SCALE)



OWNER/DEVELOPER

ABSOLUTE FARMS, LLC
CONTACT: SONNY HALL
POB 430
GRANGER, IOWA 50109
PH. (515) 489-0878

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENKOWE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400

DATE OF SURVEY

MAY 11, 2022

ZONING

R-3: MULTIPLE-FAMILY RESIDENCE DISTRICT
RESTRICTED TO SINGLE-FAMILY RESIDENTIAL

PARKLAND DEDICATION

REQUIRED: SINGLE-FAMILY = 1.73 ACRES
OUTLOT 'X' = 1.34 ACRES
TOTAL = 3.07 ACRES

PROVIDED: 3.33 ACRES

TRESTLE RIDGE ESTATES PHASE 2

PRELIMINARY PLAT

BULK REGULATIONS

R-3 DISTRICT (LOTS 1-132, OUTLOT 'X', OUTLOT 'Y', & OUTLOT 'Z')
FRONT: 30'
REAR: 35'
SIDE: 15' (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)
17' (> 1-STORY - 8' MIN)(ONE AND TWO FAMILY DWELLINGS)
20' (1-STORY MULTI-FAMILY - 8' MIN)
22' (> 1-STORY & < 3-STORIES MULTI-FAMILY - 9' MIN)
24' (3-STORY UP TO 45 FT MULTI-FAMILY - 10' MIN)

LOT AREA: 8,000 SF (ONE-FAMILY DETACHED)
5,000 SF (ONE-FAMILY ATTACHED)
12,500 SF (THREE DWELLING UNITS)
- ADD'L 1,500 SF FOR EACH DWELLING UNIT OVER THREE

LOT WIDTH: 65 FT (ONE-FAMILY DETACHED)
40 FT (ONE-FAMILY ATTACHED)
100 FT (MULTI-FAMILY)
85 FT (ROW DWELLING WITH 3 UNITS)
- ADD'L 25 FT FOR EACH UNIT OVER THREE

*LOTS 1-132, OUTLOT 'Y', AND OUTLOT 'Z' ARE RESTRICTED TO SINGLE-FAMILY.
**OUTLOT 'X' IS RESTRICTED TO 10 UNITS/AC

NOTES

- SIDEWALK ON THE SOUTH SIDE OF NW REINHART DR SHALL BE 8' WIDE, ALL OTHER SIDEWALKS SHALL BE 5' WIDE.
- 28' AND 27' WIDE STREETS SHALL BE 7' P.C.C. PAVEMENT.
- STREET LIGHTING WITHIN THE DEVELOPMENT, ALONG NW WEIGEL DRIVE, AND ALONG NW 36TH STREET WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT R.O.W. FRONTAGE.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHENEVER POSSIBLE.
- THE DEVELOPMENT WITHIN OUTLOT 'X' WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
- OUTLOT 'Y' AND OUTLOT 'Z' WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
- OUTLOT 'W' IS TO BE DEDICATED TO THE CITY OF ANKENY FOR PARKLAND.
- FENCES ON LOTS ADJACENT TO NW WEIGEL DRIVE SHALL BE SET BACK 20' FROM THE NW WEIGEL DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW WEIGEL DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW WEIGEL DRIVE RIGHT-OF-WAY.
- NO LOT SHALL HAVE DIRECT ACCESS ONTO NW WEIGEL DRIVE.
- DRIVEWAYS FOR LOTS 1 AND 132 SHALL BE 100' AWAY FROM NW WEIGEL DR, MEASURED EDGE-TO-EDGE.
- FEMA FLOODPLAIN: PANEL #: 19153C0045F & 19153C0185F EFFECTIVE DATE: 02/01/2019
- LETTER OF MAP REVISION DATE: 05/06/2022
- PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS
- DEVELOPER SHALL BE RESPONSIBLE FOR THE PUBLIC IMPROVEMENT RECOMMENDATIONS FROM THE CITY APPROVED TRAFFIC IMPACT STUDY.

PLAT DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER, LYING NORTHEAST OF THE FORMER RAILROAD RIGHT OF WAY AND
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF THE FORMER RAILROAD RIGHT OF WAY
AL' IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 83.62 ACRES (3,642,454 SQUARE FEET).
SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ROLL CALL Plan & Zoning Commission Ankeny, IA Date: September 19, 2023 Ayes: 6, Nays: 0, Absent: 1 APPROVED: J. K. Ollenkowe, P.E. Chairperson B. J. Kopp, Secretary

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY
- PHASING LIMITS

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
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- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY
- PHASING LIMITS

SET

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
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- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY
- PHASING LIMITS

PROFESSIONAL ENGINEER ERIN K. OLLENKOWE, P.E. 16926 IOWA DATE: _____ LICENSE NUMBER 16926 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS	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.
---	---

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

CIVIL DESIGN ADVANTAGE

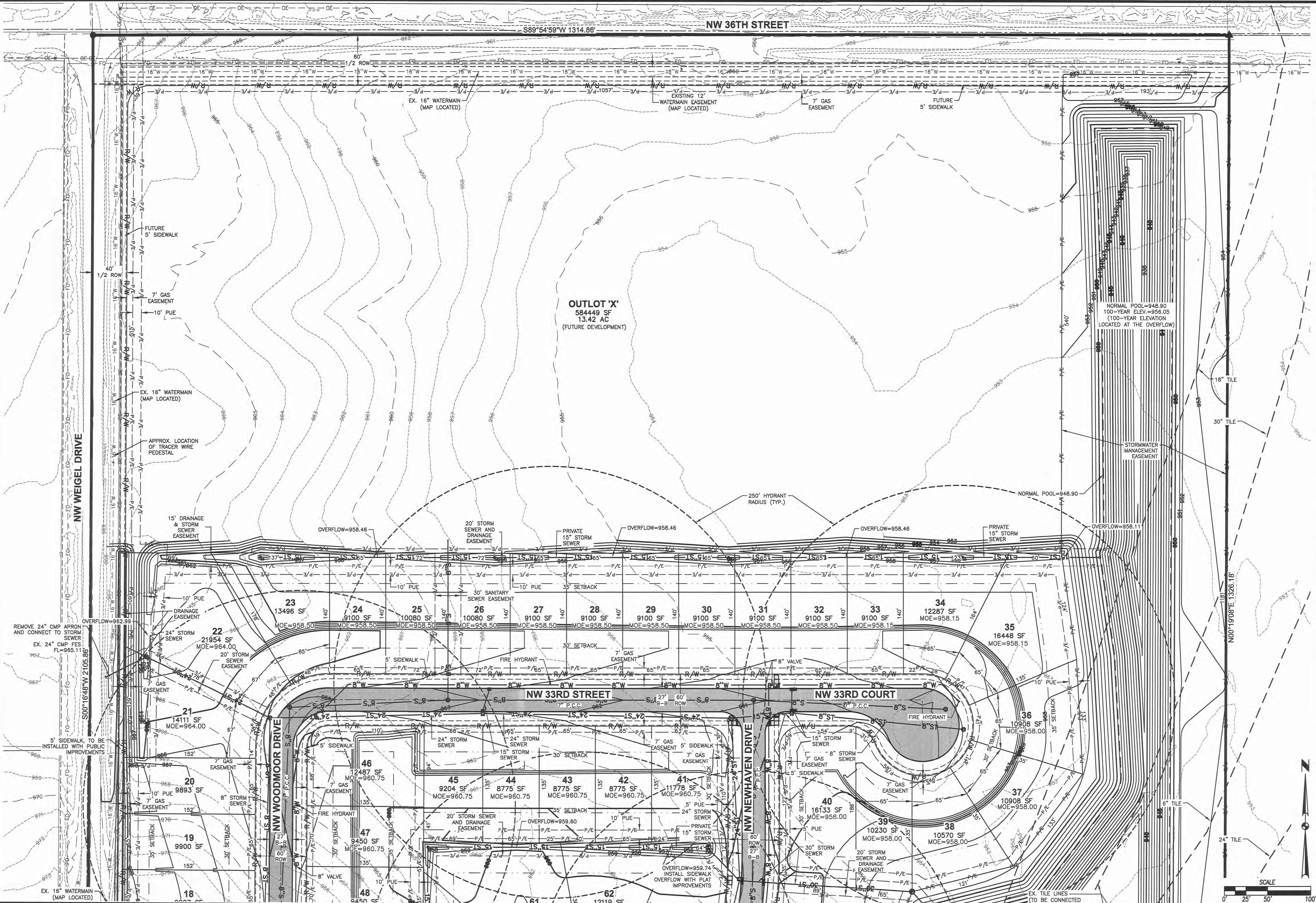
ANKENY, IOWA

TRESTLE RIDGE ESTATES PHASE 2
PRELIMINARY PLAT

RECEIVED
SEP 13 2023
CITY OF ANKENY

1/4
2107.612

FILE: H:\2021\2107612\DWG\2107612-PRE-PLAT.DWG COMMENT: ENG. DATE: 07/12/2023 2:57 PM
PLOT: BY: JONATHAN MEDONALD



2

4

2107.612

PRELIMINARY PLAT

TRESTLE RIDGE ESTATES PHASE 2

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

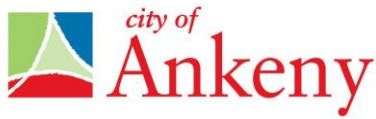
ENGINEER: JWM TECH: MST

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

REVISIONS	DATE
FIFTH SUBMITTAL	09/14/2023
FOURTH SUBMITTAL	08/25/2023
THIRD SUBMITTAL	07/31/2023
SECOND SUBMITTAL	05/26/2023
FIRST SUBMITTAL	04/14/2023



Meeting Minutes Plan & Zoning Commission Meeting

Tuesday, September 19, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 19, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Trina Flack, Annette Renaud, Todd Ripper, Lisa West, and Randy Weisheit. Absent: Glenn Hunter. Staff present: E.Jensen, E.Carstens, L.Hutzell and B.Fuglsang.

BUSINESS ITEMS

Item #4. Trestle Ridge Estates Phase 2 Preliminary Plat

Staff Report: L.Hutzell reported that the Trestle Ridge Estates Phase 2 Preliminary Plat is a proposed 83.62-acre plat located in the northwest quadrant of Ankeny at the southeast intersection of NW Weigel Drive and NW 36th Street. She said that the project includes the construction of 132-single family residential lots, an outlot for multi-family residential restricted to 10 units per acre, an outlot to be dedicated to the City as parkland, and two outlots for open space/storm water management. Public streets are proposed, along with public sanitary sewer, water main and storm sewer. She commented that the proposed development will be primarily accessed off of NW Weigel Drive from the west and an extension of NW Reinhart Drive from the east. L.Hutzell stated a full drainage study is being required with the final plat as the Rock Creek watershed is currently in a FEMA flood zone. A floodplain development permit will also be required prior to any ground work. She noted the required detention for this plat will occur in Outlot Y and Z, which will be owned and maintained by the Homeowner's Association. She stated that the development of this property requires crossing a drainage way of the Rock Creek watershed directly before the formation of Rock Creek. She noted that there are four existing tiles present on the property, which will be routed to the detention facility or piped through the development. The City's Parks Department has agreed to accept Outlot W totaling 3.33 acres as parkland dedication and this parkland along with a 6.3-acre dedication from Trestle Ridge Estates Phase I will create an approximate 9.6-acre park adjacent to the High Trestle Trail. Staff recommends City Council approval of the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept the public street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court.

T.Flack commented that the only access at this point would be from NW Reinhart Drive since NW Weigel Drive is gravel and there is no access from NW 36th Street. She asked if there is a plan for paving NW Weigel Drive? E.Carstens commented that there is an overlay plan in the CIP in the next couple of years. E.Carstens said they will not be able to connect to NW Weigel until it is paved. He noted that there are other accesses from NW Irvinedale to this neighborhood besides NW Reinhart Drive.

Angie Kanakuch, Absolute Farms, LLC, 505 1st Avenue N, Slater, Iowa said she would answer any questions the Commission may have.

Motion by T.Ripper to recommend City Council approval of the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 19, 2023

Agenda Item: Trestle Ridge Estates Phase 2 – Preliminary Plat
Report Date: September 13, 2023
Prepared By: Laura Hutzell
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept the public street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court.

Project Summary:

Trestle Ridge Estates is a proposed 83.62-acre (+/-) plat located in the northwest quadrant of Ankeny at the southeast intersection of NW Weigel Drive and NW 36th Street. The project includes the construction of 132-single family residential lots, an outlot for multi-family residential restricted to 10 units per acre, an outlot to be dedicated to the City as parkland, and two outlots for open space/storm water management. Public streets are proposed, along with public sanitary sewer, water main and storm sewer.

Project Report:

Streets:

The preliminary plat includes the addition of new public streets NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive, NW Fairfield Court, NW 28th Street, NW 30th Street, NW 30th Court, NW 32nd Court, NW 33rd Street, and NW 33rd Court.

The proposed development will be primarily accessed off of NW Weigel Drive from the west and an extension of NW Reinhart Drive from the east. NW Reinhart Drive will connect the development east to west with access to NW Fairfield Drive, which turns into NW Fairfield CT. Further west, NW Reinhart Drive connects via a right turn to NW Newhaven Drive, passing NW 32nd Court and connecting to NW 33rd Street and NW 33rd Ct, before ultimately looping back south via NW Woodmore Drive and NW 30th Street. Five-foot sidewalks will be required throughout the development with the exception of an 8-foot sidewalk being required on the south side of NW Reinhart Drive for which there will be sidewalk cost share.

Water:

A 16-inch water main exists along NW Weigel Drive. A 10-inch water main will be installed along NW Reinhart Drive, and an eight-inch water main will be extended throughout the remainder of the proposed development.

Sewer: 24-inch sanitary sewer exists along the east plat boundary, this will be extended further north to serve the northern portion of the development near lot 101. Eight-inch sanitary sewer will then be extended throughout the development.

Drainage: A full drainage study is being required with the final plat as the Rock Creek watershed is currently in a FEMA flood zone. A floodplain development permit will also be required prior to any ground work. Stormwater in this area generally flows from the northeast to southwest. Required detention for this plat will occur in Outlot Y and Z, which will be owned and maintained by the Homeowner's Association. Development of this property requires crossing a drainage way of the Rock Creek watershed directly before the formation of Rock Creek. There are four existing tiles present on the property, these will be routed to the detention facility or piped through the development. Three, 5'x7' culverts will be required to handle the drainage.

Park site: The City's Parks Department has agreed to accept Outlot W totaling 3.33 acres as parkland dedication. This ground, along with a 6.3 acre (+/-) dedication from Trestle Ridge Estates Phase I, will combine to create an approximate 9.6 acre park adjacent to the High Trestle Trail.

August 25, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Laura Hutzell
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Phase 2 Preliminary Plat

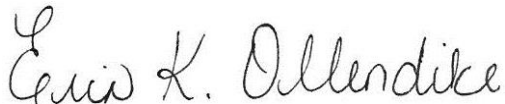
Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Absolute Farms, LLC, we respectfully submit herewith the Trestle Ridge Estates Phase 2 Preliminary Plat in request for approval. This property consists of 83.62 acres and is located southeast of the intersection of NW Weigel Drive and NW 36th Street. These documents were prepared in accordance with Ankeny's standards and meet the requirements of R-3 Multiple Family Residence District with restrictions that exist on the property. This project features the construction of 132 single family residential lots, an outlot for multi-family residential restricted to 10 units/acre, an outlot to be dedicated to the city as parkland and two outlots for open space/stormwater management.

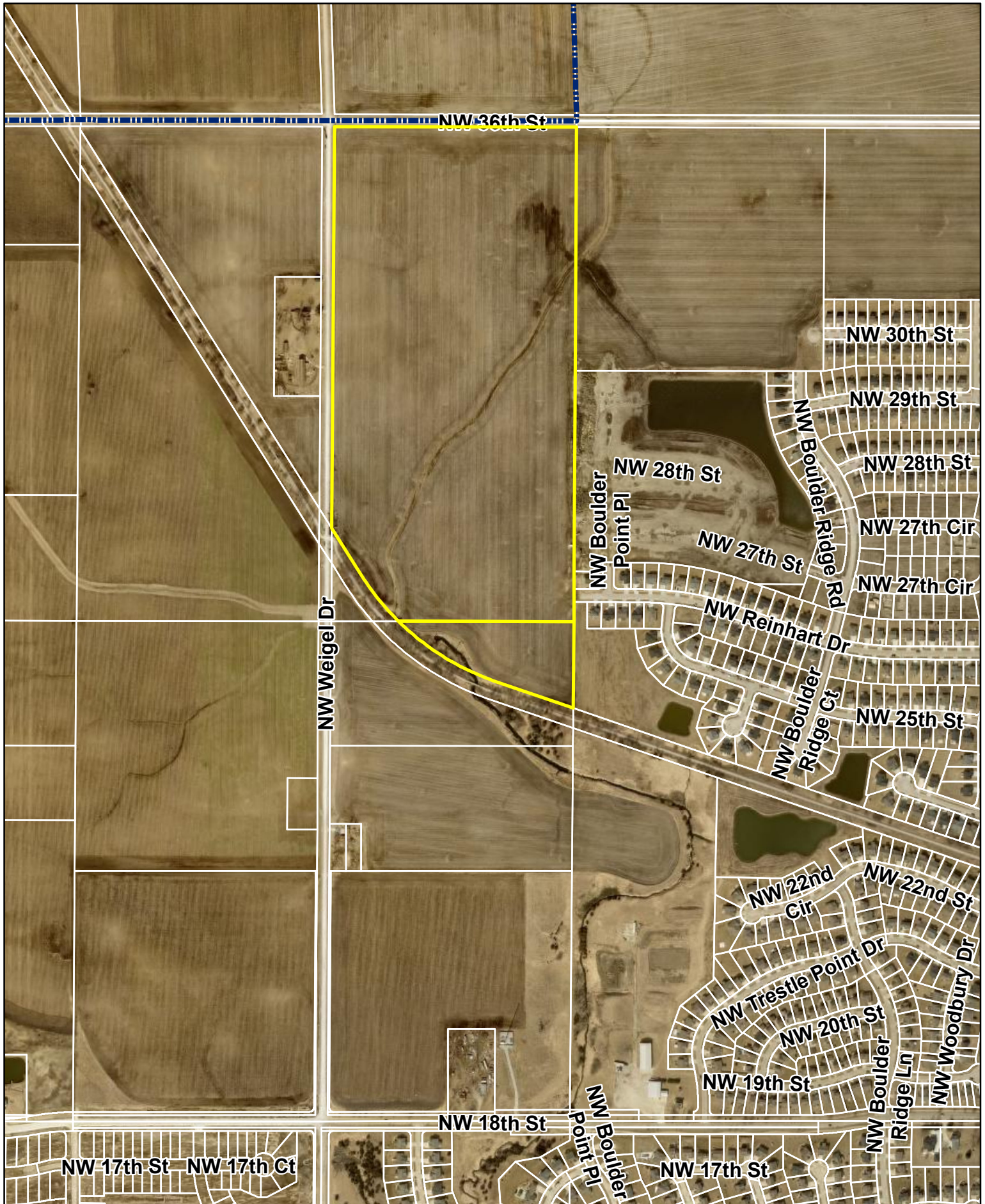
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



1 inch = 650 feet

Date: 8/25/2023

**Trestle Ridge Estates Phase II
Preliminary Plat**



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the Mayor of the City of Ankeny to request a cost estimate for a special census.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 Mayor's Letter
 Cost Estimate Request Form

RESOLUTION

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF ANKENY TO REQUEST A COST ESTIMATE FOR A SPECIAL CENSUS

WHEREAS, the City of Ankeny has continued to grow at a rate of approximately 3% per year since the 2020 census and has reached a population of approximately 74,000 people, as estimated by staff; and

WHEREAS, certain funding, most particularly road use taxes, is provided to cities based upon certified population; and

WHEREAS, the United States Census Bureau has a program for special census counts which can be performed under a memorandum of agreement with a city and at that city's expense; and

WHEREAS, the City Council deems it to be in the best interest of the City to begin the process of obtaining a special census.

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

1. That the City Council authorizes the Mayor to sign the attached request for a cost estimate for a special census of the City of Ankeny.

PASSED AND APPROVED on the 2nd day of October, 2023.

Mark E Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk



October 2, 2023

U.S. Census Bureau

Via email: Special.Census@census.gov

RE: City of Ankeny, Iowa request for a special census cost estimate

To Whom It May Concern:

On the behalf of the City of Ankeny, Iowa, I am pleased to request a cost estimate for a full Special Census. The U.S. Census Bureau decennial census for Ankeny provided an April 1, 2020, population of 67,887 and a total housing unit count of 27,971. As of July 1, 2021, the U.S. Census Bureau estimated the population of the City of Ankeny as 70,287. The City's own estimate of population and housing units is now 73,797 persons and 30,335 housing units. These estimates are based on building permit activity since the 2020 Census and the estimated occupancy by July 1, 2024. If you should have any questions concerning this request please contact Eric Jensen, Community Development Director at (515) 963-3547 or ejensen@ankenyiowa.gov.

Sincerely,

CITY OF ANKENY, IOWA

Mark E. Holm

Mayor

Enclosures:

SC-900 "Special Census Cost Estimate Request Form"
\$200 Cost Estimate Processing Fee

Cc: David Jones, City Manager
Mike Schrock, Assistant City Manager
Jennifer Sease, Administrative Services Director
Eric C. Jensen, Community Development Director



SPECIAL CENSUS COST ESTIMATE REQUEST FORM

GENERAL INSTRUCTIONS

A Special Census is a basic enumeration of population, housing units, and group quarters conducted by the U.S. Census Bureau at the request of a governmental unit. Special Censuses are conducted on a cost reimbursable basis. The first step for a governmental unit interested in having a Special Census conducted is to request an official cost estimate from the Census Bureau.

To request a cost estimate, the governmental unit should **email** the following items to DCMD.Special.Census@census.gov:

1. An official letter from your jurisdiction requesting a Special Census cost estimate.
 - a. The letter should indicate if you are requesting a cost estimate for a full or partial Special Census. A full Special Census covers the jurisdiction of the entire governmental unit. A partial Special Census must contain at least one full tract that is completely within the jurisdiction of the governmental unit and can contain additional contiguous tracts or blocks.
 - b. This letter should be signed by the Highest Elected Official or designee.
2. A completed SC-900 "Special Census Cost Estimate Request Form."
 - a. The fillable SC-900 should be submitted electronically.
 - b. The SC-900 must be filled out completely, including your estimated population and housing unit counts.

Note: Please email (DCMD.Special.Census@census.gov) if your governmental unit is unable to fill out the SC-900 form electronically.

Your request for a cost estimate will not be considered until both items (official letter and completed SC-900) are received by the Census Bureau. Once both required items are received, the Special Census Program will notify you of receipt.

The Census Bureau estimates that completing this voluntary form will take 45 minutes on average. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to DCMD.Special.Census@census.gov. Use "Paperwork Reduction Project 0607-0368" as the subject.

This collection has been approved by the Office of Management and Budget (OMB). The eight-digit OMB approval number that appears at the upper right of the form confirms this approval. If this number were not displayed, the Census Bureau could not conduct this program. The Census Bureau conducts the Special Census under the legal authority of the Title 13, U.S. Code, Section 196.

SPECIAL CENSUS COST ESTIMATE REQUEST FORM

The information you provide on this form (SC-900) will be used to help the Census Bureau determine estimated costs for conducting a Special Census in your jurisdiction. Please provide the information requested. Attach additional pages as necessary. Approximately 30 days after all materials are received, the Census Bureau will send you a Special Census Cost Estimate and a Memorandum of Agreement for your consideration. The Special Census Program office will contact you if more information is needed during the cost estimate phase

I. JURISDICTION CONTACT INFORMATION

A. Governmental Unit Name City of Ankeny, Iowa

B. Governmental Unit Address – Please include *both* the mailing address (example, PO Box) and the location address, if they are different.

1. Mailing Address – Number and street

410 W First Street

City

Ankeny

State

IA

ZIP Code

50023

ZIP + 4

-

☒ Mark (X) in this box if **both** the mailing address and location address are the **same**, then **SKIP** to item C. Otherwise, continue with item 2 below. ↘

2. Location Address – Number and street

City

State

ZIP Code

ZIP + 4

-

C. Does this Governmental Unit have a website?

☒ Yes – Provide Governmental Unit URL ↘

www.ankenyiowa.gov

☐ No

D. Contact Person(s)

PRIMARY

1. Name

Eric Jensen

2. Title

Director of Community Development

3. Telephone

(515) 963-3547

Extension

4. FAX Number

(515) 963-3535

5. E-mail Address

EJensen@AnkenyIowa.gov

ALTERNATE

1. Name

Deb Gervais

2. Title

Senior Planner

3. Telephone

(515) 963-3558

Extension

4. FAX Number

(515) 963-3535

5. E-mail Address

DGervais@AnkenyIowa.gov

E. Do you have a specific time frame in which you would like to conduct a Special Census?

☒ Yes – Specify time periods (MM/DD/YYYY) ↘
Between

09/01/2024

and

12/31/2024

☐ No

II. CHARACTERISTICS OF THE AREAS IN WHICH SPECIAL CENSUS IS TO BE CONDUCTED

A. Will this Special Census include the entire governmental unit or only specific areas within the governmental unit? "(A Special Census in only specific areas of the governmental unit is referred to as a partial Special Census. A partial Special Census must contain at least one full tract, with or without additional contiguous blocks.)"

Special Census will include:

- 1 ☒ Entire Governmental Unit – *SKIP to item C1*
 2 ☐ Only specific areas within Governmental Unit – *Continue with item B1*

B1. If you are interested in a partial Special Census, what county or counties is the Special Census area in?

County(s) partial Special Census is located in

2. Please identify and list to the right the specific census tracts to be included in the partial Special Census. Please use Census 2020 tabulation geography.

"Note, all partial Special Censuses must contain at least one full Census tract and the full tract must be within the governmental unit's jurisdiction."

Attach additional sheets, if needed.

For example: TRACT

TR 2001.01

TR 0003.00

CENSUS TRACT #

CENSUS TRACT #

TR

TR

TR

TR

TR

TR

TR

TR

TR

TR

TR

TR

TR

TR

TR

TR

If applicable, please identify and list to the right any additional contiguous census blocks to be included in the partial Special Census. Please use Census 2020 tabulation geography.

Attach additional sheets, if needed.

For example: TRACT BLOCK

TR 2001.01 BL 1003

TR 0003.00 BL 2026

CENSUS TRACT #

CENSUS BLOCK #

TR

TR

TR

TR

TR

TR

TR

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ASSISTANCE: For assistance with identifying tract or tract/block numbers or with using the census maps or TIGER shapefiles, please see our website: <https://tigerweb.geo.census.gov/tigerweb/> or contact the Special Census Program at DCMD.Special.Census@census.gov

II. CHARACTERISTICS OF THE AREA(S) IN WHICH SPECIAL CENSUS IS TO BE CONDUCTED - Continued

C1. Using the Census Bureau definition shown below, do any of the areas to be included in the Special Census contain **GROUP QUARTERS**?

- 1 ☒ Yes – Complete item C2
2 ☐ No – SKIP to item D1

Group quarters are places where people live or stay in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents, and residency is commonly restricted to those receiving these services. These services may include custodial or medical care as well as other types of assistance. Group quarters include such places as college residence halls, residential treatment centers, skilled-nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

C2. For each type of Group Quarters listed in a through g (see below), indicate whether the area to be included in the Special Census contains this type of Group Quarter.

For "Yes" responses – Enter the total number of each type of group quarters and the estimated combined population for that type of group quarters at the time of the Special Census enumeration.

For example: There is a college with 4 dormitories and each dormitory houses 200 students –

TYPE		Total No.	Estimated Population
1. College/University Student Housing	1 ☒ Yes → 2 ☐ No	4	800
2. Residential Treatment Center	1 ☐ Yes → 2 ☒ No		

TYPE		Total No.	Estimated Population
a. College/University Student Housing	1 ☐ Yes → 2 ☐ No	22	1,380
b. Residential Treatment Centers	1 ☐ Yes → 2 ☐ No	0	0
c. Skilled Nursing Facilities	1 ☐ Yes → 2 ☐ No	5	284
(NOTE: Assisted living quarters are counted as individual housing units, not as part of a group quarters.)			
d. Group Homes	1 ☒ Yes → 2 ☐ No	7	33
e. Military Quarters	1 ☐ Yes → 2 ☒ No	0	0
f. Correctional Facilities	1 ☐ Yes → 2 ☒ No	0	0
g. Workers' Group Living Quarters and Job Corps Centers	1 ☐ Yes → 2 ☒ No	0	0

NOTES – Please use this space for any explanation that may be essential in understanding your reported data.

II. CHARACTERISTICS OF THE AREA(S) IN WHICH SPECIAL CENSUS IS TO BE CONDUCTED – Continued

D1. Using the Census definition shown below, do any of the areas to be included in this Special Census contain **TRANSITORY LOCATIONS**, where people stay that have no usual home elsewhere?

- 1 ☒ Yes – Complete item D2
2 ☐ No – SKIP to Section III

Transitory locations are locations where people are unlikely to live year-round due to the transitory/temporary/impermanent nature of the location. Transitory locations include places such as campgrounds, recreational vehicle (RV) parks, marinas, hotels, motels, racetracks, circuses, or carnivals. **NOTE:** Only include the transitory locations where you believe the people staying there have no other usual home elsewhere. For example, do not include RV parks, unless they specifically house people with no usual home elsewhere.

D2. For each type of Transitory Location listed in a through f (see below), indicate whether the area to be included in the Special Census contains this type of Transitory Location.

For "Yes" responses – Enter the total number of locations and the estimated combined population for that type of transitory location at the time of the Special Census enumeration.

TYPE		Total No. of Locations	Estimated Population
a. Recreational Vehicle (RV) Park	1 ☐ Yes → 2 ☒ No	0	0
b. Campgrounds	1 ☐ Yes → 2 ☒ No	0	0
c. Hotels/Motels	1 ☒ Yes → 2 ☐ No	4	15
d. Marinas	1 ☐ Yes → 2 ☒ No	0	0
e. Racetracks	1 ☐ Yes → 2 ☒ No	0	0
f. Circuses/Fairs/Carnivals	1 ☐ Yes → 2 ☒ No	0	0

III. ESTIMATED POPULATION AND HOUSING UNIT COUNTS FOR AREAS IN WHICH SPECIAL CENSUS WILL BE CONDUCTED

A. What is the estimated housing unit count for the areas to be included in this Special Census?	Enter housing unit count estimate ↴ 30,335	As of – Month 7	Year 2024
B1. What is the estimated population count for persons living in housing units in the areas to be included in this Special Census? <i>NOTE: The 2020 Census population per household for your jurisdiction may be useful in your estimation of the population associated with new housing units.</i>	Enter population count estimate ↴ 73,797	As of – Month 7	Year 2024
2. What is the total estimated population of persons living in group quarters in the areas to be included in this Special Census? <i>Include in this population estimate any and all of the group quarters population that were specified in Section II, item C2.</i>	Enter population count estimate ↴ 1,697	As of – Month 5	Year 2023
3. What is the total estimated population of persons living in transitory locations in the areas to be included in this Special Census? <i>Include in this population estimate any and all of the transitory locations populations that were specified in Section II, item D2.</i>	Enter population count estimate ↴ 15	As of – Month 5	Year 2023

IV. DATA USED TO DETERMINE POPULATION AND HOUSING ESTIMATES

A. Which of the following types of data were used to determine the housing unit and population estimates provided in *Section III*?

*Please specify yes or no for each listed type of data. If you answer "Yes" to any listed type of data, please enter the value of the actual or estimated **increase** from the 2020 Census that was used in determining your population and/or housing unit estimates in Section III. Please enter only the value of the **increase**.*

B. TYPE

- | | | | | |
|--|---|---|-------|--|
| 1. Increased school enrollment | 1 | ☐ Yes – <i>Enter estimated or actual increase</i> → | | |
| | 2 | ☒ No | | |
| | | | | |
| 2. Increased building permit activity | 1 | ☒ Yes – <i>Enter estimated or actual increase</i> → | 2,364 | |
| | 2 | ☐ No | | |
| | | | | |
| 3. Increased utility hook-ups | 1 | ☐ Yes – <i>Enter estimated or actual increase</i> → | | |
| | 2 | ☒ No | | |
| | | | | |
| 4. Increased occupancy permits | 1 | ☐ Yes – <i>Enter estimated or actual increase</i> → | | |
| | 2 | ☒ No | | |
| | | | | |
| 5. Recent annexation(s) | 1 | ☐ Yes – <i>Enter estimated or actual increase</i> → | | |
| | 2 | ☒ No | | |
| | | | | |
| 6. Housing units that were vacant in the 2020 Census that are now occupied | 1 | ☐ Yes – <i>Enter estimated or actual increase</i> → | | |
| | 2 | ☒ No | | |
| | | | | |
| 7. Other – <i>Specify</i> ↴ | | | | |
| | | – <i>Enter estimated or actual increase</i> → | | |
| | | – <i>Enter estimated or actual increase</i> → | | |

C. Are there special circumstances that will affect a Special Census in your jurisdiction?

For example:

- A college population that fluctuates depending on the time of the year.
- Seasonal workers who are present during particular time periods, but not there at other times.
- Other unique situations that may affect a population or housing count.

1 ☒ Yes – *Please describe in detail the situation and include the dates of any potential seasonal population fluctuations.* ↴

Des Moines Area Community College and Faith Baptist Bible College student housing.

2 ☐ No

IV. DATA USED TO DETERMINE POPULATION AND HOUSING ESTIMATES – Continued

- D.** Please feel free to provide any other details about your jurisdiction that may assist us in the preparation of your Special Census cost estimate and/or the timing of a Special Census.



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting final plat and platted easements for Ankeny Northwest Water Tower Plat 1.

EXECUTIVE SUMMARY:

The Ankeny Northwest Water Tower Plat 1 Final Plat is a proposed 1.62-acre (+/-) final plat located north and west of the NW 36th Street and NW Irvinedale Drive intersection. The final plat creates one developable lot that is zoned C-1, Neighborhood Retail Commercial District while Street Lot A is being dedicated to the City for right-of-way purposes.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan & Zoning Commission recommended approval of the final plat on August 22, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 P&Z Commission Minutes
 Final Plat
 Staff Report
 Aerial Map
 Applicant Letter

WHEN RECORDED RETURN TO:

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

Preparer Information: Bryan Morrissey, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: 515-963-3551

RESOLUTION

**RESOLUTION ACCEPTING FINAL PLAT AND PLATTED EASEMENTS FOR ANKENY NORTHWEST
WATER TOWER PLAT 1**

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of the final plat for Ankeny Northwest Water Tower Plat 1 on the 22nd day of August 2023; and

WHEREAS, the attorney's title opinion and platted easements have been submitted and approved by the City Engineer and the Director of Community Development of the City of Ankeny, Iowa.

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

1. That the final plat for Ankeny Northwest Water Tower Plat 1 is hereby approved; and
2. That the public sanitary sewer easement, public utility easement, and storm water management facility maintenance covenant and permanent easement agreement are hereby accepted;

PASSED AND APPROVED this 2nd day of October, 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk



Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 22, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the August 22, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Trina Flack, Annette Renaud, Todd Ripper, Randy Weisheit and Lisa West. Staff present: E.Jensen, E.Carstens, J.Heil, B.Morrissey, R.Kirschman D.Silverthorn and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the August 22, 2023 agenda without amendments. Second by G.Hunter. All voted, aye. Motion carried 7 - 0.

CONSENT AGENDA ITEMS

Item #5. Ankeny Northwest Water Tower Plat 1 Final Plat

Motion to recommend City Council approval of the Ankeny Northwest Water Tower Plat 1 Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #6. Second by R.Weisheit. All voted, aye. Motion carried 7– 0.

INDEX LEGEND	
COUNTY:	POLK COUNTY, IOWA
CITY:	ANKENY
LOCATION:	PARCEL 2018-156, SECTION 03-80-24
REQUESTED BY CITY OF ANKENY & PROPRIETOR: 410 W 1ST ST ANKENY, IOWA 50023 (515) 963-3550	
SURVEYOR: ADAM D. SCHOEPPNER PLS #26306	
SURVEY COMPANY: NILLES ASSOCIATES, INC.	
RETURN TO: ADAM D. SCHOEPPNER NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 PH: (515) 965-0123	

LEGAL DESCRIPTION

PARCEL 2018-156 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17025, PAGE 497, AND AND PART OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 03; THENCE NORTH 01 DEGREE 21 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, A DISTANCE OF 425.60 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 21 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 03, A DISTANCE OF 172.79 FEET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL 2018-156; THENCE NORTH 88 DEGREES 53 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE OF PARCEL 2018-156, A DISTANCE OF 472.24 FEET, TO THE EAST LINE OF SAID PARCEL 2018-156; THENCE SOUTH 01 DEGREE 31 MINUTES 28 SECONDS EAST, ALONG SAID EAST LINE OF PARCEL 2018-156, A DISTANCE OF 170.36 FEET, TO THE SOUTH LINE OF SAID PARCEL 2018-156; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST, ALONG SAID SOUTH LINE OF PARCEL 2018-156, A DISTANCE OF 127.57 FEET, THENCE SOUTH 88 DEGREES 38 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE OF PARCEL 2018-156, A DISTANCE OF 345.16 FEET, TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03, AND SAID POINT OF BEGINNING.

CONTAINING 1.86 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

LEGEND

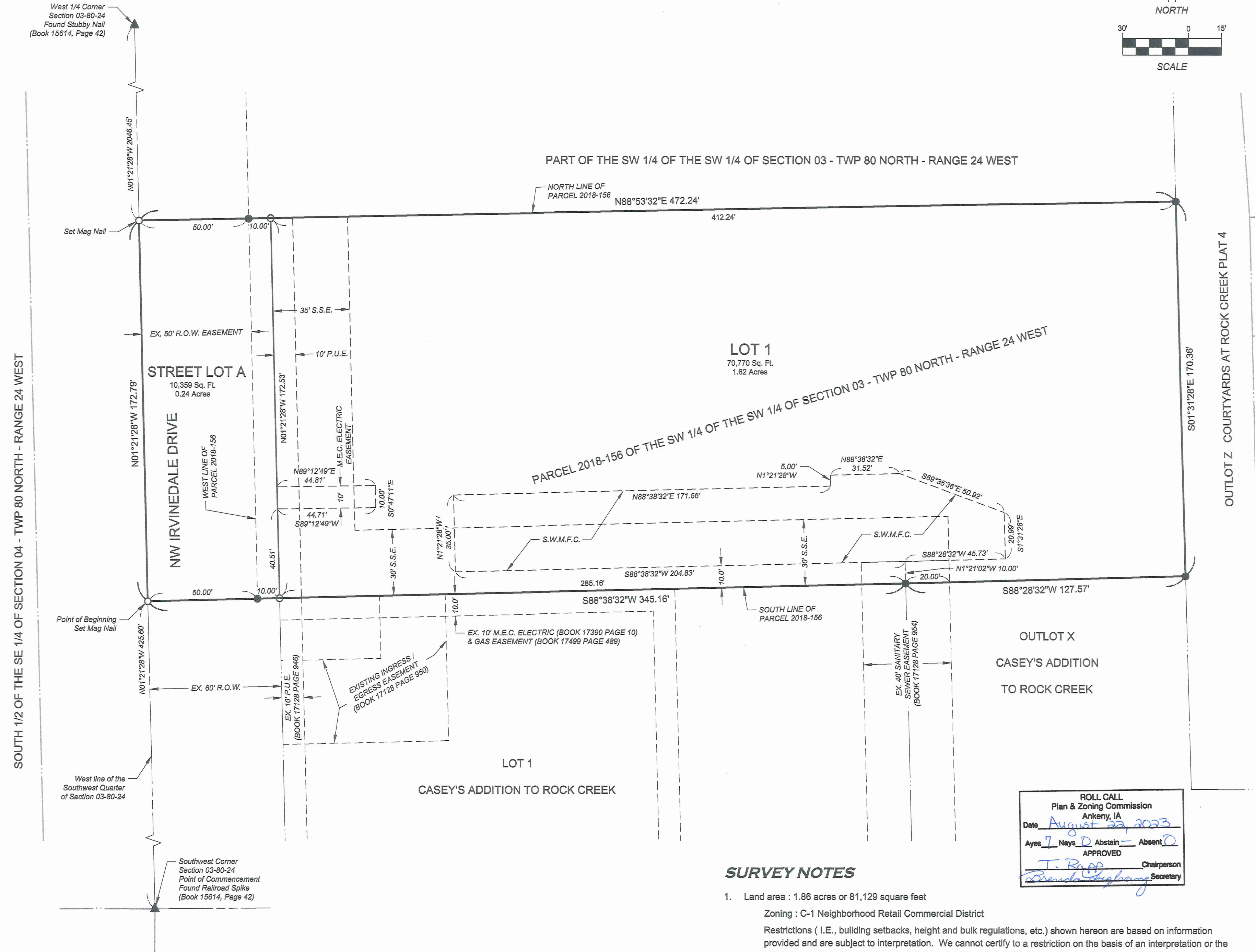
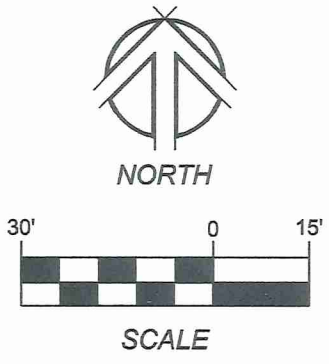
▲	Found section corner monument, as noted
●	Found monument 5/8" IR with yellow cap #13156, unless otherwise noted
○	Set monument 5/8" IR with blue cap #26306, unless otherwise noted
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
(R)	Record dimension
R.O.W.	Right - of - way
D.E.	Drainage Easement
E.E.	Electric Easement
I.E.E.	Ingress / Egress Easement
M.E.C.	MidAmerican Energy Company Underground Electric Easement
P.U.E.	Public Utility Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.E.	Sidewalk Easement
S.W.F.E.	Surface Water Flowage Easement
S.W.M.F.C.	Storm Water Management Facility Maintenance Covenant And Permanent Easement
W.E.	Water main Easement
---	Subject boundary line
---	Proposed boundary line
---	Proposed easement line
---	Existing boundary line
---	Existing easement line
---	Section line

CERTIFICATION

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.	
	Signature: <u>Adam D. Schoeppner</u>	Date: <u>8/25/2023</u>
	Name: Adam D. Schoeppner, P.L.S. No. 26306	Date of survey: <u>08/07/2023</u>
	My license renewal date is December 31, 2023	
Pages or sheets covered by this seal: This sheet only		

ANKENY NORTHWEST WATER TOWER PLAT 1

FINAL PLAT



SURVEY NOTES

- Land area : 1.86 acres or 81,129 square feet
Zoning : C-1 Neighborhood Retail Commercial District
Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys". Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "zoning letter" outlining their zoning classification and applicable restrictions upon request.
- Bulk regulations
Front setback: 35 Feet
Rear setback: 40 Feet
Side setback: 0 Feet for permitted uses, 25 feet when adjoining any R district.
- Address: 3755 NW Irvinedale Drive, Ankeny, IA 50023.
- The property described in this survey lies within Zone "X" of the Flood Insurance Rate map identified as Community Panel Number 19153C0045F, bearing an effective date of month, date year. Zone "X" is defined on the map as "areas determined to be outside the 500 year flood plain".
- Street Lot A is to be dedicated to the City of Ankeny for public right-of-way purposes.
- The west line of the Southwest Quarter of Section 03-80-24 is assumed to bear North 01°21'28"West.

ROLL CALL Plan & Zoning Commission Ankeny, IA	
Date: <u>August 23, 2023</u>	
Ayes: <u>7</u>	Nays: <u>0</u> Abstain: <u>1</u> Absent: <u>0</u>
APPROVED	
<u>J. B. B.</u> Chairperson	<u>Brandon</u> Secretary

RECEIVED
AUG 25 2023
CITY OF ANKENY

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1) 08/25/2023 - REVISIONS PER CITY OF ANKENY COMMENTS
2) _____
3) _____
4) _____
5) _____
6) _____
7) _____

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ERRORS OR OMISSIONS IN THESE PLANS, SPECIFICATIONS, AND CALCULATIONS, AND FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE PLANS, SPECIFICATIONS, AND CALCULATIONS, OR FROM ANY OTHER CAUSE, INCLUDING BUT NOT LIMITED TO, NEGLIGENCE, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, AND CONFLICTS WITH ANY APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

PROJECT NAME: **ANKENY NORTHWEST WATER TOWER PLAT 1**
DESCRIPTION: **FINAL PLAT**

NAI NO.: **22089**
DATE: **08/25/2023**
DRAWN BY: **ADS**
CHECKED BY: **JHP**
SHEET SIZE: **22" X 34"**
SHEET TITLE: **FP1**
SHEET NO.: **1/1**



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22nd, 2023

Agenda Item: Ankeny Northwest Water Tower Plat 1 - Final Plat
Report Date: August 16, 2023
Prepared by: Bryan Morrissey, Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Ankeny Northwest Water Tower Plat 1 - Final Plat.

Project Summary:

The Ankeny Northwest Water Tower Plat 1 Final Plat is a proposed 1.62-acre (+/-) final plat located north and west of the NW 36th Street and NW Irvinedale Drive intersection. The final plat creates one developable lot that is zoned C-1, Neighborhood Retail Commercial District while Street Lot A is being dedicated to the City for right-of-way purposes.

Project Report:

- Streets:** New public streets will not be included as a part of this development. Street Lot A will be dedicated to the City for future right-of-way purposes.
- Water:** Water service will be provided by connecting to the twenty-four-inch water line that runs along the west side of NW Irvinedale Drive.
- Sewer:** Sanitary Service will be provided by connecting to the fifteen-inch sanitary line that runs along the east side of NW Irvinedale Drive.
- Drainage:** Stormwater in the area generally flows to the south. Individual lots will require on-site stormwater detention during the site planning process.
- Parkland:** Parkland dedication is not required for commercial developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Ankeny Northwest Water Tower Plat 1
NAME OF OWNER: City of Ankeny
NAME OF DEVELOPER: City of Ankeny

GENERAL INFORMATION:

PLAT LOCATION: North of the NW Irvinedale Drive and NW 36th Street intersection
SIZE OF PLAT: 1.62 acres
ZONING: C-1, Neighborhood Retail Commercial District

LOTS:

NUMBER: 1 Commercial Lot
SIZE/DENSITY: Lot 1: 1.62 acres
USE: Commercial
BUILDING LINES: Front = 35', Side = none required, except when adjacent to any residential district, in which case – 25', Rear = 40'

PARK SITE DEDICATION: Not Required for Commercial Developments

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: C-1, Neighborhood Retail Commercial District
EAST: PUD, Courtyards at Rock Creek Planned Unit Development
WEST: R-1, One-Family Residence District (undeveloped)

WASTE WATER:

PROJECTED FLOWS: 1.62 acres of developable land x 5000 gal. per day/acre of developable land = 8,100 GPD

TREATMENT PLANT CAPACITY (ROCK CREEK): Design: 11.2 MGD; current daily avg. 4.4 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Basin

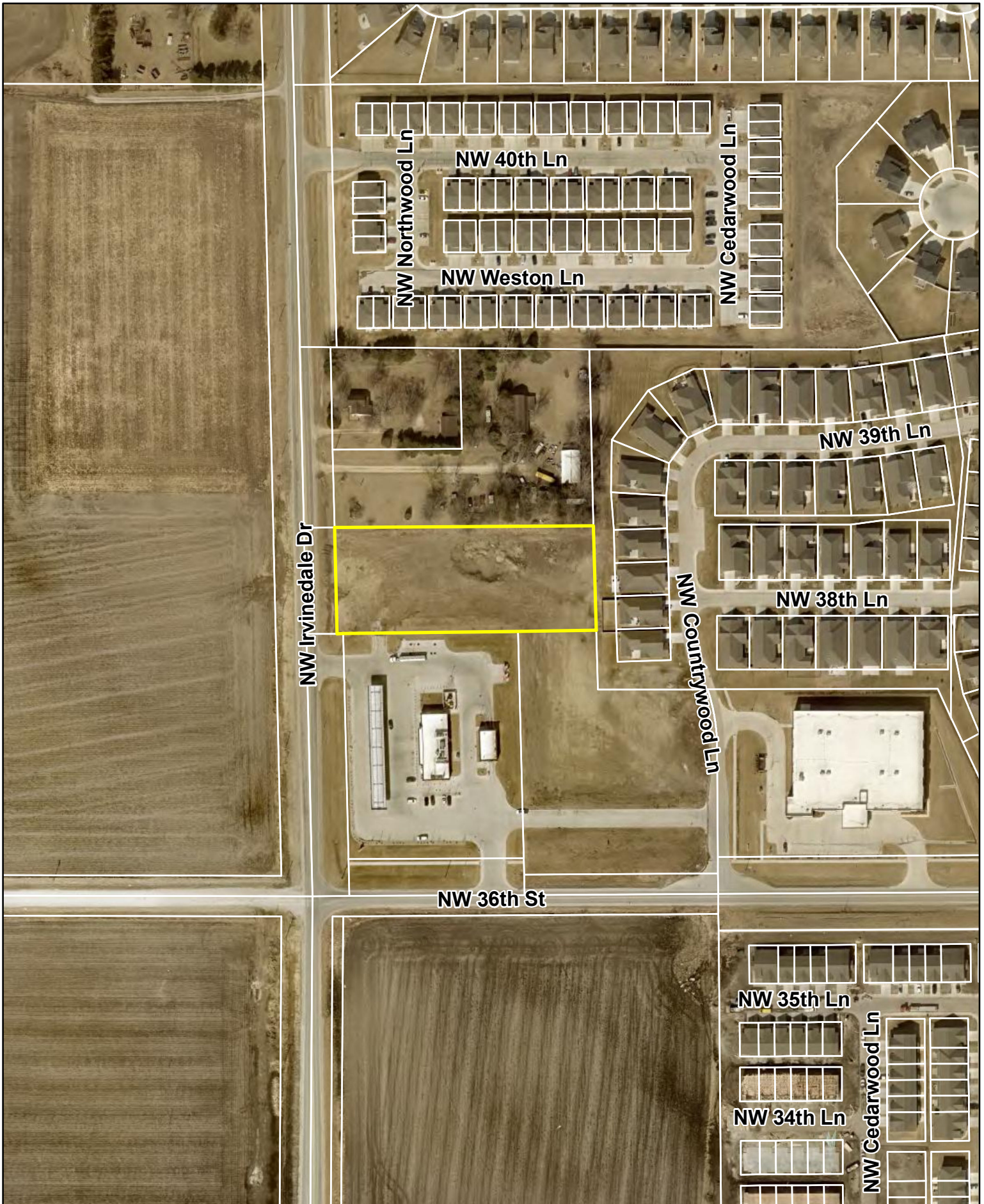
WATER SYSTEM:

USAGE: 1.62 acres of developable land x 5000 gal. per day/acre of developable land = 8,100 GPD estimate

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.





May 10, 2023

City of Ankeny
Plan and Zoning Commission and City Council
410 W. 1st Street
Ankeny, IA 50023-1557

RE: City of Ankeny NW Irvinedale Elevated Storage Tank

Dear Plan and Zoning Commissioners and City Council Members,

On behalf of the City of Ankeny, we are submitting the enclosed contract drawings which contains all site plans and related notes for approval. This project includes an elevated water storage tank to support the City's current and future drinking water storage and distribution needs. This tank provides water storage and pressure to the City's Northwest Pressure Zone. This zone is currently served by the booster pump station on NW 102nd Avenue. The elevated storage volume and elevation was designed to meet the future demands of the Northwest Pressure Zone in conjunction with the booster pump station. The design considered demands resulting from growth as defined in the Ankeny Plan 2040. The project site also includes space for a future street salt and brine storage facility for the City and a water salesman (i.e. bulk water station). The water salesman is housed in a small prefabricated building and provides the City with the capability to sell water in bulk. It does not require the utility to have a person at the sales station to monitor each sales transaction.

Reliable access to safe drinking water is a promise that the City has made to each of its residents. It is vital to the City's community health, safety, and productivity. Careful planning has gone into how the City stores and distributes drinking water that it currently purchases from the Des Moines Water Works. This planning is developed through the use of distribution system modeling software by engineers trained and experienced to use it. Model software simulates current and projected future water demands and is utilized to determine what infrastructure assets are needed to ensure reliable drinking water supply.

This project site is 1.73 acres and located at 3755 NW Irvinedale Drive (near the northeast corner of NW Irvindale Drive and NW 36th Street) in the City of Ankeny. The bottom pedestal of the storage tank is approximately 52 feet in diameter for the composite style tank (concrete pedestal and steel tank) or 78 feet in diameter for the all-steel hydropillar. The City will bid both styles of tank and then select one style when the contract is awarded. The upper tank will be 107.5 feet in diameter for the composite style tank and 108 feet in diameter for the hydropillar. The high water level is 165 feet above grade or 1150 feet in elevation. The overall height of the tank will not be finalized by the tank manufacturer until construction, but it is estimated at 175 feet for the composite style and 185 feet for hydropillar. The water salesman building is approximately 7 ft by 10 feet in plan. The size and design of the future salt and brine storage facility has not been finalized, but the site plan includes a footprint measuring 86 feet by 100 feet for this structure.

The site has met all the site criteria required for an elevated water storage facility serving the Northwest Pressure Zone. These design drawings and specifications represent a significant engineering cost and City Staff effort. Approval of the project by the Board is requested.

Sincerely,
HDR Engineering

Robbie J. Baker, P.E. (IA)
Project Manager



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the execution of a Predesign Agreement For Primary Road Project between the Iowa Department of Transportation (DOT) and the City of Ankeny, Iowa for the sharing of responsibilities for the proposed North Ankeny Boulevard Improvements-1st Street to 11th Street.

EXECUTIVE SUMMARY:

The purpose of the project is to reconstruct North Ankeny Boulevard from 1st Street to 11th Street. The project includes inlay paving of the northbound lanes from 1st Street to 5th Street and southbound lanes from 11th Street to 1st Street, adding right turn lanes at 5th Street, 9th Street, and 11th Street, new traffic signals, and replacing the existing landscaping in the medians and at the intersections.

In order to facilitate the development of the project, the Iowa DOT has submitted a Predesign Agreement For Primary Road Project which contemplates the Iowa DOT's and City's responsibilities on the project. It is recommended that the City Council approve the agreement at this time, so the project schedule can be maintained. Currently, the project's design phase is scheduled for 2023 and 2024, right-of-way acquisition in 2024 and construction in 2025.

FISCAL IMPACT: **No**

This project is included in the City of Ankeny's Capital Improvement Program for design in 2023 and 2024, right-of-way acquisition 2024 and construction in 2025.

CITY MANAGER'S RECOMMENDATIONS:

It is recommended that the City Council take the following action:

1. Consider motion to authorize the execution of a Predesign Agreement For Primary Road Project between the Iowa Department of Transportation and the City of Ankeny, Iowa for the proposed North Ankeny Boulevard Improvements-1st Street to 11th Street.
-

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 Predesign Agreement

RESOLUTION xxxxx

A RESOLUTION AUTHORIZING THE EXECUTION OF A PREDESIGN AGREEMENT FOR PRIMARY HIGHWAY IMPROVEMENT PROJECT BETWEEN THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) AND THE CITY OF ANKENY, IOWA FOR THE SHARING OF PROJECT COSTS FOR THE PROPOSED NORTH ANKENY BOULEVARD IMPROVEMENTS PROJECT – 1ST STREET TO 11TH STREET

WHEREAS, the City of Ankeny is beginning the design of the proposed North Ankeny Boulevard Improvements Project – 1st Street to 11th Street. In order to facilitate further development of the project, the Iowa Department of Transportation (DOT) submitted a Predesign Agreement for Primary Highway Improvement Project which contemplates the City's and Iowa DOT's responsibilities on the project, and

WHEREAS, City deems it to be in the best interest of the residents of the City to enter into a Predesign Agreement for Primary Highway Improvement Project with the Iowa DOT for contemplating the City's and Iowa DOT's responsibilities for said North Ankeny Boulevard Improvements Project – 1st Street to 11th Street; and

WHEREAS, said North Ankeny Boulevard Improvements Project – 1st Street to 11th Street is scheduled to be designed in 2023 and 2024, Right-of-way acquired in 2024 and constructed in 2025, pending approval of said agreement.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and they are hereby authorized and empowered to execute the said Predesign Agreement for Primary Highway Improvement Project with the Iowa Department of Transportation.

DATED at the City of Ankeny, Iowa, this 2nd day of October, 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

**IOWA DEPARTMENT OF TRANSPORTATION
Predesign Agreement
For Primary Road Project**

County	Polk
City	Ankeny
Project No.	NHSX-069-4(139)--3H-77
Iowa DOT Agreement No.	2023-P-121
Staff Action No.	

This Agreement, is entered into by and between the Iowa Department of Transportation, designated the "DOT", and city of Ankeny, Iowa, a Local Public Agency, designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to U.S. 69 within Polk County, Iowa; and

The DOT and the LPA intend to jointly participate in said project, in the manner provided herein and

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

- a. The DOT shall let the project and provide contract administration and inspection of the following described project in accordance with the project plans and DOT Standard Specifications:

Portland Cement Concrete (PCC) Pavement – Replace on U.S. 69 (Ankeny Boulevard) from 1st Street to NE 18th Street in Ankeny. The DOT is replacing pavement in the driving lanes only (24 ft wide) in the southbound lanes from 1st Street to just north of NE 11th Street (3120 feet), and in the northbound lanes from 1st Street to 400 feet north of NE 5th Street (1500 feet). The DOT will include full-depth PCC patching in the northbound lanes from 400 feet north of NE 5th Street to NE 18th Street. Refer to Exhibit A for more information.

The LPA requests intersection improvements including upgrading signals and landscaping (medians and at intersection corners), replacement of curb and gutter in poor condition, storm sewer, sidewalks, and other items required by adding right turn lanes.

- b. Project Design:

- (1) The LPA or its consultant shall be responsible for the design of all proposed improvements. The LPA agrees to indemnify, defend and hold harmless the DOT from any action or liability arising out of all designs resulting from this project.
- (2) The DOT shall reimburse the LPA for the costs associated with the PCC Inlay design. The DOT's contribution towards the PCC Inlay design costs will be based upon the actual costs incurred up to a maximum contribution of \$35,000.
- (3) The project plans, specifications and engineer's cost estimate shall be prepared and certified by a Professional Engineer licensed to practice in the State of Iowa.
- (4) All proposed highway or street improvements shall be designed using the American Association of State Highway and Transportation Officials (AASHTO) "Policy on Geometric Design of Highways

and Streets", (latest edition), or other equivalent generally recognized engineering or safety standard, criteria, or design theory.

- (5) The project design shall comply with the "Manual on Uniform Traffic Control Devices for Streets and Highways", by the Federal Highway Administration, as adopted by DOT, as per 761 Iowa Administrative Code, Chapter 130.

2. Funding Sources

- a. The following funding sources have been identified for the project:

Iowa DOT 3R	\$1,750,000
Iowa DOT U-STEP	\$400,000
ICAAP	\$1,164,000
LPA	\$1,548,000
LPA U-STEP Match	\$328,000
<u>Unidentified Funding Sources</u>	<u>\$161,000</u>
TOTAL Funding	\$5,351,000

Refer to Exhibit B for the estimated project costs.

- b. The LPA will submit an application for U-STEP funding (linear improvement).
- c. The LPA will submit an application for ICAAP funding.
- d. The LPA will submit an application for Pedestrian Curb Ramp Construction funding.

3. Traffic Control

- a. U.S. 69 through-traffic will be maintained during the construction.
- b. In the event it becomes necessary to temporarily close LPA side roads during construction, the DOT shall furnish and install the required barricades and signing for the closure at project cost and shall remove same upon completion of the project also at no expense or obligation to the LPA. The DOT will work in close cooperation with the LPA and the contractor to accommodate emergency services and local access across the project during construction. Any detours which may be necessary for project-related LPA road closures shall be the responsibility of the LPA at no expense or obligation to the DOT.
- c. In the event this project causes the temporary closure of a road during construction, the DOT shall meet with the LPA to determine whether said closure(s) will cause increased traffic on other LPA roads. The DOT and the LPA shall determine a plan, and the costs thereof, for the LPA to perform dust control on said LPA roads with increased traffic, should dust control become necessary. In that event, the LPA shall inform the DOT prior to performing said dust control. The DOT shall reimburse the LPA for the cost of said dust control measures following the receipt of a bill for the agreed upon costs (see Iowa Code section 313.4 subsection 1.b.).

4. Right of Way and Permits

- a. Subject to the provisions herein, the LPA, in accordance with 761 Iowa Administrative Code Chapter 150, Rules 150.3(1)(c) and 150.4(2), shall remove or cause to be removed (within the corporate limits) all encroachments or obstructions in the existing primary highway right of way. The LPA shall also prevent the erection and/or placement of any structure or obstruction on said right of way or any additional right of way which is acquired for this project, including but not limited to private signs, buildings, pumps, and parking areas.

- b. The LPA shall be responsible for the coordination of utility facility adjustments for the primary road project.
- c. The LPA shall relocate all utilities necessary for construction which are located within the existing street or alley right of way, subject to the approval of and without expense to the DOT and in accordance with 761 Iowa Administrative Code Chapter 150.4(5) and the DOT Utility Accommodation Policy.
- d. With the exception of service connections, no new or future utility occupancy of project right of way, nor any future relocations of or alterations to existing utilities within said right of way will be permitted or undertaken by the LPA without the prior written approval of the DOT. All work shall be performed in accordance with the Utility Accommodation Policy and other applicable requirements of the DOT.
- e. The LPA shall be responsible for providing, without cost to the DOT, any right of way for the project which involves dedicated streets or alleys, and any other LPA-owned lands which are required for the project, subject to the condition that the DOT shall reimburse the LPA for the value of LPA-owned improvements situated on such other LPA-owned lands. The LPA has apprised itself of the value of these lands, and as a portion of their participation in the project, voluntarily agrees to make such lands available without further compensation. The LPA shall be responsible for acquisition of all other right of way, including design, appraisal, acquisition, title and closing, and condemnation.
- f. In connection with this project any real estate and rights to real estate necessary for right of way at the connection of any public road and a primary highway project, any access road or frontage road, or any permanent utility easements which are, or which will be, under the jurisdiction of the LPA may be acquired by the DOT, for and in the name of the LPA. Where acquired by contract the LPA will receive title from the contract seller and the LPA will accept title thereto. Where acquired by condemnation, a single joint condemnation proceeding will be instituted by the DOT to acquire real estate or rights in real estate needed by the LPA for the LPA and to acquire real estate or rights in real estate needed by the DOT for the DOT.

5. Construction & Maintenance

- a. A future Preconstruction Agreement shall be negotiated between the DOT and LPA to further define project responsibilities and cost sharing.
- b. Upon completion of the project, no changes in the physical features thereof shall be undertaken or permitted without the prior written approval of the DOT.
- c. Future maintenance of the primary highway within the project area shall be carried out in accordance with the terms and conditions contained in 761 Iowa Administrative Code Chapter 150.

6. General Provisions

- a. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment or revision to the DOT. If the LPA does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the FIS to the DOT.
- b. The LPA shall comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by The Civil Rights Act of 1964 (42 U.S.C. Chapter 21) and Iowa Code Chapter 216. No person shall, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity,

national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State and/or Federal funds are used.

- c. It is the intent of both (all) parties that no third-party beneficiaries shall be created by this Agreement.
- d. If any section, provision, or part of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.
- e. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements shall remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement shall only be in the form of a duly executed written amendment to this document.

January 2023

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2023-P-121 as of the date shown opposite its signature below.

CITY OF ANKENY:

By: _____ Date _____, 20 ____.
Title: Mayor

I, _____, certify that I am the Clerk of the City, and that
_____, who signed said Agreement for and on behalf of
the City was duly authorized to execute the same on the ____ day of _____, 20 ____.

Signed: _____
City Clerk of Ankeny, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20 ____.
Allison Smyth, P.E.
District Engineer
District 1

EXHIBIT A

PROJECT LOCATION

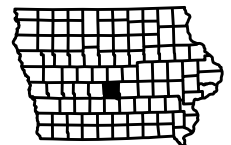
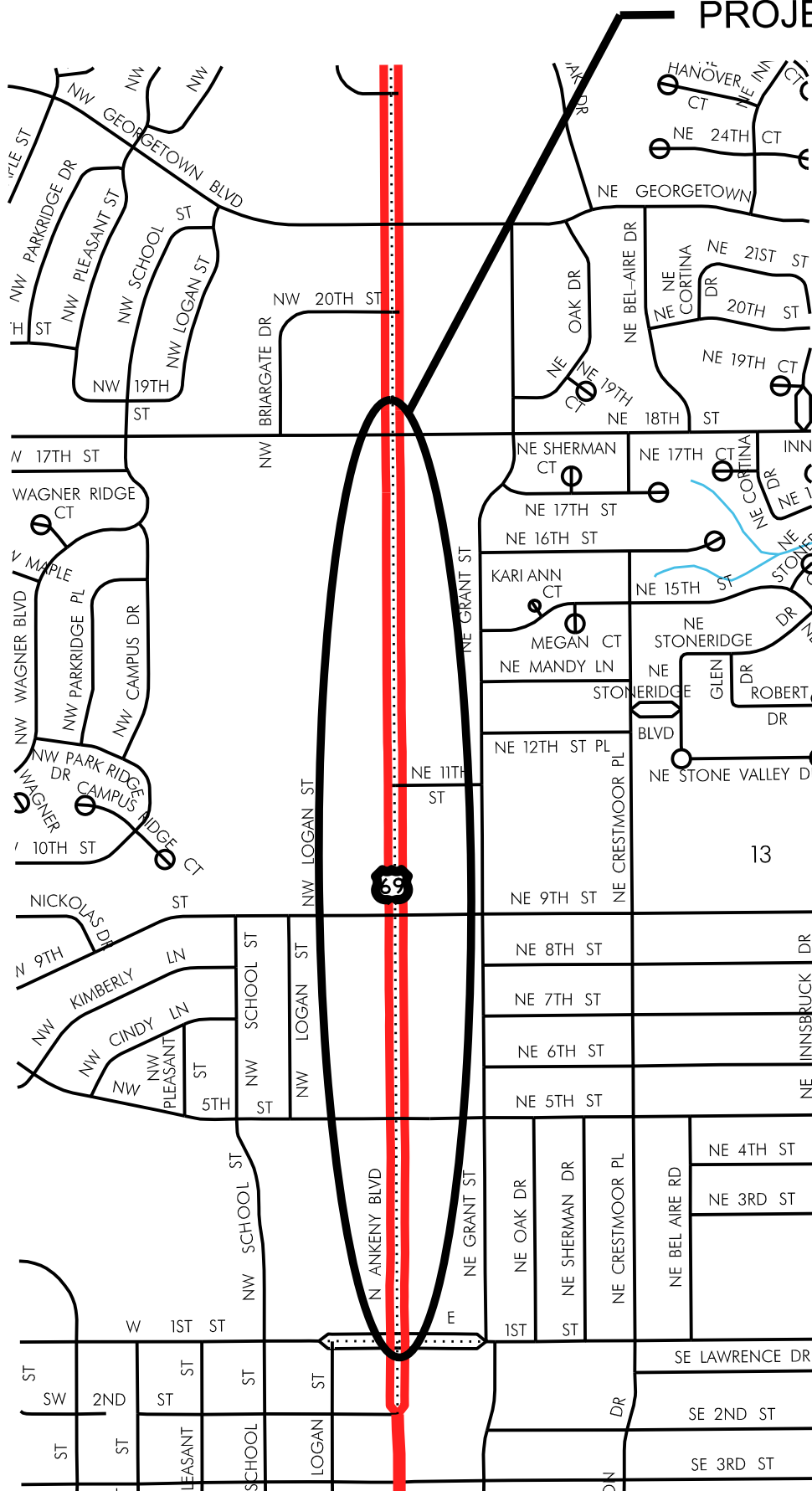
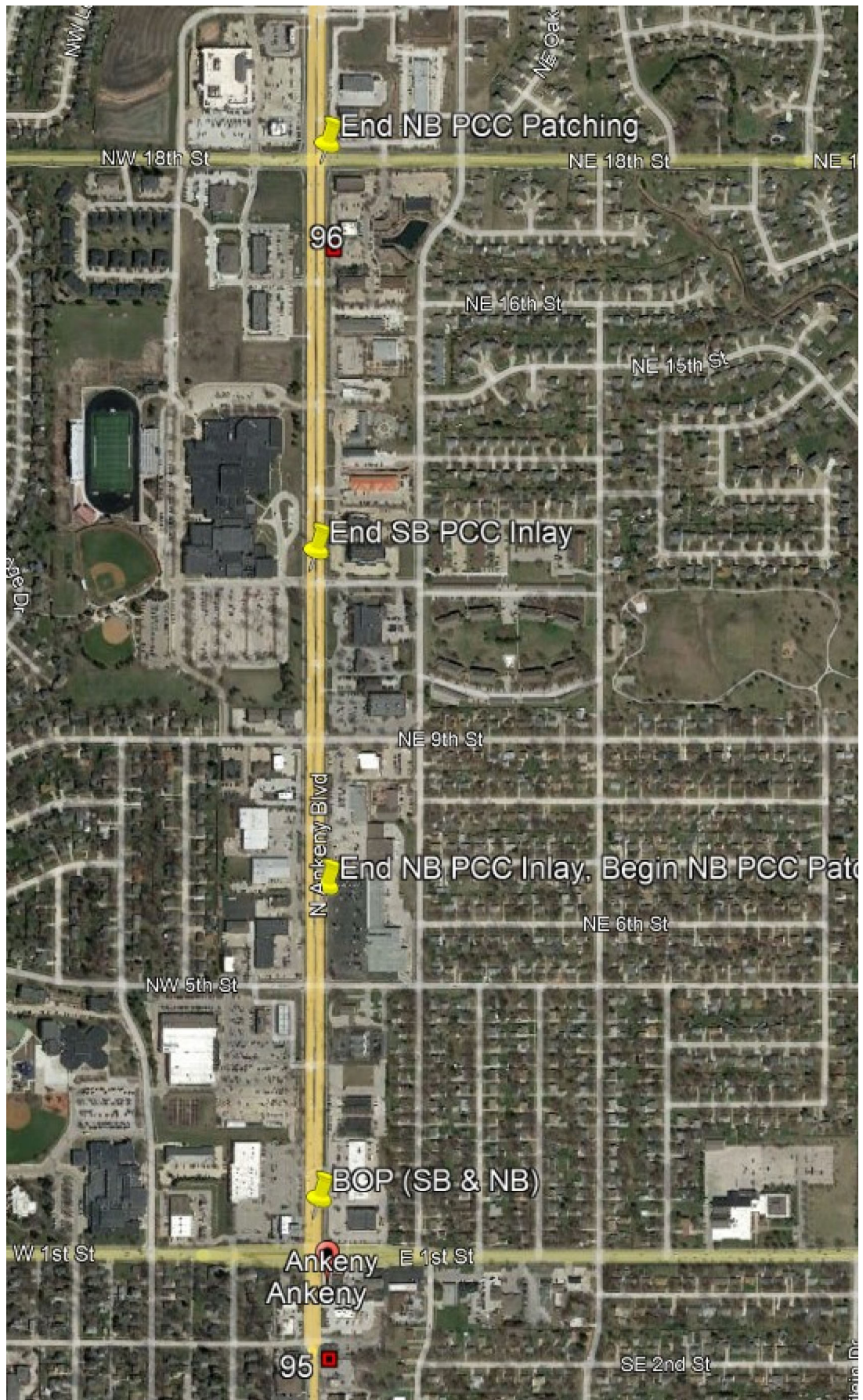


EXHIBIT A



N ANKENY BLVD LANDSCAPE IMPROVEMENTS PROJECT - PHASE 2
ENGINEER'S OPINION OF PROBABLE PROJECT COSTS
June 8, 2023

DIVISION 1 = IOWA DOT 3R PROJECT (N ANKENY BOULEVARD PCC INLAY)

DIVISION 2 = CITY OF ANKENY AND IOWA DOT U-STEP AND ICAAP PROJECT (RIGHT TURN LANES AND SIGNALS)

DIVISION 3 = CITY OF ANKENY PROJECT (MEDIAN AND INTERSECTION STREETSCAPING WORK ALONG N ANKENY BOULEVARD)

ITEM	DESCRIPTION	UNIT	UNIT PRICE	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	DIVISION 3 QUANTITY	TOTAL QUANTITY	DIVISION 1 PRICE	DIVISION 2 PRICE	DIVISION 3 PRICE	TOTAL PRICE
	EARTHWORK										
2.01	Clearing and Grubbing	LS	\$ 40,000.00	0	0.6	0.4	1	\$ -	\$ 24,000.00	\$ 16,000.00	\$ 40,000.00
2.02	Topsoil, Off-site	CY	\$ 30.00	0	380	140	520	\$ -	\$ 11,400.00	\$ 4,200.00	\$ 15,600.00
2.03	Subgrade Preparation, 6-inch Depth	SY	\$ 6.00	0	5980	0	5980	\$ -	\$ 35,880.00	\$ -	\$ 35,880.00
2.04	Subbase, Modified, 8-inch Depth	SY	\$ 18.00	0	5980	0	5980	\$ -	\$ 107,640.00	\$ -	\$ 107,640.00
2.05	Removal of Structure, Monument Sign	LS	\$ 10,000.00	0	1	0	1	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00
2.06	Removal of Structure, Modular Block Retaining Wall	EA	\$ 5,000.00	0	2	0	2	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00
2.07	Compaction Testing	LS	\$ 5,000.00	0	1	0	1	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
	WATER MAIN AND APPURTENANCES										
5.00	Irrigation Sleeving, Trenchless HDPE, 3-inch Dia.	LF	\$ 20.00	0	0	1610	1610	\$ -	\$ -	\$ 32,200.00	\$ 32,200.00
5.01	8-inch by 2-inch Saddle Tapping Valve Assembly	EA	\$ 2,500.00	0	0	1	1	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
5.02	12-inch by 2-inch Saddle Tapping Valve Assembly	EA	\$ 3,000.00	0	0	2	2	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00
5.03	Valve Box Extension	EA	\$ 150.00	0	0	15	15	\$ -	\$ -	\$ 2,250.00	\$ 2,250.00
5.04	Fire Hydrant Adjustment	EA	\$ 500.00	0	0	2	2	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
5.05	Fire Hydrant Relocation	EA	\$ 5,000.00	0	0	5	5	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00
5.06	12-Inch Ground Box	EA	\$ 350.00	0	0	54	54	\$ -	\$ -	\$ 18,900.00	\$ 18,900.00
5.07	Remove Water Meter Pit	EA	\$ 500.00	0	0	2	2	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
	STRUCTURES FOR SANITARY AND STORM				0						
6.01	Sanitary Manhole Adjustment, Major	EA	\$ 3,500.00		6	0	6	\$ -	\$ 21,000.00	\$ -	\$ 21,000.00
6.02	Storm Manhole Adjustment, Major	EA	\$ 5,000.00		13	0	13	\$ -	\$ 65,000.00	\$ -	\$ 65,000.00
6.03	Relocate Storm Sewer Intake to Right Turn Lane	EA	\$ 10,000.00		10	0	10	\$ -	\$ 100,000.00	\$ -	\$ 100,000.00
	STREETS AND RELATED WORK				0						
7.01	Pavement, PCC, 9-inch Depth	SY	\$ 100.00	0	4745	0	4745	\$ -	\$ 474,500.00	\$ -	\$ 474,500.00
7.02	Curb and Gutter, Variable Width, 9 Inch Depth	LF	\$ 40.00	0	1765	0	1765	\$ -	\$ 70,600.00	\$ -	\$ 70,600.00
7.03	PCC Beam Curb	LF	\$ 20.00	0	0	3182	3182	\$ -	\$ -	\$ 63,640.00	\$ 63,640.00
7.04	Concrete Median, 6-inch Depth, PCC	SY	\$ 80.00	0	0	600	600	\$ -	\$ -	\$ 48,000.00	\$ 48,000.00
7.05	Concrete Median, 6-inch Depth, PCC, Colored	SY	\$ 110.00	0	0	533	533	\$ -	\$ -	\$ 58,630.00	\$ 58,630.00
7.06	Concrete Median, Dowelled, 6-inch Depth, PCC	SY	\$ 100.00	0	0	24	24	\$ -	\$ -	\$ 2,400.00	\$ 2,400.00
7.07	PCC Pavement Inlay - Pavement Removal	SY	\$ 10.00	12200	0	0	12200	\$ 122,000.00	\$ -	\$ -	\$ 122,000.00
7.08	PCC Pavement Inlay - Subdrain	LF	\$ 18.00	4575	0	0	4575	\$ 82,350.00	\$ -	\$ -	\$ 82,350.00
7.09	PCC Pavement Inlay - Modified Subbase, 8-Inch Depth	SY	\$ 10.00	12200	0	0	12200	\$ 122,000.00	\$ -	\$ -	\$ 122,000.00
7.10	PCC pavement Inlay - 10" PCC Pavement	SY	\$ 73.52	12200	0	0	12200	\$ 896,944.00	\$ -	\$ -	\$ 896,944.00
7.11	PCC Pavement Inlay - Excavation, Class 13	CY	\$ 10.00	2725	0	0	2725	\$ 27,250.00	\$ -	\$ -	\$ 27,250.00
7.12	Removal of Sidewalk	SY	\$ 8.00	0	1765	0	1765	\$ -	\$ 14,120.00	\$ -	\$ 14,120.00
7.13	Sidewalk, PCC, 5-inch Depth	SY	\$ 60.00	0	1505	0	1505	\$ -	\$ 90,300.00	\$ -	\$ 90,300.00
7.14	Sidewalk, PCC, 5-inch Depth, Textured Concrete	SY	\$ 85.00	0	410	0	410	\$ -	\$ 34,850.00	\$ -	\$ 34,850.00
7.15	Sidewalk, PCC, 6-inch Depth, Colored and Textured Concrete	SY	\$ 100.00	0	460	0	460	\$ -	\$ 46,000.00	\$ -	\$ 46,000.00
7.16	Detectable Warning, Galvanized Steel	SF	\$ 55.00	0	310	0	310	\$ -	\$ 17,050.00	\$ -	\$ 17,050.00
7.17	Driveway, Paved, PCC, 7 Inch Depth	SY	\$ 70.00	0	475	0		\$ -	\$ 33,250.00	\$ -	\$ 33,250.00
7.18	Full Depth Patches	STA	\$ 200.00	0	52	0	52	\$ -	\$ 10,400.00	\$ -	\$ 10,400.00
7.19	Pavement Removal, Parking Lots & Driveways	SY	\$ 20.00	0	1155	0	1155	\$ -	\$ 23,100.00	\$ -	\$ 23,100.00
7.20	Curb and Gutter Removal	LF	\$ 20.00	0	4190	0	4190	\$ -	\$ 83,800.00	\$ -	\$ 83,800.00
7.21	Removal of Paved Median	SY	\$ 20.00	0	0	102	102	\$ -	\$ -	\$ 2,040.00	\$ 2,040.00

N ANKENY BLVD LANDSCAPE IMPROVEMENTS PROJECT - PHASE 2
ENGINEER'S OPINION OF PROBABLE PROJECT COSTS
June 8, 2023

DIVISION 1 = IOWA DOT 3R PROJECT (N ANKENY BOULEVARD PCC INLAY)

DIVISION 2 = CITY OF ANKENY AND IOWA DOT U-STEP AND ICAAP PROJECT (RIGHT TURN LANES AND SIGNALS)

DIVISION 3 = CITY OF ANKENY PROJECT (MEDIAN AND INTERSECTION STREETSCAPING WORK ALONG N ANKENY BOULEVARD)

ITEM	DESCRIPTION	UNIT	UNIT PRICE	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	DIVISION 3 QUANTITY	TOTAL QUANTITY	DIVISION 1 PRICE	DIVISION 2 PRICE	DIVISION 3 PRICE	TOTAL PRICE
	TRAFFIC CONTROL				0						
8.01	Traffic Signal	LS	\$ 750,000.00	0	1	0	1	\$ -	\$ 750,000.00	\$ -	\$ 750,000.00
8.02	Painted Pavement Markings, Durable	STA	\$ 150.00	0	175	0	175	\$ -	\$ 26,250.00	\$ -	\$ 26,250.00
8.03	Painted Symbols and Legends, Durable	EA	\$ 200.00	0	12	0	12	\$ -	\$ 2,400.00	\$ -	\$ 2,400.00
8.04	Pavement Markings Removed	STA	\$ 50.00	0	250	0	250	\$ -	\$ 12,500.00	\$ -	\$ 12,500.00
8.05	Grooves Cut for Pavement Markings	STA	\$ 80.00	0	175	0	175	\$ -	\$ 14,000.00	\$ -	\$ 14,000.00
8.06	Grooves Cut for Symbols and Legends	EA	\$ 150.00	0	12	0	12	\$ -	\$ 1,800.00	\$ -	\$ 1,800.00
8.07	Traffic Control	LS	\$ 150,000.00	0.4	0.4	0.2	1	\$ 60,000.00	\$ 60,000.00	\$ 30,000.00	\$ 150,000.00
8.08	Portable Dynamic Message Sign (PDMS)	CDAY	\$ 150.00	0	120	0	120	\$ -	\$ 18,000.00	\$ -	\$ 18,000.00
	SITE WORK AND LANDSCAPING				0						
9.01	Conventional Seeding and Fertilizing, Type 6	AC	\$ 7,500.00	0	0.65	0.35	1	\$ -	\$ 4,875.00	\$ 2,625.00	\$ 7,500.00
9.02	Hydraulic Mulching, Bonded Fiber Matrix	AC	\$ 5,000.00	0	0.65	0.35	1	\$ -	\$ 3,250.00	\$ 1,750.00	\$ 5,000.00
9.03	Combined Concrete Sidewalk and Retaining Wall	CY	\$ 600.00	0	30	0	30	\$ -	\$ 18,000.00	\$ -	\$ 18,000.00
9.04	Removal of Irrigation Valves and Structures	LS	\$ 5,000.00	0	0	2	2	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00
9.05	Erosion Control	LS	\$ 50,000.00	0	0.8	0.2	1	\$ -	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00
	MISCELLANEOUS				0						
11.01	Mobilization	LS	\$ 300,000.00	0.4	0.4	0.2	1	\$ 120,000.00	\$ 120,000.00	\$ 60,000.00	\$ 300,000.00
11.02	Concrete Washout	LS	\$ 10,000.00	0.4	0.4	0.2	1	\$ 4,000.00	\$ 4,000.00	\$ 2,000.00	\$ 10,000.00
11.03	Remove and Reinstall Street Light	EA	\$ 5,000.00	0	8	0	8	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00
11.04	Remove and Reinstall of Type 'A' Sign	EA	\$ 1,000.00	0	26	0	26	\$ -	\$ 26,000.00	\$ -	\$ 26,000.00
Subtotal:								\$ 1,435,000.00	\$ 2,429,000.00	\$ 400,000.00	\$ 4,264,000.00
Construction Contingency (15%):								\$ 215,000.00	\$ 364,000.00	\$ 60,000.00	\$ 640,000.00
Total Estimated Construction Costs (2023):								\$ 1,650,000.00	\$ 2,793,000.00	\$ 460,000.00	\$ 4,903,000.00
Total Estimated Construction Costs with 3% Inflation (2025)								\$ 1,750,000.00	\$ 2,963,000.00	\$ 488,000.00	\$ 5,201,000.00
Additional Construction Associated Costs: ROW Compensations (Includes Irrigation and Landscape Loss):								\$ -	\$ 150,000.00	\$ -	\$ 150,000.00
Total Construction Costs:								\$ 1,750,000.00	\$ 3,113,000.00	\$ 488,000.00	\$ 5,351,000.00
Iowa DOT 3R Funds:								\$ 1,750,000.00	\$ -	\$ -	\$ 1,750,000.00
Iowa DOT U_STEP Funds:								\$ -	\$ 400,000.00	\$ -	\$ 400,000.00
Iowa DOT ICAAP Funds:								\$ -	\$ 1,164,000.00	\$ -	\$ 1,164,000.00
City of Ankeny Funds:								\$ -	\$ 1,071,000.00	\$ 477,000.00	\$ 1,548,000.00
City of Ankeny U_STEP Funds:								\$ -	\$ 328,000.00	\$ -	\$ 328,000.00
Unidentified Funding Source:								\$ -	\$ 150,000.00	\$ 11,000.00	\$ 161,000.00
Total:								\$ 1,750,000.00	\$ 3,113,000.00	\$ 488,000.00	\$ 5,351,000.00
Professional Services Costs:											
Engineering Design and Construction Admin (15%):								\$	\$ 780,150.00		
ROW Services and Plats (11 Properties - 11 Fee & 11 TCE):								\$	\$ 55,000.00		
Total Project Costs:								\$	\$ 6,186,150.00		



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign Iowa DOT Certificate of Completion forms for both SE Crosswinds Drive RISE - Phase 1 and SE Crosswinds Drive RISE - Phase 2 projects.

EXECUTIVE SUMMARY:

The action before the council is the acceptance of the Iowa DOT Certificate of Completion, which will officially accept and close the both SE Crosswinds Drive RISE - Phase 1 and SE Crosswinds Drive RISE - Phase 2 projects.

FISCAL IMPACT: **No**

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

CITY MANAGER'S RECOMMENDATIONS:

Mayor sign the Iowa DOT Certificate of Completion forms for both SE Crosswinds Drive RISE - Phase 1 and SE Crosswinds Drive RISE - Phase 2 projects.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 Certificate of Completion - Phase 1
 Certificate of Completion - Phase 2

RESOLUTION

RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE IOWA DOT CERTIFICATE OF COMPLETION FORMS FOR BOTH SE CROSSWINDS DRIVE RISE – PHASE 1 AND SE CROSSWINDS DRIVE RISE – PHASE 2 PROJECTS IN THE CITY OF ANKENY, IOWA

WHEREAS, the Iowa DOT has requested the Certificate of Completion forms be signed by the City, officially accepting and closing the SE Crosswinds Drive RISE – Phase 1 and SE Crosswinds Drive RISE – Phase 2 projects; and,

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa hereby authorizes the Mayor to sign the aforesaid Certificate of Completion forms on behalf of the City of Ankeny, Iowa.

PASSED AND APPROVED on this 2nd day of October, 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

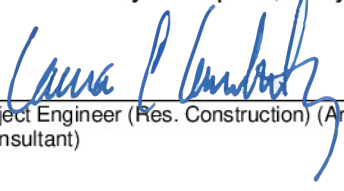


**CERTIFICATE of COMPLETION and
FINAL ACCEPTANCE of AGREEMENT WORK**

COMPANY: Sternquist Construction COUNTY/CITY: Polk/Ankeny
ADDRESS: 1110N. 14th Street, Indianola, IA 50125 PROJECT NO.: RM-0187(644)--9D-77
KIND OF WORK: PCC Roadway Construction

AGREEMENT DATE: August 19, 2019 FIELD COMPLETION DATE: April 02, 2021

This is to certify that the work covered by the above referenced agreement has been completed in accordance with said agreement and is hereby accepted, subject to final audit of costs.

SIGNATURE:  DATE: April 19, 2021
Project Engineer (Res. Construction) (Area Engineer) (County) (City)
(Consultant) Year

*SIGNATURE: _____ DATE: _____, _____ Year
District (Construction) (Maintenance) (Local Systems) Engineer

Approved and work accepted by the Board of Supervisors/City Council of _____
City of Ankeny

this 19th day of April, 2021
Year

SIGNATURE: _____
Chairman/Mayor

Acknowledge completion of project in accordance with referenced agreement by the Iowa Department of Transportation

this _____ day of _____, _____ Year

SIGNATURE: _____
Iowa Department of Transportation

*On Local State Assisted Projects District does NOT certify but acknowledges completion of project.

DO NOT WRITE IN THIS BOX. CENTRAL OFFICE USE ONLY.
(Check or Initial Appropriate Box)

☐ Office of Audits

☐ Copy to Company

☐ Copies to District

☐ Original to Files

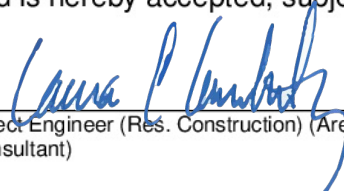


**CERTIFICATE of COMPLETION and
FINAL ACCEPTANCE of AGREEMENT WORK**

COMPANY: Sternquist Construction COUNTY/CITY: Polk/Ankeny
ADDRESS: 1110N. 14th Street, Indianola, IA 50125 PROJECT NO.: RM-0187(644)--9D-77
KIND OF WORK: PCC Roadway Construction

AGREEMENT DATE: January 03, 2022 FIELD COMPLETION DATE: July 06, 2023

This is to certify that the work covered by the above referenced agreement has been completed in accordance with said agreement and is hereby accepted, subject to final audit of costs.

SIGNATURE:  DATE: July 17, 2023
Project Engineer (Res. Construction) (Area Engineer) (County) (City)
(Consultant) Year

*SIGNATURE: _____ DATE: _____, _____ Year
District (Construction) (Maintenance) (Local Systems) Engineer

Approved and work accepted by the Board of Supervisors/City Council of _____
City of Ankeny

this 17th day of July, 2023
Year

SIGNATURE: _____
Chairman/Mayor

Acknowledge completion of project in accordance with referenced agreement by the Iowa Department of Transportation

this _____ day of _____, _____ Year

SIGNATURE: _____
Iowa Department of Transportation

*On Local State Assisted
Projects District does
NOT certify but
acknowledges
completion of project.

DO NOT WRITE IN THIS BOX. CENTRAL OFFICE USE ONLY.
(Check or Initial Appropriate Box)

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☐ Copies to District

☐ Original to Files



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

Consider motion to adopt **RESOLUTION** ordering construction of the SE Delaware Avenue & SE 54th Street Traffic Signal and fixing a date for public hearing thereon and taking of bids therefor. (date of bid opening: 10/31/23 @ 10:30 A.M. / date of hrg: 11/6/23 @ 5:30 P.M.)

EXECUTIVE SUMMARY:

The project includes installing a traffic signal at the intersection, installing conduit and fiber optic cable to the next intersections to the north and south, constructing an apron for a future east leg to the edge of existing right-of-way, constructing sidewalk modifications for ADA compliance, installing pavement markings, and constructing median nose modifications.

The construction improvements include constructing a new traffic signal, approximately 480 SY of 10.5" thick PCC Class C-SUD street pavement, 110 SY of 5" thick PCC sidewalk, 60 SY of 6" thick PCC sidewalk, with Class 10 excavation, subgrade preparation, modified subbase, pavement markings, installing 6,680 LF of fiber optic cable, 3,630 LF of 2" conduit for fiber optic cable, fiber optic equipment and splices, temporary traffic control, erosion control, completing final surface restoration, and miscellaneous

associated work necessary to complete the project.

The City will furnish the combination traffic signal / lighting poles (with mast arm assemblies), street name signs, fiber optic cable, and ATC 48VDC cabinet with controller, conflict monitor, and accessories for installation by the Contractor.

Mid-American Energy has agreed to relocate two transmission poles, presently in public right-of-way on the east side of SE Delaware Avenue, in spring 2024 at no cost to the City, and has notified the underhung utilities to accommodate this project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than April 15, 2024 and no later than May 13, 2024. The contractor will have sixty (60) working days to substantially complete the project, and ten (10) working days to complete any needed site restoration or punch-list work.

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

1. Set Date of Bid Opening and Public Hearing: October 2, 2023
2. Post Notice to Bidders and Notice of Public Hearing: October 4, 2023
3. Publish Notice to Bidders and Notice of Public of Hearing: October 20, 2023
4. Bid Opening (10:30 A.M., Public Services Building): October 31, 2023
5. Public Hearing and Contract Award: November 6, 2023
(Hold Public Hearing on the plans, specifications, form of contract, and estimated total cost; review bids, award contract, and approve contract and bonds.)

FISCAL IMPACT: **No**

This project is included in the City's current Capital Improvement Program with construction scheduled for 2023. Bid letting and construction have been delayed to accommodate Mid-American's materials procurement and pole relocation.

CITY MANAGER'S RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as October 31, 2023 and setting the public hearing date as November 6, 2023 for the SE Delaware Avenue & SE 54th Street Traffic

Signal, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on October 4, 2023 and to be published in the Des Moines Register on October 20, 2023.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

At the August 7, 2023 regular meeting, City Council approved a development agreement with M-H Property Enterprises, LLC concerning City design and construction of a traffic signal at the intersection of SE Delaware Avenue & SE 54th Street, with developer partial reimbursement of construction costs.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 Notice to Bidders and Notice of Public Hearing
 Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE SE DELAWARE AVENUE AND SE 54TH STREET TRAFFIC SIGNAL, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE SE DELAWARE AVENUE AND SE 54TH STREET TRAFFIC SIGNAL, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the SE Delaware Avenue and SE 54th Street Traffic Signal; and

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

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

WHEREAS, 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:

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the SE Delaware Avenue and SE 54th Street Traffic Signal, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The SE Delaware Avenue and SE 54th Street Traffic Signal project includes installing a traffic signal at the intersection, installing conduit and fiber optic cable to the next intersections to the north and south, constructing an apron for a future east leg to the edge of existing right-of-way, constructing sidewalk modifications for ADA compliance, installing pavement markings, and constructing median nose modifications.

The construction improvements include constructing a new traffic signal, approximately 480 SY of 10.5" thick PCC Class C-SUD street pavement, 110 SY of 5" thick PCC sidewalk, 60 SY of 6" thick PCC sidewalk, with Class 10 excavation, subgrade preparation, modified subbase, pavement markings, installing 6,680 LF of fiber optic cable, 3,630 LF of 2" conduit for fiber optic cable, fiber optic equipment and splices, temporary traffic control, erosion control, completing final surface restoration, and miscellaneous associated work necessary to complete the project.

The City of Ankeny will furnish the combination traffic signal / lighting poles (with mast arm assemblies), street name signs, fiber optic cable, and ATC 48VDC cabinet with controller, conflict monitor, and accessories for installation by the Contractor.

Section 2. 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 October 31, 2023, 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 November 6, 2023, 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 November 6, 2023.

PASSED AND APPROVED this 2nd day of October, 2023.

Mayor

ATTEST:

City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

SE DELAWARE AVENUE AND SE 54TH STREET TRAFFIC SIGNAL CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract) and estimated cost for **SE Delaware Avenue and SE 54th Street Traffic Signal** at its meeting at **5:30 P.M. on the 6th day of November, 2023**, in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:

1. Join Meeting Electronically:
<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pd09>
Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
Dial: +1 312 626 6799
Meeting ID: 973 1299 2966 Passcode: 1234

Time and Place for Filing Sealed Proposals

Sealed proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** according to the clock in the Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **31st day of October, 2023**, 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 31st day of October, 2023**, 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 6th day of November, 2023**, in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than April 15, 2024 and no later than May 13, 2024**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in January 2024.

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 Snyder & Associates, Inc., 2727 SW Snyder Boulevard, 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 515-964-2020 in advance to reserve a paper copy.

Preference of Products and Labor

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

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

General Nature of the Public Improvement

SE DELAWARE AVENUE AND SE 54TH STREET TRAFFIC SIGNAL

The SE Delaware Avenue and SE 54th Street Traffic Signal project includes installing a traffic signal at the intersection, installing conduit and fiber optic cable to the next intersections to the north and south, constructing an apron for a future east leg to the edge of existing right-of-way, constructing sidewalk modifications for ADA compliance, installing pavement markings, and constructing median nose modifications.

The construction improvements include constructing a new traffic signal, approximately 480 SY of 10.5" thick PCC Class C-SUD street pavement, 110 SY of 5" thick PCC sidewalk, 60 SY of 6" thick PCC sidewalk, with Class 10 excavation, subgrade preparation, modified subbase, pavement markings, installing 6,680 LF of fiber optic cable, 3,630 LF of 2" conduit for fiber optic cable, fiber optic equipment and splices, temporary traffic control, erosion control, completing final surface restoration, and miscellaneous associated work necessary to complete the project.

The City of Ankeny will furnish the combination traffic signal / lighting poles (with mast arm assemblies), street name signs, fiber optic cable, and ATC 48VDC cabinet with controller, conflict monitor, and accessories for installation by the Contractor.

Bid Security

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

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

Performance, Payment, and Maintenance Bond

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

Title VI Compliance

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

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 95% of the work completed during a payment period, with the remaining 5% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released thirty-one (31) days following acceptance of the project by the City of Ankeny as per provisions in the Iowa Code.

Sales Tax Exemption

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

Completion of Work

The Contractor shall substantially complete the overall project within **sixty (60) working days**. Substantial completion for the overall project shall be defined as all utility, grading, pavement, and traffic signal construction completed, with the new pavement markings, and the new streets, driveways, and sidewalks fully open to traffic and the new traffic signal fully operational. 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** commencing on a mutually agreed upon date following substantial completion of the overall project. Full completion for the overall project shall be defined as all work including 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 (\$500.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Ankeny, Iowa.

Dated at Ankeny, Iowa, this **2nd day of October, 2023**.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **4th day of October, 2023**.

Published in the Des Moines Register the **20th day of October, 2023**.





ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Consent Agenda Items CA-1 through CA-37.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-37.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Ordinance - 3rd Reading

LEGAL:

SUBJECT:

Ord 2150: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of Ordinance 2150 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept third consideration of ORDINANCE 2150, sending it on its final passage and publication as required by law.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Ordinance
 Rezoning Area A Exhibit

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO 10 UNITS PER ACRE, REZONING AREA A

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 00°29'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N ANKENY BOULEVARD, 67.75 FEET; THENCE CONTINUING NORTH 00°29'13" EAST, 98.58 FEET; THENCE NORTH 28°49'56" EAST, 282.69 FEET; THENCE NORTH 06°07'21" WEST, 292.04 FEET; THENCE NORTH 31°05'34" WEST, 23.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 13.78 FEET AND WHOSE CHORD BEARS NORTH 15°18'08" WEST, 13.61 FEET; THENCE NORTH 00°29'17" EAST, 449.10 FEET; THENCE NORTH 33°49'21" EAST, 808.58 FEET; THENCE NORTH 00°16'48" WEST, 247.69 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 370.05 FEET; THENCE SOUTH 00°29'17" WEST, 1173.98 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID COURTYARDS AT HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.56 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 34.56-acres (+/-) located south of NE 126th Avenue, east of N Ankeny Boulevard.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A); and

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this 2nd, day of October, 2023.

Mark E. Holm, Mayor

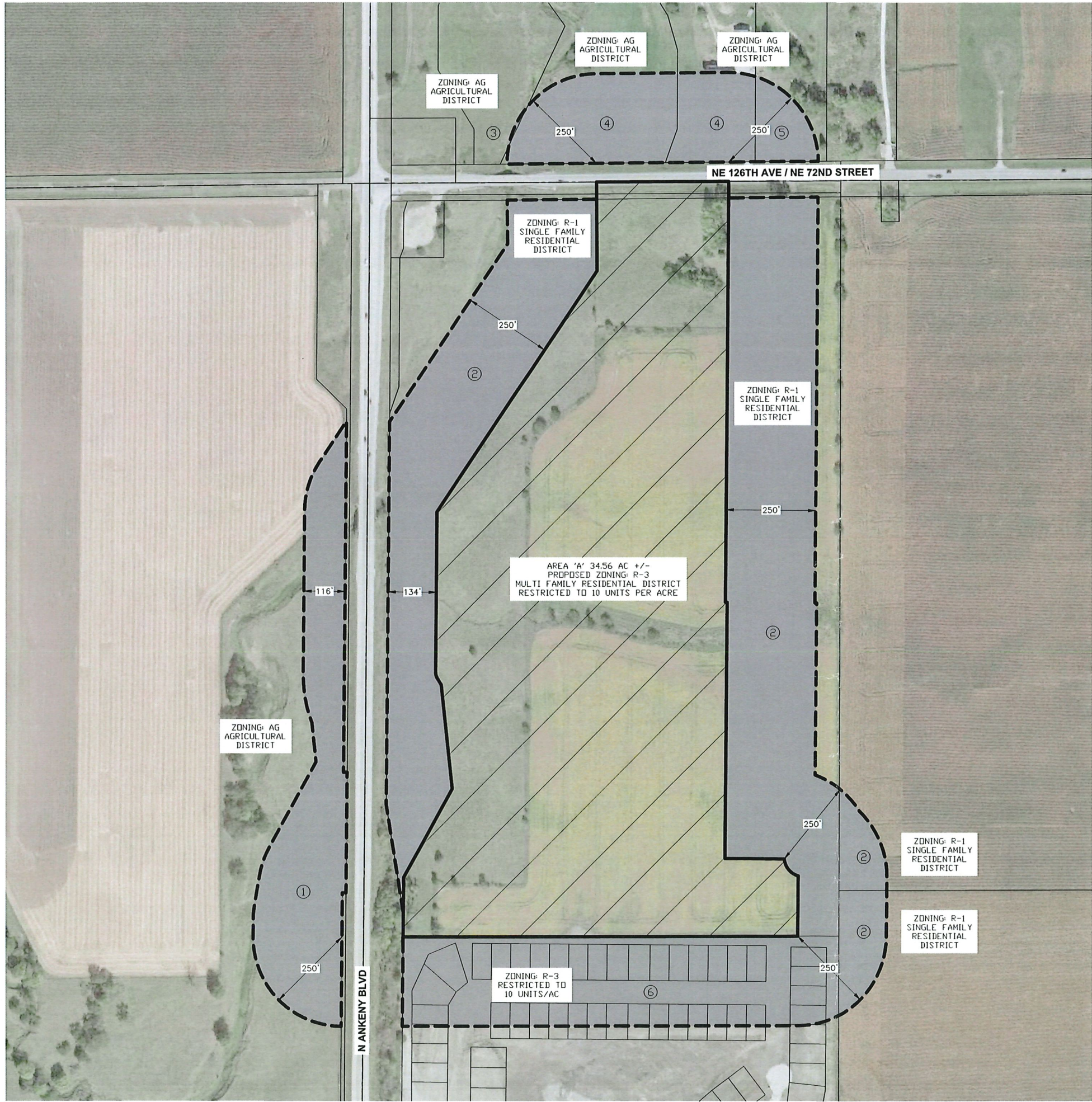
ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023**

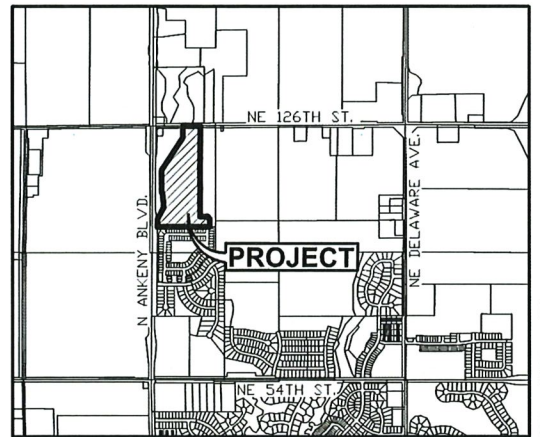
**1st Con 9/5/23 (P. Hrg.)
2nd Con 9/18/23
3rd Con 10/2/23**

FILE: A:\2023\1208649\1208649-REZONE-A\DWG
DATE: 06/19/2023 10:43 AM
DRAWN BY: ERM
CHECKED BY: ERM
PLOT DATE: 06/19/2023
PLOT BY: ERM



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-3 - MULTI FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO 10 UNITS PER ACRE

REZONING DESCRIPTION - AREA 'A':

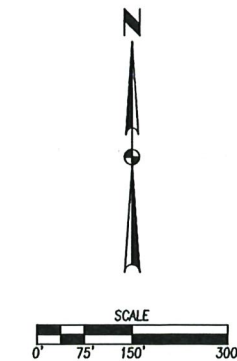
A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 00°29'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N ANKENY BOULEVARD, 67.75 FEET; THENCE CONTINUING NORTH 00°29'13" EAST, 98.58 FEET; THENCE NORTH 28°49'56" EAST, 282.69 FEET; THENCE NORTH 06°07'21" WEST, 292.04 FEET; THENCE NORTH 31°05'34" WEST, 23.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 13.78 FEET AND WHOSE CHORD BEARS NORTH 15°18'08" WEST, 13.61 FEET; THENCE NORTH 00°29'17" EAST, 449.10 FEET; THENCE NORTH 33°49'21" EAST, 808.58 FEET; THENCE NORTH 00°16'48" WEST, 247.69 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 370.05 FEET; THENCE SOUTH 00°29'17" WEST, 1173.98 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID COURTYARDS AT HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.56 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	EARL M REINHART TRUST	5.5	14.33%	
2	HOPE KIMBERLEY LLC	21.6	56.14%	X
3	GIBSON, DENNIS M	0.0	0.03%	
4	NEFZGER, JEREMY & TERESA	3.7	9.52%	
5	VOGEL, PATRICIA & TIMOTHY	0.7	1.83%	
6	COURTYARDS AT HARVEST RIDGE LLC	7.0	18.15%	X
		38.5	100.00%	74.29%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughes Secretary



RECEIVED

JUN 19 2023

CITY OF ANKENY



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Ordinance - 3rd Reading

LEGAL:

SUBJECT:

Ord 2151: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of ORDINANCE 2151 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept third consideration of ORDINANCE 2151, sending it on its final passage and publication as required by law.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Ordinance
 Rezoning Area F Exhibit

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO C-2, GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT, REZONING AREA F

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 643.00 FEET; THENCE NORTH 89°46'18" WEST, 402.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG SAID EAST LINE, 386.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 682.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 9.54-acres (+/-) located south of NE 126th Avenue, west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F); and

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this 2nd, day of October, 2023.

Mark E. Holm, Mayor

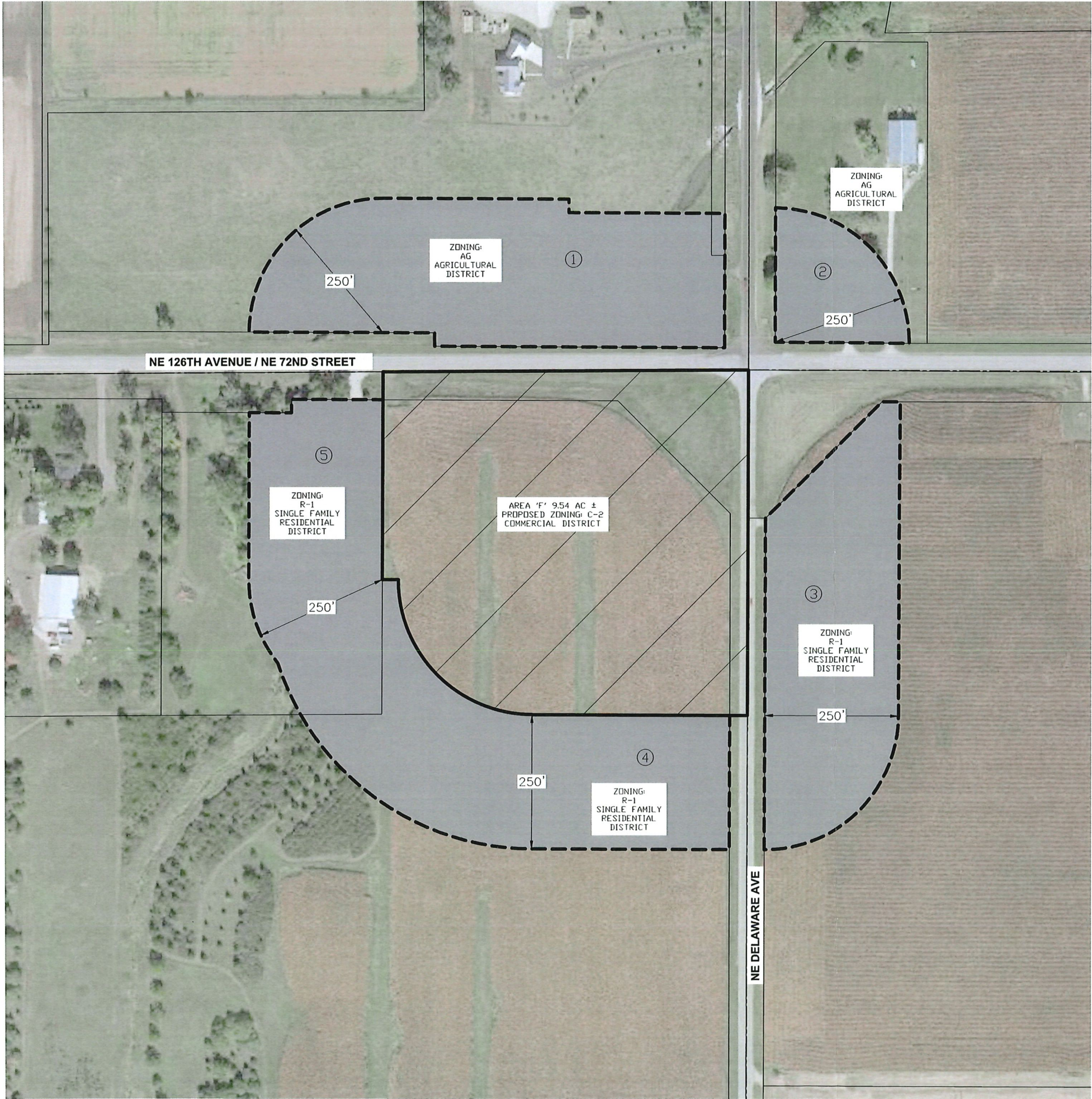
ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____ DAY OF _____, 2023**

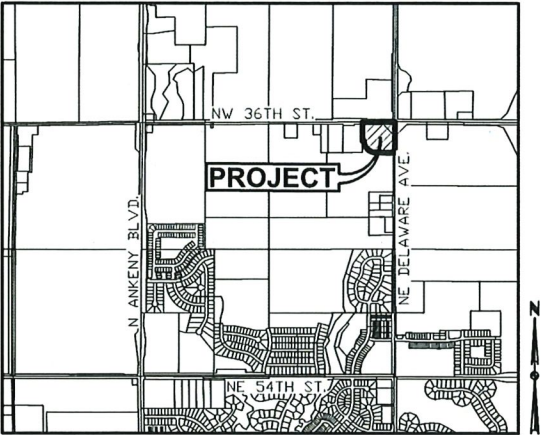
**1st Con 9/5/23 (P. Hrg.)
2nd Con 9/18/23
3rd Con 10/2/23**

FILE: H:\2023\110849\110849-REZONE-FINAL COMMENT
DATE PLOTTED: 6/17/2023 10:36 AM
PLOTTED BY: ERIN OLSEN/KEE TECH



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: C-2 - COMMERCIAL DISTRICT

REZONING DESCRIPTION - AREA 'F':

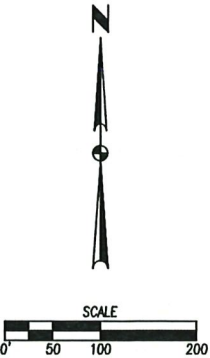
A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 643.00 FEET; THENCE NORTH 89°46'18" WEST, 402.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG SAID EAST LINE, 386.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 682.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	WATTONVILLE, JASON/LINDA	4.9	28.24%	
2	HEBNER, ELVIN JR & CINDY	1.1	6.47%	
3	RUETER, TODD & ALEX; PAIGE BENLAALA	3.9	22.59%	X
4	HOPE KIMBERLEY LLC	4.4	24.99%	X
5	SEUNTJENS, CHRISTOPHER & IRENE	3.1	17.71%	
		17.5	100.00%	47.58%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughes Secretary





ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Ordinance - 3rd Reading

LEGAL:

SUBJECT:

Ord 2152: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of ORDINANCE 2152 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept third consideration of ORDINANCE 2152, sending it on its final passage and publication as required by law.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Ordinance
 Rezoning Area B & E Exhibit
 P&Z stamped PUD Book

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, REZONING AREA B AND E

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to PUD, Planned Unit Development (Rezoning Area B and E); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION (AREA B):

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'59" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST ALONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 88.5-acres (+/-) located south of NE 126th Avenue, east of N Ankeny Boulevard.

LEGAL DESCRIPTION (AREA E):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 4.75 acres (+/-) of land south of NE 126th Avenue and west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to PUD, Planned Unit Development (Rezoning Area B and E); and

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this 2nd, day of October, 2023.

Mark E. Holm, Mayor

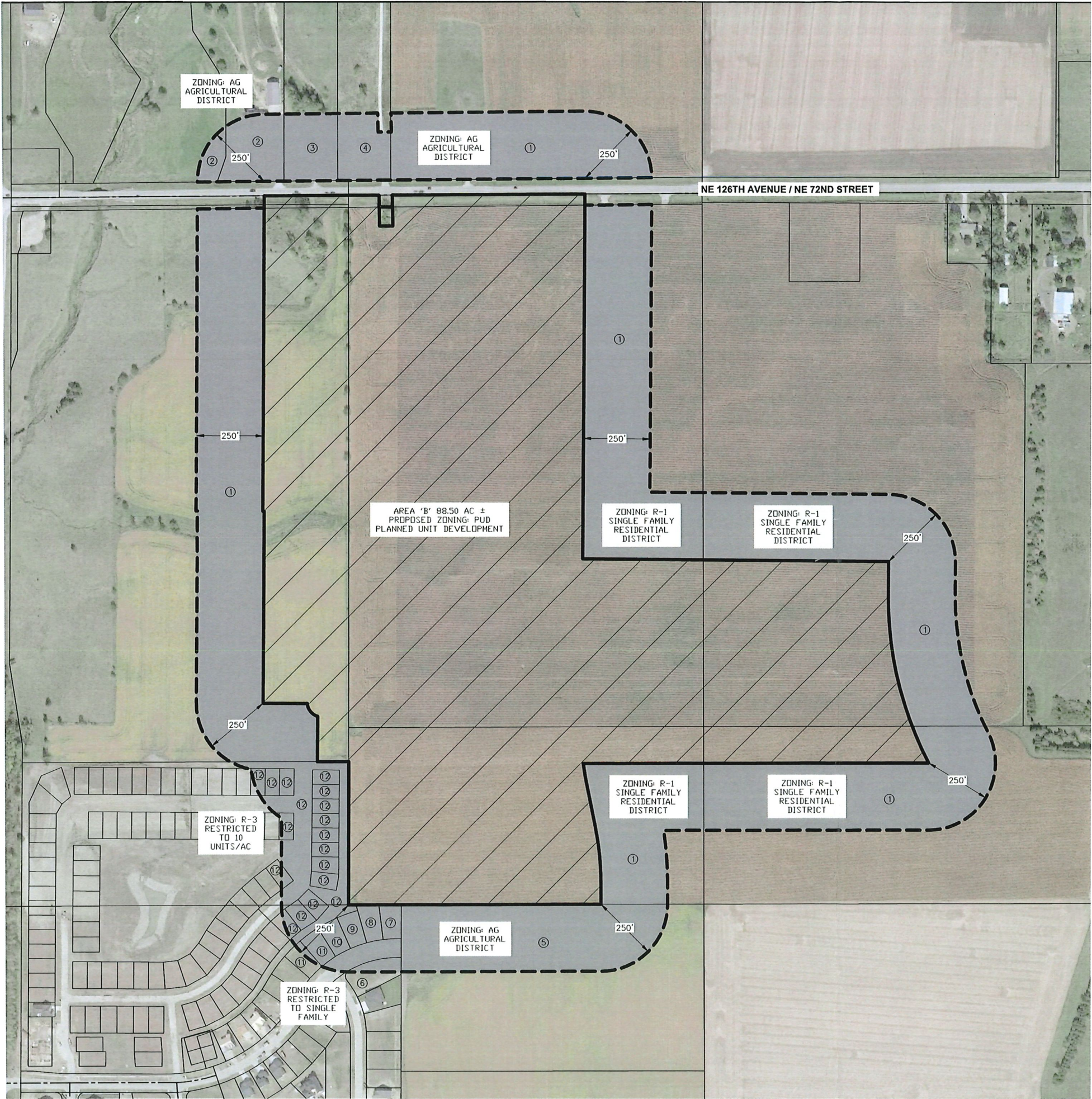
ATTEST:

Michelle Yuska, City Clerk

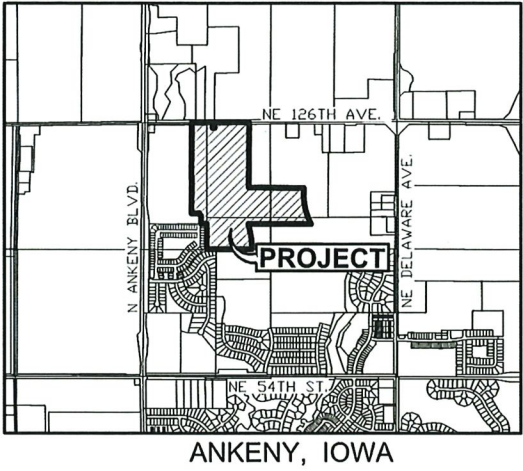
**PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023**

**1st Con 9/5/23 (P. Hrg.)
2nd Con 9/18/23
3rd Con 10/2/23**

FILE # 2021-1218849-DMA-2108-649-REZONE-B'DWG COMMENTS: 6/17/2023 10:41 AM
DRAWN BY: TONY GLENKOWE TECH



VICINITY MAP
SCALE 1"=2000'



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'B':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	46.1	75.57%	X
2	NEFZGER, JEREMY & TERESA	1.6	2.55%	
3	VOGEL, PATRICIA & TIMOTHY	1.1	1.88%	
4	GOLDSBERRY, GRANT & JODI	1.1	1.73%	
5	JERRYS HOMES INC	5.4	8.87%	
6	BYRAN, MARC A	0.2	0.29%	
7	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.2	0.37%	X
8	BENCHMARK BUILDERS IOWA LC	0.2	0.38%	
9	ROSS, JACKSON	0.2	0.34%	
10	MARNIN, SCOTT & STEPHANIE	0.2	0.34%	
11	CUSTOM HOLDINGS LLC	0.3	0.42%	
12	COURTYARDS AT HARVEST RIDGE LLC	4.4	7.26%	
		61.1	100.00%	75.93%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Absent 1
APPROVED
T. Rapp Chairman
Brenda Chynoweth Secretary

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

TECH: MAE
ENGINEER: EKO

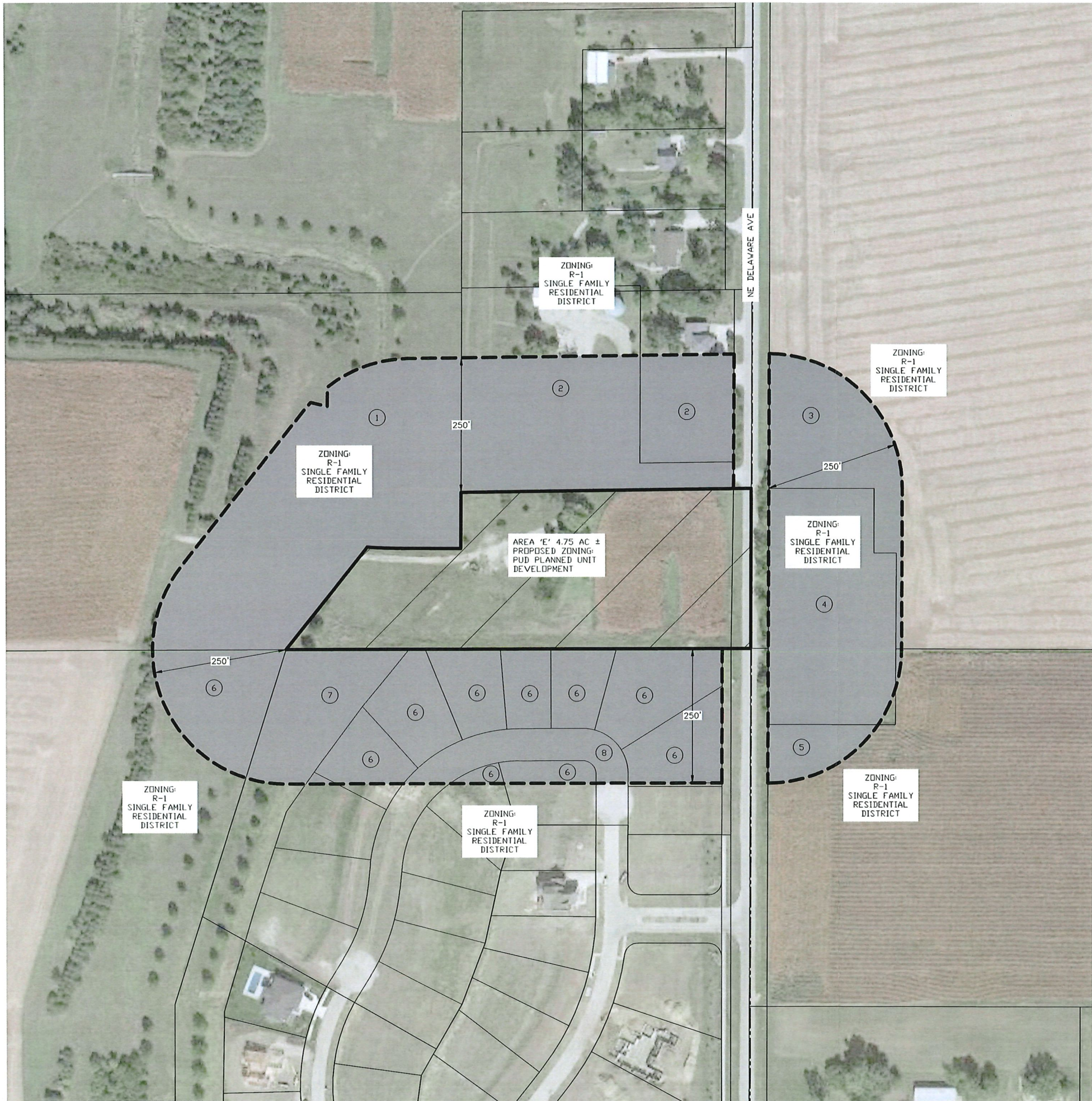
HOPE KIMBERLEY PROPERTY
REZONING MAP - AREA 'B'

ANKE NY, IOWA

1/1

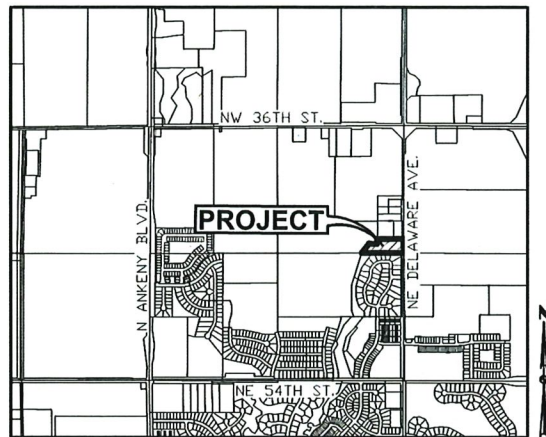
2108.649

DATE	06/19/2023
REVISIONS	
SECOND SUBMITTAL	04/13/2023
FIRST SUBMITTAL	



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL

PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'E':

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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ADJACENT OWNERSHIP:

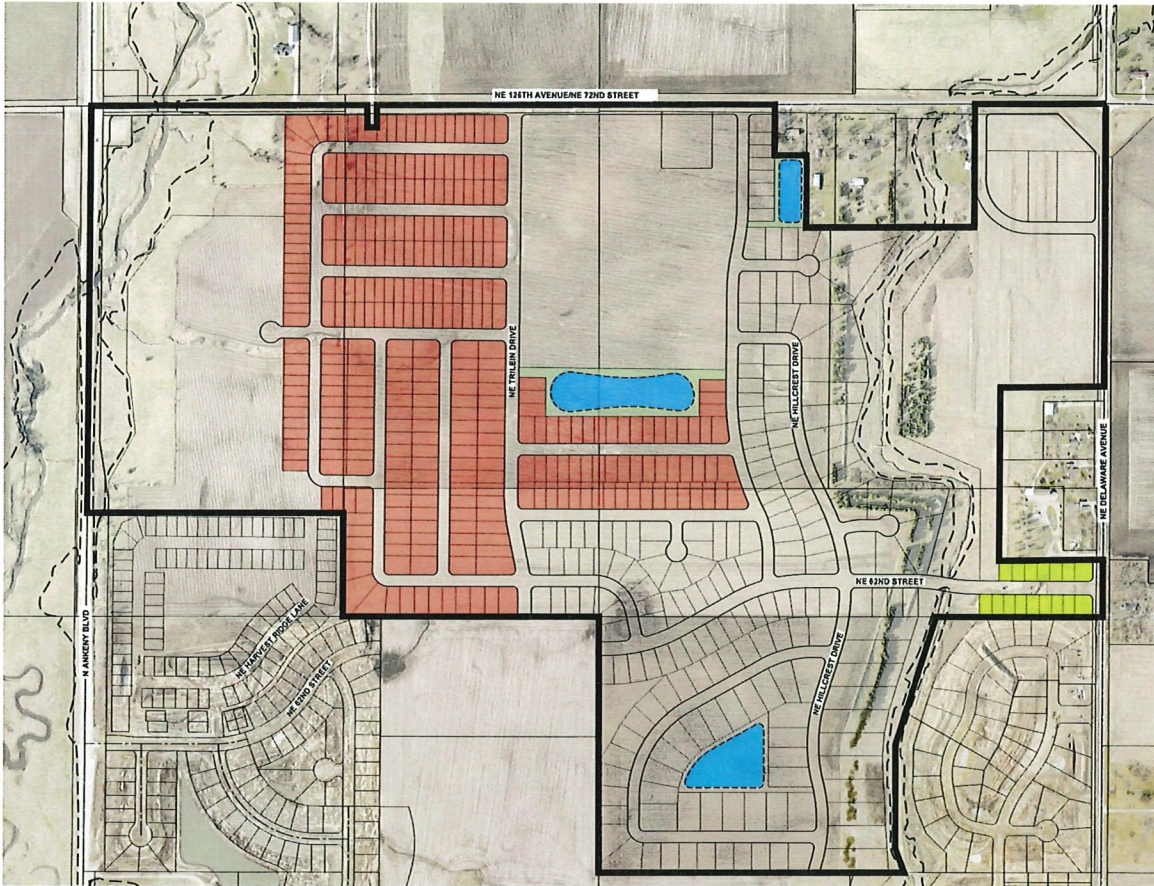
	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	4.1	25.39%	X
2	VAN DYKE, JUDITH & ROBIN	2.9	18.00%	
3	HOPE K FARMS LLC	1.3	8.10%	X
4	WYCKOFF, ALVIN & EMILY	2.3	14.01%	
5	HOPE K FARMS	0.4	2.32%	X
6	BILL KIMBERLEY LC	4.3	26.24%	X
7	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	5.95%	X
8	CITY OF ANKENY			
		16.2	100.00%	67.99%

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date	August 8, 2023
Ayes	7
Nays	0
Abstain	-
Absent	-
APPROVED	
J. Rapp	Chairperson
Sherrida Hughes	Secretary



HOPE KIMBERLEY PROPERTY

PLANNED UNIT DEVELOPMENT



CITY OF ANKENY

Applicant:

Hope Kimberley, LLC
2785 N. Ankeny Blvd, Ste 22
Ankeny, Iowa 50023

Prepared by:



ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date	<u>August 8, 2023</u>		
Ayes	<u>7</u>	Nays	<u>0</u>
Abstain	<u>—</u>	Absent	<u>—</u>
APPROVED			
<u>T. Repp</u>		Chairperson	
<u>Brenda Hughes</u>		Secretary	

June 19, 2023

RECEIVED

JUN 19 2023

CITY OF ANKENY

HOPE KIMBERLEY PROPERTY

Planned Unit Development

TABLE OF CONTENTS

1 THE PLAN

Overview Narrative
PUD Master Plan
Bulk Regulations

2 REZONING REQUEST

Rezoning Petition
Rezoning Map

3 SUPPORTING EVIDENCE

Supporting Evidence Statement
Parkland Dedication Calculation

4 ARCHITECTURAL CHARACTER

Architectural Character Statement

THE PLAN

Hope Kimberley Property - Ankeny

OVERVIEW NARRATIVE

The Hope Kimberley property consists of 284.22 acres offering a variety of uses including single-family residential, multi-family residential, commercial and parkland. The property is generally located west of NE Delaware Avenue, south of NE 126th Avenue and east of Highway 69 (North Ankeny Boulevard). The property was annexed into the City of Ankeny in 2022 and came into the city as an R-1 zoning classification.

A portion of the property (93.25 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet. This product allows further diversity within the development and will allow a more affordable product for the residents. Two city neighborhood parks will also be situated off two main creeks that run north/south through the development on the east and west sides for the enjoyment of its residents. These linear parks will connect with other areas that have been dedicated to the City to create future walking trails and natural features for the residents of Ankeny.

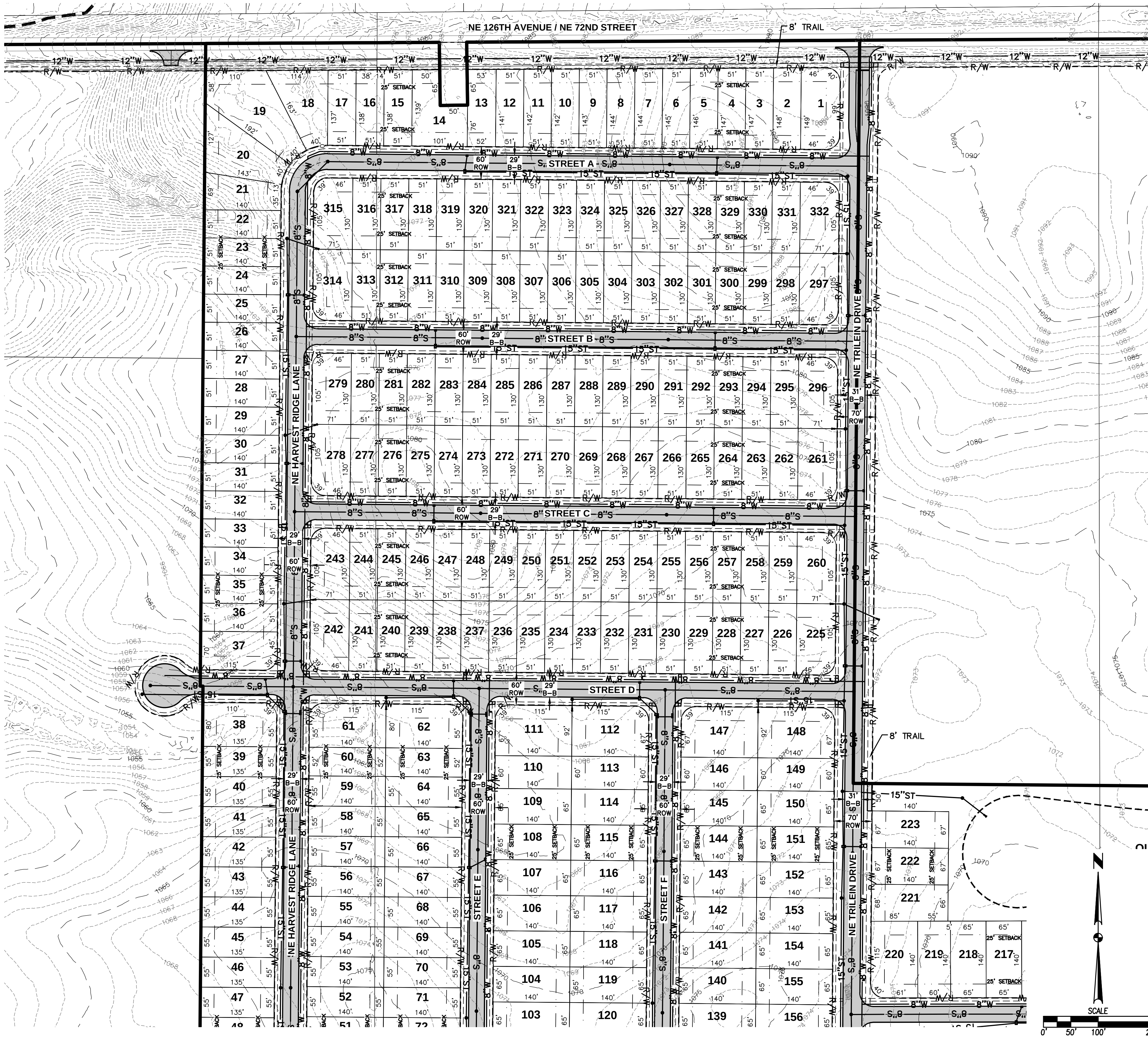
Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing additional features such as front porches, stone/brick on the front elevation, front dormers, columns, front window accents and varied roof articulations. Examples of the architecture can be found further into this document.

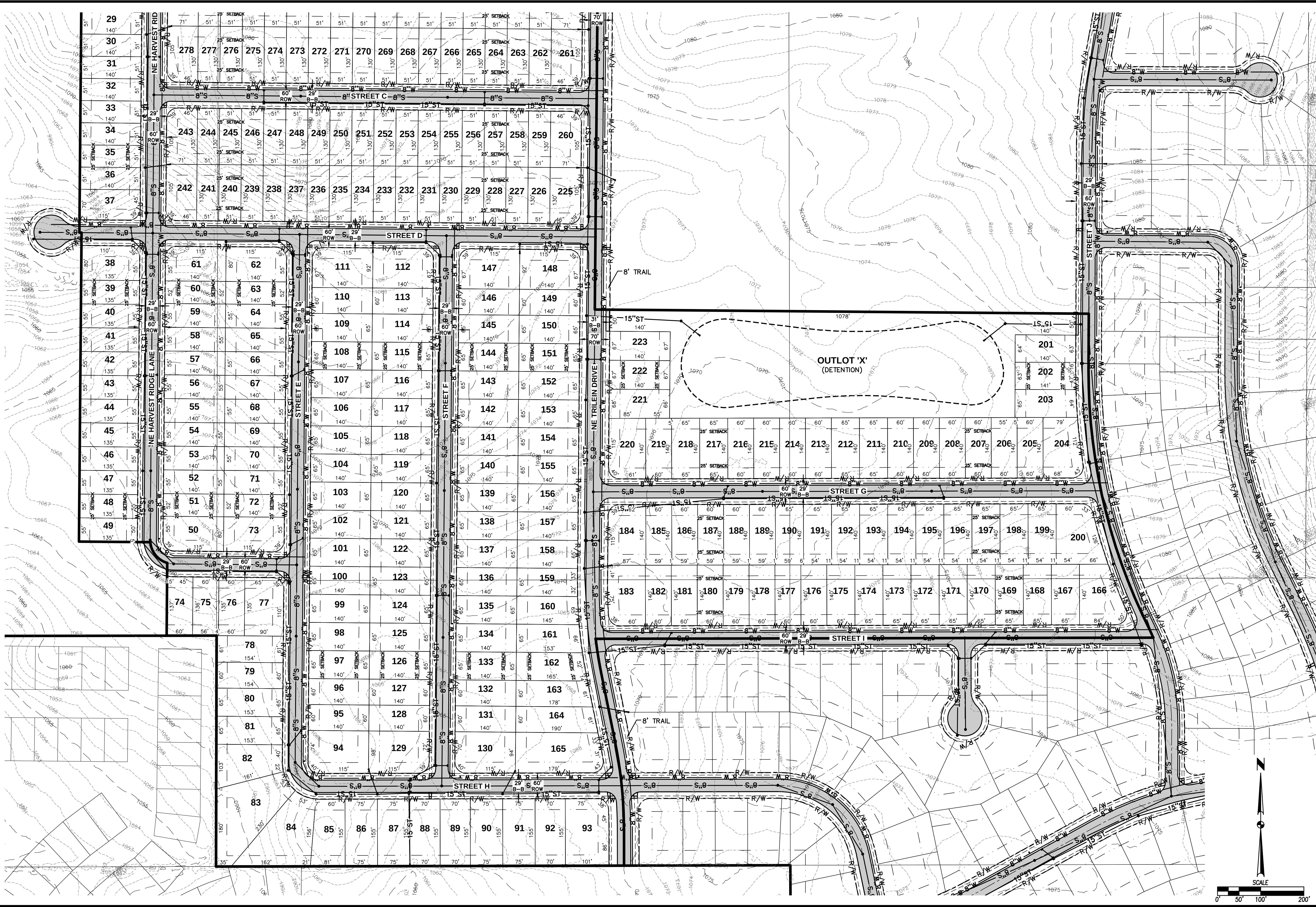
This PUD establishes bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and city park location. A preliminary plat will be prepared and reviewed by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

As detailed throughout the information provided, the Hope Kimberley PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

HOPE KIMBERLEY - AREA "B"

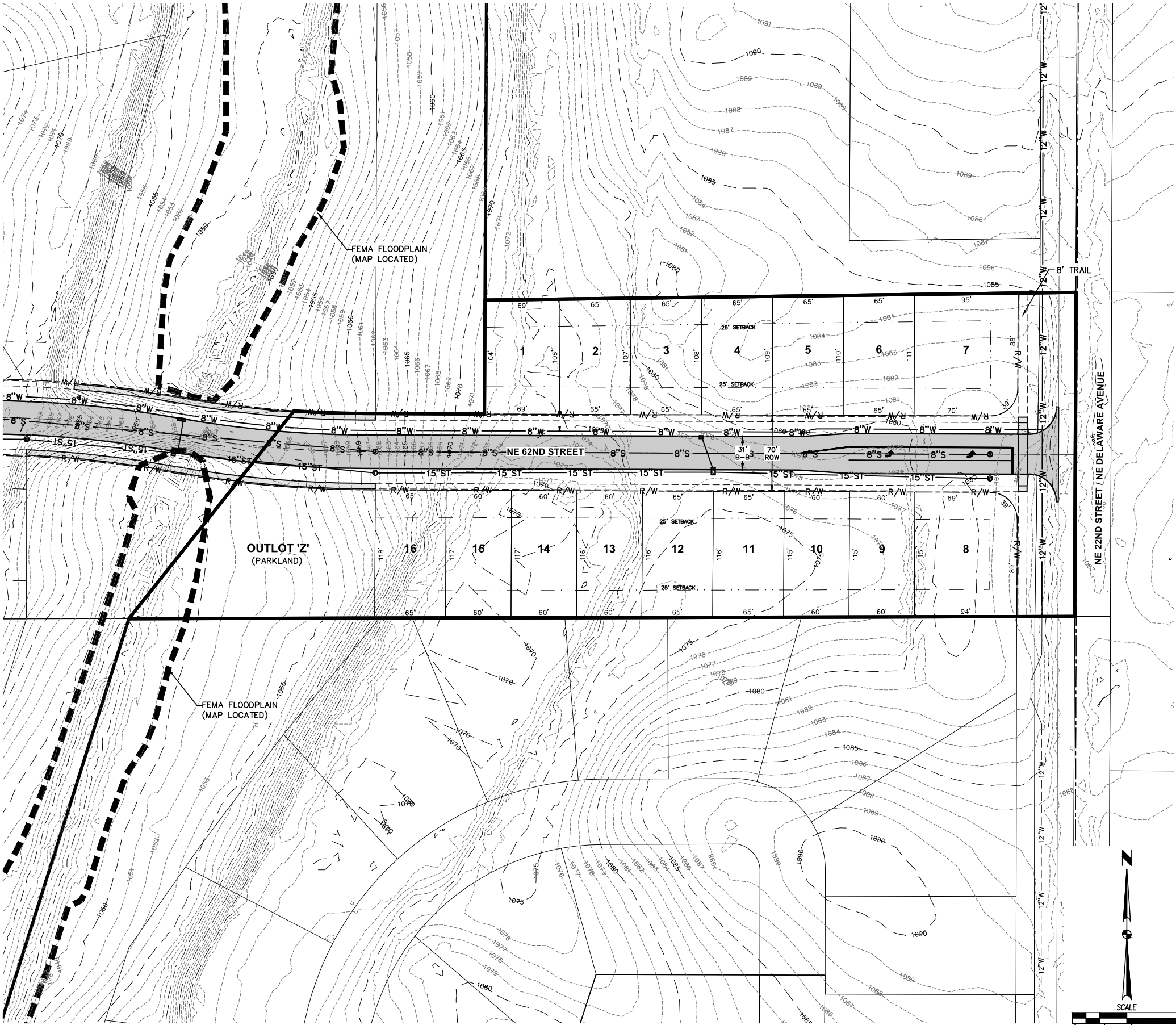
P.U.D. CONCEPTUAL PLAN



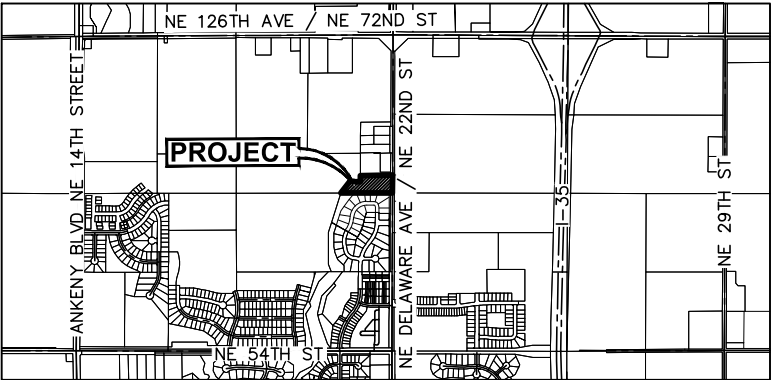


HOPE KIMBERLEY - AREA "E"

P.U.D. CONCEPTUAL PLAN



VICINITY MAP



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING

EXISTING: R-1: SINGLE FAMILY RESIDENCE DISTRICT
PROPOSED: P.U.D.: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

MINIMUM LOT WIDTH = 50 FEET
MINIMUM TWO-FAMILY LOT WIDTH = 75 FEET
SETBACKS:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 5 FEET

16 UNITS
UNITS (16) / ACRE (4.75) = 3.4 UNITS/ACRE

NOTE: A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE EXCEPT ALONG THE WEST SIDE OF NE DELAWARE AVE WHICH REQUIRES AN 8' TRAIL.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. LOTS 7-8 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NE DELAWARE AVENUE.
6. OUTLOT 'Z' WILL BE DEDICATED TO THE CITY AS PARKLAND.
7. FENCES ON LOTS ADJACENT TO NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM NE DELAWARE AVENUE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE DELAWARE AVENUE R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE DELAWARE AVENUE R.O.W.
8. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.

P.U.D. LEGAL DESCRIPTION - AREA 'E'

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Hope Kimberley Property – Ankeny Planned Unit Development

BULK REGULATIONS

AREA 'B' and AREA 'E' – SINGLE-FAMILY RESIDENTIAL (50'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet (One-Family Homes)
- Minimum Lot Width at front yard setback – 75 feet (Two-Family Homes)
- Minimum Lot Area – 6,000 s.f. (One-Family Home)
- Minimum Lot Area – 10,000 s.f. (Two-Family Home)
- Minimum Yard Requirements:
 - Front – 25 feet
 - Rear – 25 feet (covered or non-covered decks may extend into rear yard setback)
 - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

REZONING REQUEST

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT "Y", FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'39" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST ALONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

request that said real estate be rezoned from its present classification of R-1 to PUD for the

purpose of allowing the following use(s):

Construction of single family residential housing.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Jenna Kimberley
(owner name)

Jenna Kimberley
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope Kimberley LLC

Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266

Signature: Jenna Kimberley Date: _____

Printed Name: Jenna Kimberley Title: _____

Property Owner: William Kimberley Development Corporation

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Signature: Jenna Kimberley Date: 6/14/2023

Printed Name: Jenna Kimberley Title: VP

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP #1 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT, THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

request that said real estate be rezoned from its present classification of R-1 to PUD for the purpose of allowing the following use(s):
Construction of single family residential housing.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Jenna Kimberley
(owner name)

Jenna Kimberley
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope Kimberley LLC

Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266

Signature: Jenna Kimberley Date: 3/7/2023

Printed Name: Jenna Kimberley Title: VP

Property Owner: Bill Kimberley LC

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Signature: Jenna Kimberley Date: 3/7/2023

Printed Name: Jenna Kimberley Title: VP

Property Owner: Kimberley Estates Owners Association Inc.

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Signature: Jenna Kimberley

Date: 3/7/2023

Printed Name: Jenna Kimberley

Title: President

Property Owner: Hope K Farms LLC

Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266

Signature: [Signature]

Date: 03/10/2023

Printed Name: Reza Karbassi

Title: owner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

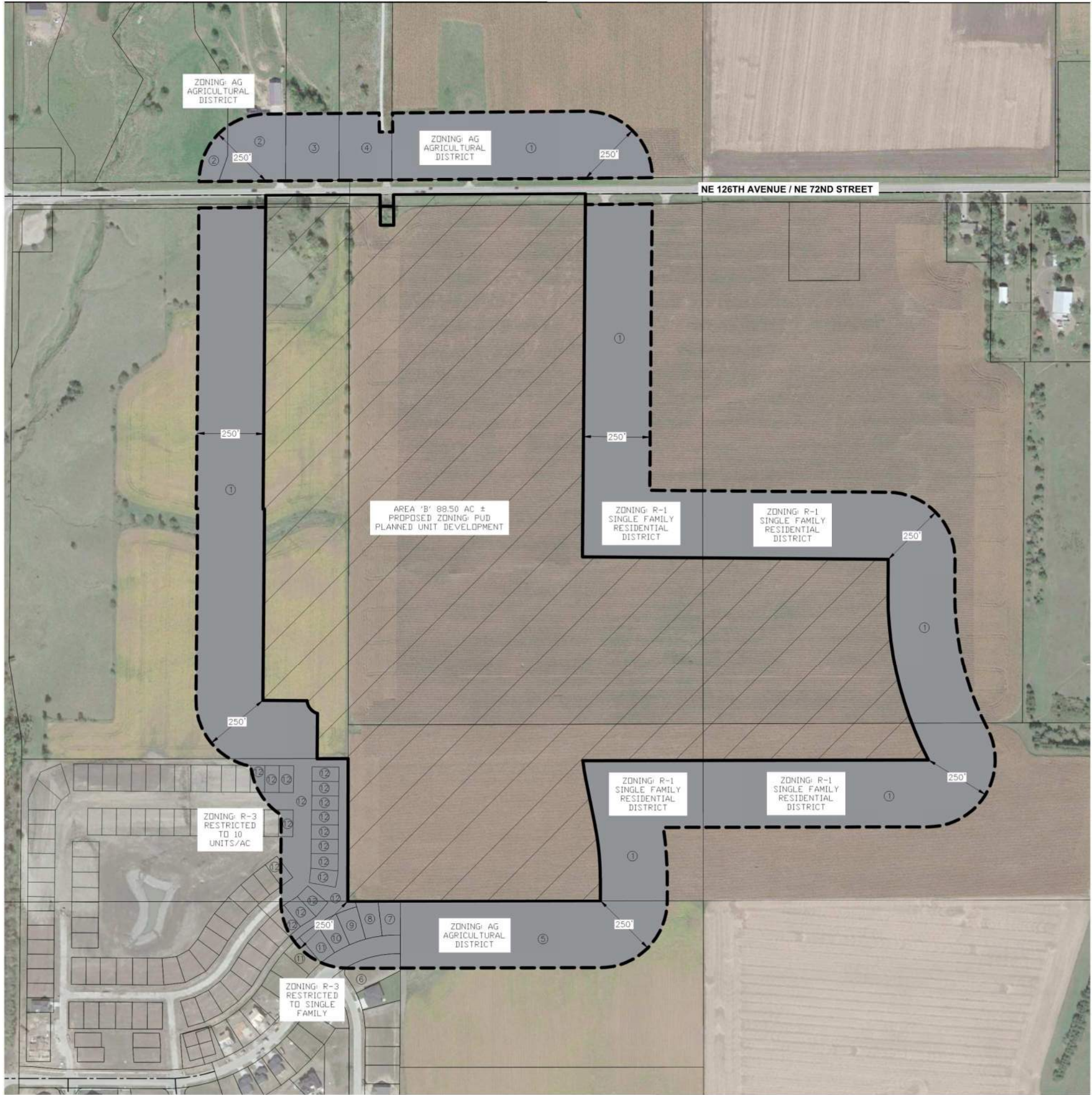
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Date: _____

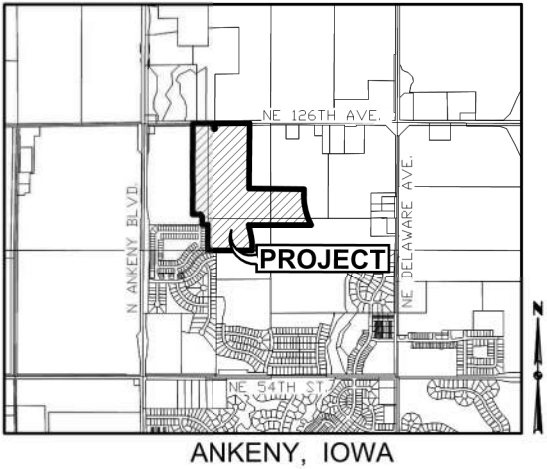
Printed Name: _____

Title: _____

FILE: H:\2021\2108-49-REZONE-B.DWG
DATE PLOTTED: 6/17/2023 10:41 AM
PLOT BY: J. B. BROWN
COMMENTS:



VICINITY MAP
SCALE 1"=2000'



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

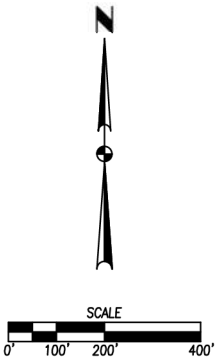
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'B':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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ADJACENT OWNERSHIP:

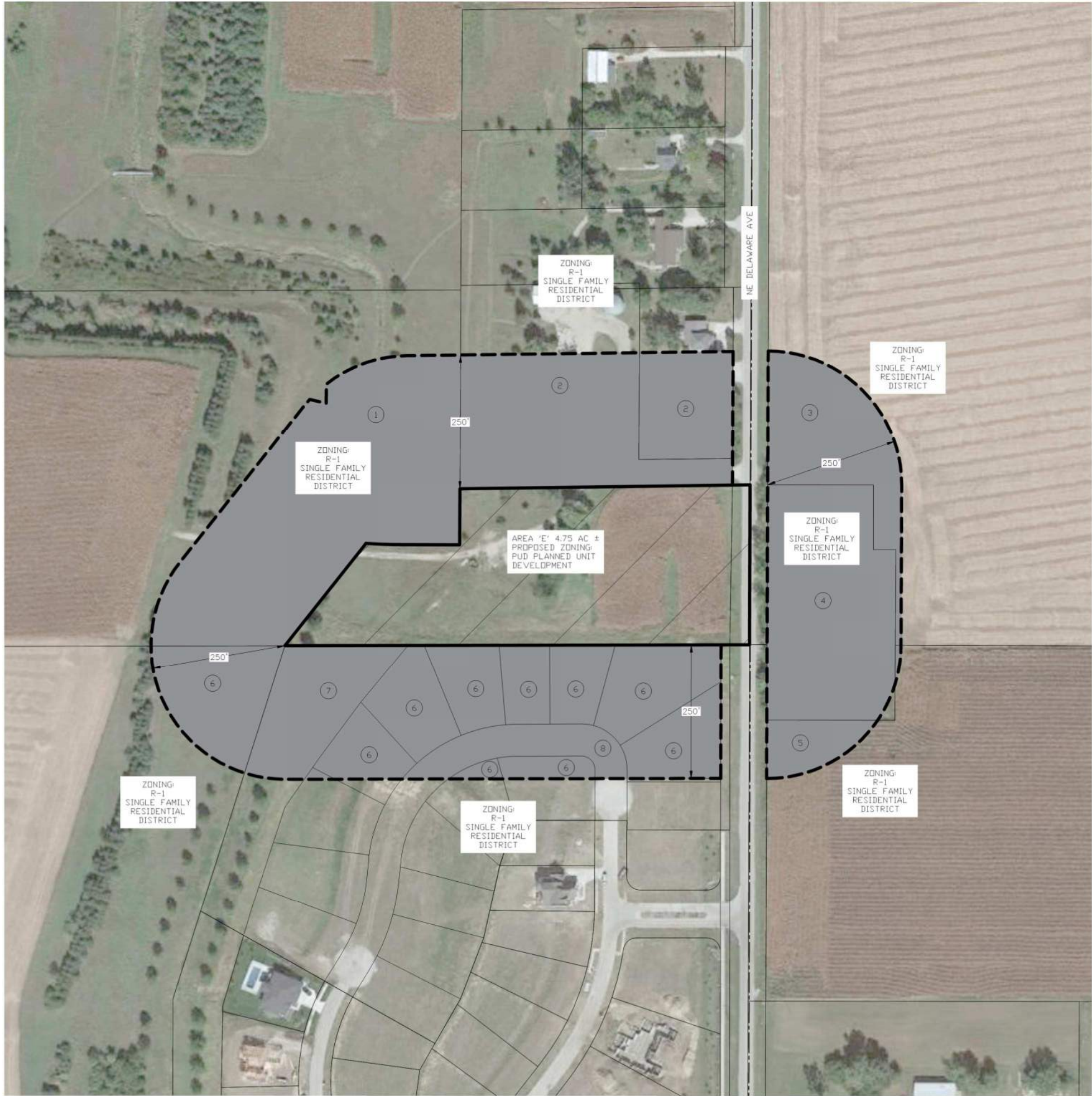
	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	46.1	75.57%	X
2	NEFZGER, JEREMY & TERESA	1.6	2.55%	
3	VOGEL, PATRICIA & TIMOTHY	1.1	1.88%	
4	GOLDSBERRY, GRANT & JODI	1.1	1.73%	
5	JERRYS HOMES INC	5.4	8.87%	
6	BYRAN, MARC A	0.2	0.29%	
7	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.2	0.37%	X
8	BENCHMARK BUILDERS IOWA LC	0.2	0.38%	
9	ROSS, JACKSON	0.2	0.34%	
10	MARNIN, SCOTT & STEPHANIE	0.2	0.34%	
11	CUSTOM HOLDINGS LLC	0.3	0.42%	
12	COURTYARDS AT HARVEST RIDGE LLC	4.4	7.26%	
		61.1	100.00%	75.93%



DATE: 06/19/2023
REVISIONS:
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: MAE
ENGINEER: EKO

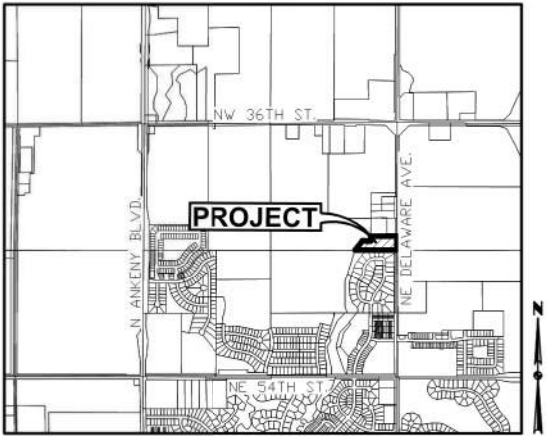
HOPE KIMBERLEY PROPERTY
REZONING MAP - AREA 'B'
ANKENY, IOWA
CIVIL DESIGN ADVANTAGE

1/1
2108.649



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL

PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'E':

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ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	4.1	25.39%	X
2	VAN DYKE, JUDITH & ROBIN	2.9	18.00%	
3	HOPE K FARMS LLC	1.3	8.10%	X
4	WYCKOFF, ALVIN & EMILY	2.3	14.01%	
5	HOPE K FARMS	0.4	2.32%	X
6	BILL KIMBERLEY LC	4.3	26.24%	X
7	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	5.95%	X
8	CITY OF ANKENY			
		16.2	100.00%	67.99%



SUPPORTING EVIDENCE

Hope Kimberley Property - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to the Hope Kimberley Property will be from NE Delaware Avenue to the east, NE 126th Avenue to the north, Highway 69 (North Ankeny Boulevard) to the west, NE Hillcrest Drive and NE 62nd Street to the south. Internal public streets will be extended throughout the development that connect to the major thoroughfares surrounding the property. Internal streets will be local public streets and collectors with on-street parking.

The city of Ankeny has a long-term plan to widen NE Ankeny Boulevard, NE Ankeny Boulevard and NE 126th Avenue as there are Interstate 35 entrance/exits ramps located northeast of this property.

A more detailed traffic study will be prepared by a traffic engineer for the city to review.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities including the city park. An 8-foot wide public trail will be constructed on the south side of NE 72nd Street, the east side of NE Trilein Drive and the west side of NE Delaware Avenue. Pedestrian ramps will be provided at all major roadways such as North Ankeny Boulevard, NE Delaware Avenue and NE 126th Street to connect the existing surrounding neighborhoods.

UTILITIES

Sanitary sewer service will be provided by connecting into an existing 18-inch sanitary sewer line to the south currently located within the Kimberley Estates development. A second connection will be provided in the future by the city of Ankeny in the southwest corner of the property. All sanitary sewer mains will be public.

Water main that will serve this development will come from a 12-inch watermain along NE Delaware Avenue, NE 72nd Street and NE Ankeny Boulevard. A 10-inch watermain will also be constructed along NE Trilein Drive and NE 62nd Avenue. All internal watermain will be 8-inch diameter.

Storm sewer will be provided within public right-of-ways and sized per city code ultimately discharging into one of the detention basins provided onsite. This particular site has two major creeks/drainageways that run through this site so discharge points will occur along these areas.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services along NE Delaware Avenue, NE Ankeny Boulevard and NE 126th Avenue. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Hope Kimberley property generally drains from a high point that runs through the center of the property to the east into an unnamed tributary of Fourmile Creek or the west directly into Fourmile Creek. Detention for the single-family residential areas will be provided in a combination of wet-bottom ponds provided throughout the site. Detention for the multi-family and commercial parcels will be provided onsite by the entity developing the property. All detention facilities shall be privately owned and maintained.

PARKS

Two public parks totaling approximately 22.57 acres in size within floodplain areas will be provided to satisfy parkland dedication requirements for all of the residential uses within the development. Parkland dedication calculations are included.

NEIGHBORHOOD AMENITIES

The areas shown as wet bottom ponds shall be privately owned and maintained by the neighborhood association. These amenities will only be accessible to the residents living within the Hope Kimberley development.

ARCHITECTURAL CHARACTER

Hope-Kimberley Property – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.











ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Ordinance - 3rd Reading

LEGAL:

SUBJECT:

Ord 2153: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of ORDINANCE 2153 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept third consideration of ORDINANCE 2153, sending it on its final passage and publication as required by law.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Ordinance
 Rezoning Area D Exhibit

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO SINGLE FAMILY, REZONING AREA D

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 385.00 FEET; THENCE NORTH 00°07'22" WEST, 86.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS NORTH 05°45'19" WEST, 196.30 FEET; THENCE NORTH 11°23'16" WEST, 169.54 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS NORTH 09°09'12" WEST, 77.97 FEET; THENCE NORTH 89°52'38" EAST, 1291.99 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS NORTH 13°40'02" WEST, 638.56 FEET; THENCE NORTH 00°13'22" EAST, 527.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 10°37'33" EAST, 94.16 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 00°13'22" EAST, 521.42 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 165.35 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°42'59" EAST, 703.99 FEET; THENCE SOUTH 32°56'05" WEST, 505.04 FEET; THENCE SOUTH 00°13'22" WEST, 705.09 FEET; THENCE SOUTH 67°10'04" EAST, 444.03 FEET; THENCE SOUTH 00°12'25" WEST, 522.09 FEET; THENCE SOUTH 38°28'54" WEST, 243.33 FEET TO THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2 ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 605.62 FEET; THENCE SOUTH 89°46'46" WEST, 73.48 FEET; THENCE SOUTH 85°36'15" WEST, 66.85 FEET; THENCE SOUTH 79°22'24" WEST, 66.85 FEET; THENCE SOUTH 73°08'32" WEST, 66.85 FEET; THENCE SOUTH 66°54'41" WEST, 66.85 FEET; THENCE SOUTH 61°34'12" WEST, 71.30 FEET; THENCE SOUTH 60°58'05" WEST, 225.00 FEET; THENCE SOUTH 61°21'15" WEST, 78.94 FEET; THENCE SOUTH 65°20'09" WEST, 85.40 FEET; THENCE SOUTH 70°18'19" WEST, 85.40 FEET; THENCE SOUTH 75°16'29" WEST, 85.40 FEET; THENCE SOUTH 80°14'39" WEST, 85.40 FEET; THENCE SOUTH 85°12'49" WEST, 85.40 FEET; THENCE NORTH 89°59'06" WEST, 79.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°05'22" WEST ALONG SAID WEST LINE, 349.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.98 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 66.98-acres (+/-) located south of NE 126th Avenue, west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D); and

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

Mark E. Holm, Mayor

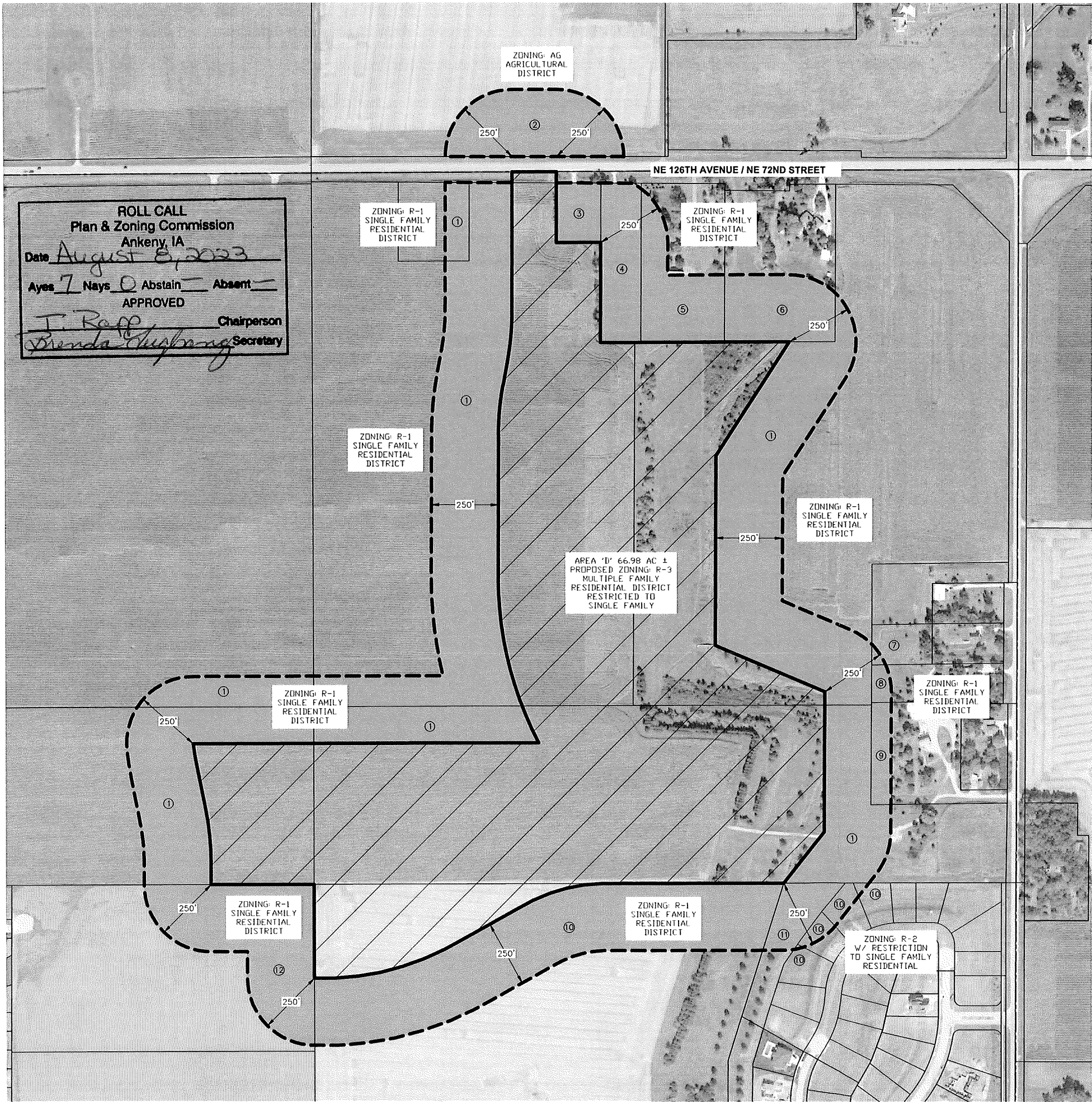
ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023**

**1st Con 9/5/23 (P. Hrg.)
2nd Con 9/18/23
3rd Con 10/2/23**

FILE: \\2021\\1108049\\DWG\\2108049-REZONE-D\\DWG\\2108049-REZONE-D\\2108049-REZONE-D.dwg
PLOT: 07/17/2023 10:35 AM
PLOT BY: DARI GLENN
CONSULT: ENG



ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date August 8, 2023

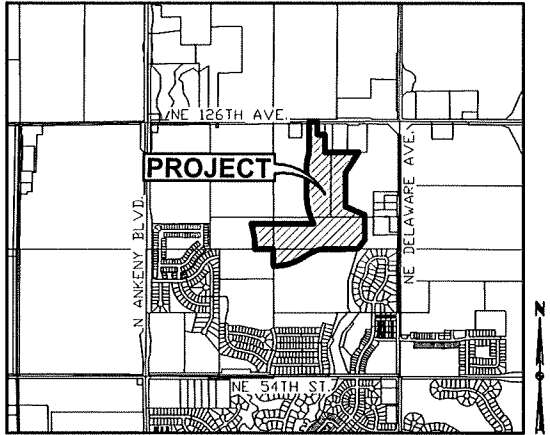
Ayes 7 Nays 0 Abstain — Absent —

APPROVED

J. Rapp Chairperson
Brenda Chapman Secretary

VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-3 - MULTIPLE FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO SINGLE FAMILY

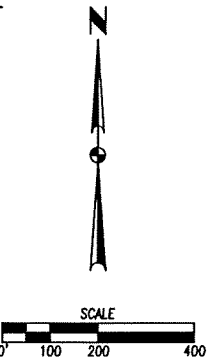
REZONING DESCRIPTION - AREA 'D':

A PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 385.00 FEET; THENCE NORTH 00°07'22" WEST, 86.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS NORTH 05°45'19" WEST, 196.30 FEET; THENCE NORTH 11°23'16" WEST, 169.54 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS NORTH 09°09'12" WEST, 77.97 FEET; THENCE NORTH 89°52'38" EAST, 1291.99 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS NORTH 13°40'02" WEST, 638.56 FEET; THENCE NORTH 00°13'22" EAST, 527.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 10°37'33" EAST, 94.16 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 00°13'22" EAST, 521.42 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 165.35 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°42'59" EAST, 703.99 FEET; THENCE SOUTH 32°56'05" WEST, 505.04 FEET; THENCE SOUTH 00°13'22" WEST, 705.09 FEET; THENCE SOUTH 67°10'04" EAST, 444.03 FEET; THENCE SOUTH 00°12'25" WEST, 522.09 FEET; THENCE SOUTH 38°28'54" WEST, 243.33 FEET TO THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2 ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 605.62 FEET; THENCE SOUTH 89°46'46" WEST, 73.48 FEET; THENCE SOUTH 85°36'15" WEST, 66.85 FEET; THENCE SOUTH 79°22'24" WEST, 66.85 FEET; THENCE SOUTH 73°08'32" WEST, 66.85 FEET; THENCE SOUTH 66°54'41" WEST, 66.85 FEET; THENCE SOUTH 61°34'12" WEST, 71.30 FEET; THENCE SOUTH 60°58'05" WEST, 225.00 FEET; THENCE SOUTH 61°21'15" WEST, 78.94 FEET; THENCE SOUTH 65°20'09" WEST, 85.40 FEET; THENCE SOUTH 70°18'19" WEST, 85.40 FEET; THENCE SOUTH 75°16'29" WEST, 85.40 FEET; THENCE SOUTH 80°14'39" WEST, 85.40 FEET; THENCE SOUTH 85°12'49" WEST, 85.40 FEET; THENCE NORTH 89°59'06" WEST, 79.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°05'22" WEST ALONG SAID WEST LINE, 349.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.98 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	34.8	55.05%	X
2	NORTHSTAR LTD	3.2	5.07%	
3	HUSS, EMILY & KEVIN	0.8	1.33%	
4	KLEIN, STEVEN J	2.0	3.22%	
5	GROVE, KELLY & KATIE	2.4	3.78%	
6	SEUNTJENS, CHRISTOPHER & IRENE	2.3	3.61%	
7	ABUHL, WAYNE E	0.1	0.08%	
8	HAUS, JILL & SHANNON	0.2	0.35%	
9	VAN DYKE, JUDITH & ROBIN	0.7	1.03%	
10	BILL KIMBERLEY LC	10.7	16.98%	X
11	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	1.54%	X
12	JERRYS HOMES INC	5.0	7.96%	
		63.2	100.00%	73.57%





ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

ACTION REQUESTED:
Ordinance - 3rd Reading

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:
Ord 2154: An Ordinance amending Chapter 82 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions to match current standards and practices for use of Multi-Use Recreational Trails.

EXECUTIVE SUMMARY:
The ordinance under consideration amends section 82.03 – “Uses Not Permitted” – to include additional language related to solicitors, peddlers, and non-recreational activity on trails. Currently, Chapter 82 does not explicitly prohibit solicitors and peddlers from conducting non-recreational activity on trails. Staff are requesting the amendment to Chapter 82 be approved to match current standards and practices for use of the multi-use recreational trails.

FISCAL IMPACT: No

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept third consideration of ORDINANCE 2154, sending it on its final passage and publication as required by law.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Chapter 82 Ordinance Revision

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 82 OF THE MUNICIPAL CODE
OF THE CITY OF ANKENY, IOWA**

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it necessary and proper to amend Chapter 82, of the Code of Ordinances to match current standards and practices for use of Multi-Use Recreational Trails.

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

Section 1: That Chapter 82, Multi-Use Recreational Trails, Section 82.03, Uses Not Permitted, be and is hereby amended to include the underlined language:

82.03 USES NOT PERMITTED.

Except as otherwise provided, the following uses are not permitted on multi-use recreational trails:

1. Motorized vehicles, except where the trail utilizes an existing road, street or highway or specifically defined or allowed otherwise in Chapter 76 of this Code of Ordinances;
2. Equestrian uses;
3. Skateboards are not permitted on the portions of trails that utilize an existing road, street or highway;
4. Any occupation of a portion of any area of the trail for washing or repairing vehicles, advertising, peddling, or any other non-recreational activity, except concessionaries acting under the authority of lease or contract with the City.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny, Iowa, this ____ day of _____ 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

Published in the Des Moines Register
On the ____ day of _____, 2023

1st Con _____
2nd Con _____
3rd Con _____



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

ACTION REQUESTED:
Ordinance - 3rd Reading

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:
Ord 2155: An Ordinance amending Chapter 132 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions to match current standards and practices for use of Multi-Use Recreational Trails.

EXECUTIVE SUMMARY:
The ordinance under consideration amends sections 132.02 – “Definitions” – and 132.18 – “Peddlers Operating Upon Streets” - to include the addition of multi-use recreational trails and minor grammatical edits. Currently, Chapter 132 does not include multi-use recreational trails and staff are requesting the amendment to Chapter 132 be approved to match current standards and practices for use of the multi-use recreational trails.

FISCAL IMPACT: No

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept third consideration of ORDINANCE 2155, sending it on its final passage and publication as required by law.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Chapter 132 Revisions

ORDINANCE 2155

AN ORDINANCE AMENDING CHAPTER 132, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it necessary and proper to amend Chapter 132, of the Code of Ordinances to match current standards and practices for use of Multi-Use Recreational Trails.

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

Section 1: That Chapter 132, Peddlers, Solicitors and Transient Merchants, be and is hereby amended delete the stricken language and to include the underlined language:

132.02 DEFINITIONS.

For use in this chapter the following terms are defined:

1. “Peddler” means any person carrying goods or merchandise who sells or offers for sale for immediate delivery such goods or merchandise from house to house, ~~or upon the public street~~ or Multi-Use Recreational trails. An ice cream truck is considered a peddler unless it contains a mobile kitchen and facilitates the preparation, marketing and sale of food that is whole and unprocessed, packaged, or prepared in which case the ice cream truck is considered a Mobile Food Vendor subject to Municipal Code Chapter 142.
2. “Solicitor” means any person who solicits or attempts to solicit from house to house, ~~or upon the public street~~ or Multi-Use Recreational trails any contribution or donation or any order for goods, services, subscriptions or merchandise to be delivered at a future date. The definition of "solicitor" also includes any person engaged in the business of bill posting.

...

132.18 PEDDLERS OPERATING UPON STREETS.

No peddler shall sell or offer for sale upon the public right-of-way any goods or merchandise for immediate delivery unless such vendor complies with the conditions set forth in this section.

...

3. Stopping for Delivery Prohibited; Sales on Streets or in Parks or on Multi-Use Recreational Trails Prohibited. No person operating a vehicle (peddler's ice cream truck is exempt) may stop for the purpose of delivering goods or merchandise on the paved portion of the public right-of-way. In no event shall sales be permitted on any collector or arterial street within the City or within any public park or Multi-Use Recreational trail.

...

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny, Iowa, this ____ day of _____ 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____ DAY OF _____, 2023**

**1st Con 9/05/23
2nd Con 9/18/23
3rd Con _____**



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Enhance Quality of Life

ACTION REQUESTED:
Ordinance - 2nd Reading

LEGAL:

SUBJECT:

Ord 2156: An Ordinance amending the Ankeny Municipal Code by adding a new Chapter 58, Urban Chickens, pertaining to the keeping of chickens within the City of Ankeny.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept second consideration of Ordinance 2156 amending the Ankeny Municipal Code.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: *<enap>Consider motion to accept second consideration of ORDINANCE 2156 </enap>*

Action. Consider motion to accept second consideration of ORDINANCE 2150.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Ordinance

ORDINANCE NO. _____

ORDINANCE AMENDING THE ANKENY MUNICIPAL CODE BY ADDING
A NEW CHAPTER 58 THERETO ENTITLED "URBAN CHICKENS"
RELATING TO THE KEEPING OF CHICKENS WITHIN THE CITY OF
ANKENY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ANKENY, IOWA,
as follows:

Section 1. The Ankeny Municipal Code is amended by adding a new Chapter 58 thereto
entitled "Urban Chickens" relating to the keeping of chickens within the City of Ankeny as
follows:

CHAPTER 58 URBAN CHICKENS

58.01 Definitions.

“Chicken: shall mean a member of the subspecies *Gallus gallus domesticus*, a
domesticated fowl.

“Urban Chicken” shall mean a chicken kept on a permitted tract of land pursuant to a
permit issued under this Chapter.

“Permitting Officer” shall mean the City Manager or designee.

“Tract of land” shall mean a property or a zoned lot that has one single family dwelling
located on that property or zoned lot.

“Single Family Dwelling” shall mean any building that contains only one dwelling unit
used, intended, rented, leased, let or hired to be occupied for living purposes.

“Permitted tract of land” shall mean the tract of land as identified by the application upon
which a permit is granted for keeping chickens pursuant to this Chapter.

“Permittee” shall mean an applicant who has been granted a permit to raise, harbor or
keep chickens pursuant to this Chapter.

58.02 Permit Required.

(a) **Permit Required.** No person shall raise, harbor or keep chickens within the City of
Ankeny without a valid permit obtained from the Permitting Officer under the provisions of this
Chapter.

(b) **Application.** In order to obtain a permit, an applicant must submit a completed
application on forms provided by the Permitting Officer, either on-line or in paper form, and
paying all fees required by this Chapter.

(c) Requirements. The requirements to the receipt of a permit include:

- 1) All requirements of this Chapter are met;
- 2) All fees, as may be provided for from time to time by City Council resolution, for the permit are paid in full;
- 3) All judgments in the City's favor and against the applicant have been paid in full;
- 4) The tract of land to be permitted shall contain only one Single Family Dwelling occupied and used as such by the permittee.
- ~~5) The applicant has provided notice to the residents of all immediately adjacent dwellings of the applicant's intent to obtain a permit.~~
- 6 5) The applicant has successfully completed an approved class in raising chickens in an urban setting.

(d) Issuance of Permit. If the Permitting Officer concludes as a result of the information contained in the application that the requirements for a permit have been met, then the Officer shall issue the permit. ~~The permit shall be effective for one (1) year from the date of issuance. The permittee shall re-apply annually.~~

(e) Denial, suspension, revocation, non-renewal. The Permitting Officer may deny, suspend, revoke, or decline to renew any permit issued for any of the following grounds:

- 1) False statements on any application or other information or report required by this section to be given by the applicant;
- 2) Failure to pay any application, penalty, reinspection or reinstatement fee required by this section or City Council resolution;
- 3) Failure to correct deficiencies noted in notices of violation in the time specified in the notice;
- 4) Failure to comply with the provisions of an approved mitigation/remediation plan by the Permitting Officer, or designee.
- 5) Failure to comply with any provision of this Chapter or other relevant Chapter of the Municipal Code.

(f) Notification. A decision to revoke, suspend, deny or not renew a permit shall be in writing, delivered by ordinary mail or in person to the address indicated on the application. The notification shall specify reasons for the action.

(g) Effect of revocation, etc. When an application for a permit is denied, or when a permit is revoked, the applicant may not re-apply for a new permit for a period of 1 year from the date of the denial or revocation.

(h) Appeals. In any instance where the Permitting Officer has denied, revoked, suspended, or not renewed a permit, the applicant may appeal the decision to the City Manager, or designee other than the Permitting Officer within ten (10) business days of receipt by the applicant or holder of the permit of the notice of the decision. The applicant or holder of the permit will be given an opportunity for a hearing. The decision of the officer hearing the appeal, or any decision by the Permitting Officer which is not appealed in accordance to this Chapter shall be deemed final action.

58.03 Number and type of Chickens allowed.

- (a) The maximum number of chickens allowed is six (6) per tract of land.
- (b) Only female chickens (hens) are allowed.

58.04 Zoning Districts Allowed.

Permits will be granted only for tracts of land of at least one-quarter acre (10,890 sq. ft.) in size, containing only one single family home and located in residential districts as identified on the current Official Zoning Map on file with the City of Ankeny.

58.05 Non-commercial use only.

A permit shall not allow the permittee to engage in chicken breeding or fertilizer production or the sale of eggs or chickens for commercial purposes. The permittee may use the eggs and chickens for non-commercial use only.

58.06 Enclosures.

- (a) Chickens must be kept in an enclosure or fenced area at all times. Chickens shall be secured within a henhouse or chicken tractor during non-daylight hours.
- (b) Enclosures must be kept in a clean, dry, odor-free, neat and sanitary condition at all times.
- (c) Henhouses, chicken tractors and chicken pens must provide adequate ventilation and adequate sun and shade and must be impermeable to rodents, wild birds and predators, including dogs and cats.
- (d) Henhouses and chicken tractors.
 - 1) Henhouses and chicken tractors shall be designed to provide safe and healthy living conditions for the chickens with a minimum of four (4) square feet per bird while minimizing adverse impacts to other residents in the neighborhood.

- i) A henhouse or chicken tractor shall be enclosed on all sides and shall have a roof and doors. Access doors must be able to be shut and locked at night. Opening windows and vents must be covered with predator and bird proof wire of less than one (1) inch openings.
 - ii) The materials used in making a henhouse or chicken tractor shall be uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. The use of scrap, waste board, sheet metal, or similar materials is prohibited. Henhouses and chicken tractors shall be well maintained.
- 2) Henhouses, chicken tractors and chicken pens shall only be located in the rear yard as defined by Ankeny Municipal Code.
- 3) Henhouses, chicken tractors and chicken pens must be located at least twenty-five (25) feet from any property line.
- 4) Henhouses, chicken tractors and chicken pens must be located at least ten (10) feet from any storm water drainage/storm water detention/overland flowage easement and should not be located within any drainage swale that is not covered by easement.
- (e) Any enclosed chicken pen shall consist of sturdy wire fencing. The pen must be covered with wire, aviary netting, or solid roofing.

58.07 Odor and noise impacts.

- (a) Odors from chickens, chicken manure or other chicken related substances shall not be perceptible beyond the boundaries of the permitted tract of land.
- (b) Noise from chickens shall not be loud enough beyond the boundaries of the permitted tract of land at the property boundaries to disturb persons of reasonable sensitivity.

58.08 Predators, rodents, insects and parasites.

The Permittee shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Chickens found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by an Ankeny Animal Control Officer.

58.09 Feed and water.

Chickens shall be provided with access to feed and clean water at all times. The feed and water shall be unavailable to rodents, wild birds and predators.

58.10 Waste storage and removal.

All stored manure shall be covered by a fully enclosed structure with a roof or lid over the entire structure. No more than three (3) cubic feet of manure shall be stored on the permitted tract of land. All other manure not used for composting or fertilizing shall be removed. The henhouse, chicken tractor, chicken pen and surrounding area must be kept free from trash and accumulated droppings. Uneaten feed shall be removed in a timely manner.

58.11 Chickens at large.

- (a) The Permittee shall not allow the Permittee's chickens to roam off the permitted tract of land. No dog or cat or other domesticated animal which kills a chicken off the permitted tract of land will, for that reason alone, be considered a dangerous or **aggressive vicious** animal or the city's responsibility to enforce its animal control provisions.
- (b) The Permittee shall place and keep leg bands on all chickens showing the permit number.

58.12 Unlawful acts.

- (a) It shall be unlawful for any person to keep chickens in violation of any provision of this Chapter or any other provision of the Ankeny Municipal Code.
- (b) It shall be unlawful for any owner, renter or leaseholder of property to allow chickens to be kept on the property in violation of the provisions of this article.
- (c) No person shall keep chickens inside a dwelling unit.
- (d) No person shall slaughter any chickens within the City of Ankeny.
- (e) No person shall keep a rooster.
- (f) No person shall keep chickens on a vacant or uninhabited tract of land.

58.13 Nuisances.

Any violation of the terms of this Chapter that constitutes a health hazard or that interferes with the use or enjoyment of neighboring property is a nuisance and may be abated under the general nuisance abatement provisions of Ankeny Municipal Code Chapter 50.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be effective upon its passage, approval and publication as provided by law.

PASSED and approved this ____ day of _____, 2023.

MARK E. HOLM, Mayor

ATTEST:

MICHELLE YUSKA, City Clerk



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Ordinance - 1st Reading

LEGAL:

SUBJECT:

Ord 2157: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone certain property owned by 98 Investments, LLC. (PH 2023-55)

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept first consideration of Ordinance 2157 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2157

Action. Consider motion to accept first consideration of ORDINANCE 2157.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Ordinance
 P&Z Stamped Rezoning Exhibit

ORDINANCE

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, TO REZONE CERTAIN PROPERTY OWNED BY 98 INVESTMENTS, LLC, FROM C-2, GENERAL RETAIL, HIGHWAY-ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT, TO C-2A, CENTRAL BUSINESS COMMERCIAL DISTRICT

WHEREAS, on the 22nd day of August, 2023, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 6th day of September, 2023, recommended City Council approval of an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone certain property owned by 98 Investments, LLC, from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District; and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the City Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

PARCEL "A" OF PLAT OF SURVEY RECORDED IN BOOK 14927, PAGE 105 BEING A PART OF LOTS 8 & 9 ALL IN ARTHUR PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

LAYMAN'S DESCRIPTION:

Approximately 0.29 acres (+/-) located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, are hereby amended to rezone the above-described property owned by 98 Investments, LLC, from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

SECTION II. REPEAL. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. EFFECTIVE DATE. This Ordinance shall be in effect upon its final passage and publication, as provided by law.

PASSED AND APPROVED this 6th day of November, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN
THE DES MOINES REGISTER
ON THE ____ DAY OF _____, 2023**

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



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Enhance Quality of Life

ACTION REQUESTED:
Ordinance - 1st Reading

LEGAL:

SUBJECT:

Ord 2158:

An Ordinance vacating a drainage easement on Lot 1 of Aspen Ridge Commercial Plat 3. (PH 2023-56).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

To accept first consideration of ORDINANCE 2158.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2158.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Ordinance
 Vacation Exhibit

WHEN RECORDED RETURN TO:

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

Preparer Information: Bryan Morrissey, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: (515) 963-3551

ORDINANCE

**AN ORDINANCE VACATING A PORTION OF A PUBLIC DRAINAGE EASEMENT
LOCATED ON LOT 1, ASPEN RIDGE COMMERCIAL PLAT 3**

WHEREAS, pursuant to notice published in the manner required by law, on the 2nd day of October, 2023, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a portion of a public drainage easement, as shown on the attached Easement Vacation Plat; and

WHEREAS, the City Council finds that all public purpose served by said Easement is no longer necessary; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of Ankeny that said Easement be vacated.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The City of Ankeny does hereby vacate and release that portion of said Easement, as shown on the attached Easement Vacation Plat.

SECTION II. REPEAL. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. EFFECTIVE DATE. This Ordinance shall be in effect upon its final passage and publication required by law.

PASSED AND APPROVED this 6th day of November, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

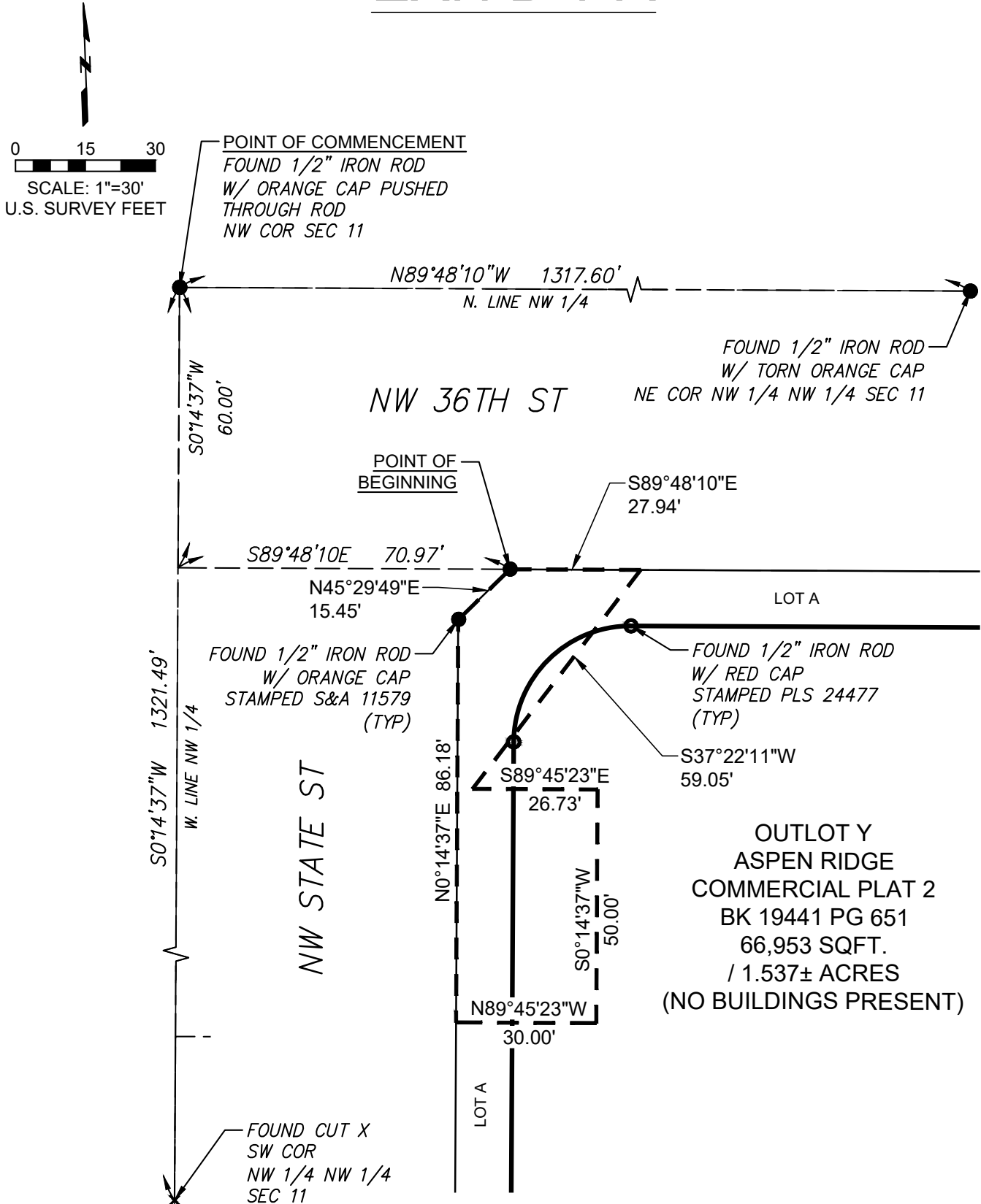
ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN
THE DES MOINES REGISTER
ON THE ____ DAY OF _____, 2023**

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

EXHIBIT A



20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / info@f-w.com

EASEMENT VACATION
PART OF LOT A AND OUTLOT Y
ASPEN RIDGE COMMERCIAL PLAT 2
NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST, 5TH PM
CITY OF ANKENY, POLK COUNTY, IOWA

PROJECT NO.: 0220491.00
DRAWN: EAT
REVIEWED: CME
DATE: 8/15/2023

etrentmann | J:\2022\0220491.00 - McD - NW 36th & NW State St LC014-0363\Survey\07_Drawings\XV_ESMT - 0220491.dwg | 8/15/2023 1:22 PM |

EASEMENT VACATION

PERMANENT DRAINAGE EASEMENT VACATION LOCATED WITHIN A PORTION OF LOT A AND OUTLOT Y OF ASPEN RIDGE COMMERCIAL PLAT, ACCORDING TO THE DOCUMENT THEREOF RECORDED IN BOOK 19441, PAGE 651 OF THE POLK COUNTY RECORDS, SITUATED WITHIN A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 0°14'37" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 60.00 FEET; THENCE DEPARTING SAID LINE, SOUTH 89°48'10" EAST, 70.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT VACATION; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89°48'10" EAST, 27.94 FEET; THENCE DEPARTING SAID LINE, SOUTH 37°22'11" WEST, 59.05 FEET; THENCE SOUTH 89°45'23" EAST, 26.73 FEET; THENCE SOUTH 0°14'37" WEST, 50.00 FEET; THENCE NORTH 89°45'23" WEST, 30.00 FEET TO THE WEST LINE OF SAID LOT A; THENCE ALONG SAID LINE, NORTH 0°14'37" EAST, 86.18 FEET; THENCE NORTH 45°29'49" EAST, 15.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.06 ACRES (2,433 S.F.).

SAID EASEMENT VACATION BEING THE SAME DESCRIBED PERMANENT DRAINAGE EASEMENT IDENTIFIED AS AREA "A" IN AN ACQUISITION PLAT RECORDED IN BOOK 11315, PAGE 756 OF SAID COUNTY RECORDS.



20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / info@f-w.com

EASEMENT VACATION
PART OF LOT A AND OUTLOT Y
ASPEN RIDGE COMMERCIAL PLAT 2
NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST, 5TH PM
CITY OF ANKENY, POLK COUNTY, IOWA

PROJECT NO.: 0220491.00
DRAWN: EAT
REVIEWED: CME
DATE: 8/15/2023



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

ACTION REQUESTED:
Ordinance - 1st Reading

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:
Ord 2159: An Ordinance creating Chapter 49 of the Code of Ordinances of the City of Ankeny, Iowa, by creating provisions pertaining to camping within city limits.

EXECUTIVE SUMMARY:
The objective of this proposed ordinance is to maintain and preserve public places to be accessible to all while providing assistance to homeless individuals by finding immediate shelter space and permanent housing as soon as practical, not to seek monetary fines. Items included in the proposed ordinance consists of sections addressing definitions, unlawful camping, unlawful storage of personal property in public spaces, penalty for violations, removal procedures, and, in areas specifically noted, the suspension of enforcement if no overnight shelter is available.

FISCAL IMPACT: **No**
There is anticipated to be ancillary expenses both in terms of monetary and staff time related to transportation, temporary accommodations, and administration.

CITY MANAGER'S RECOMMENDATIONS:
Accept first consideration of Ordinance 2159 to create chapter 49, Camping, in the Code of Ordinances.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2159.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Proposed Ordinance Chapter 49 - Camping

ORDINANCE NO. _____

AN ORDINANCE ADDING CHAPTER 49, CAMPING, OF THE MUNICIPAL
CODE OF THE CITY OF ANKENY, IOWA

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

Section 1: That the Code of Ordinances of the City of Ankeny, Iowa, is hereby amended to adopt the following underlined language:

CHAPTER 49
CAMPING

49.01 UNLAWFUL CAMPING.

1. It shall be unlawful for any person to camp, occupy a campsite or use camp paraphernalia in the following areas unless otherwise specifically authorized in an Ankeny campground or by City regulations or rules or by temporary permit to allow camping on public property in connection with a special event or by declaration of the mayor in emergency circumstances, except as set forth in Subsection 2 below:

A. Any park;

B. Any publicly-owned property to which the public is not ordinarily allowed access, including but not limited to, buildings, water storage tank sites, well sites, storm water ponds and facilities, and other secured properties;

C. That portion of any street or sidewalk that is expressly reserved for vehicular or pedestrian travel;

D. Portions of any street right-of-way that is not expressly reserved for vehicular or pedestrian travel; and

E. Any other publicly-owned parking lot or publicly-owned property, improved or unimproved.

2. The prohibitions contained in subsections 1.A, 1.B, 1.C, and 1.E above shall be enforced at all times. Law enforcement officers shall not enforce the prohibitions in Subsection 1.D above when there is no Available Overnight Shelter for individuals or family units experiencing homelessness on the date that camping occurs. "Available Overnight Shelter" means a public or private shelter within Polk County and with an available overnight space, open to an

individual or family unit experiencing homelessness at no charge. If an individual or family unit cannot use available space because of the individual or family member's sex, familial or marital status, religious beliefs, disability, or a shelter's length-of-stay restrictions, the space is not considered to be available. The space is also not considered to be available if an individual has attempted to secure a bed at the shelter by lining up in advance of the shelter opening for the day and has been denied entry due to lack of available space. The space is considered available if the individual could not use the space due to voluntary actions such as intoxication, drug use or unruly behavior.

49.02 STORAGE OF PERSONAL PROPERTY IN PUBLIC PLACES.

1. It shall be unlawful for any person to store personal property, including a campsite and camp paraphernalia, unless otherwise specifically authorized in an Ankeny campground or by City regulations or rules or by temporary permit to allow camping on public property in connection with a special event or by declaration of the mayor in emergency circumstances, in the following areas, except as set forth in Subsection 2 below:

A. Any park;

B. Any publicly-owned property to which the public is not ordinarily allowed access, including but not limited to, public buildings, water storage tank sites, well sites, storm water ponds and facilities, and other secured properties;

C. That portion of any street or sidewalk that is expressly reserved for vehicular or pedestrian travel;

D. Portions of any street right-of-way that is not expressly reserved for vehicular or pedestrian travel; and

E. Any other publicly-owned parking lot or publicly-owned property, improved or unimproved.

2. The prohibitions contained in Subsections 1.A, 1.B, 1.C, and 1.E above shall be enforced at all times. Law enforcement officers shall not enforce the prohibitions in Subsection 1.D above when there is no Available Overnight Shelter for individuals or family units experiencing homelessness on the date that camping occurs. If an individual or family unit cannot use available space because of the individual or family member's sex, familial or marital status, religious beliefs, disability, or a shelter's length-of-stay restrictions, the space is not considered to be available. The space is also not considered to be available if an individual has attempted to secure a bed at the shelter by lining up in advance of the shelter opening for the day and has been denied entry due to lack of available space. The space is considered available if the individual

could not use the space due to voluntary actions such as intoxication, drug use or unruly behavior.

49.03 PENALTY FOR VIOLATIONS.

1. Violation of this Ordinance shall be deemed a trespass and subject the person to the penalties of a simple misdemeanor, but specifically excluding imprisonment.

2. Prior to imposing any fine for violation of this Chapter, the Court shall make an inquiry into a person's ability to pay. The Court is explicitly authorized to impose a requirement to perform community service in lieu of paying a fine.

49.04 ENFORCEMENT.

1. A violation of this Chapter shall be enforced as follows:

A. Prior to issuing any citation pursuant to this Chapter, the investigating officer shall inquire whether the unlawful camping and storage of personal property is due to homelessness. If the officer learns that such is the case, the officer shall determine, in accordance with the relevant department policy, if there is Available Overnight Shelter to accommodate the subject of the investigation. If the officer determines that there is no Available Overnight Shelter, the officer shall not issue a citation.

B. If the officer determines that there is Available Overnight Shelter, the officer may, within their discretion:

(1) Provide directions to the shelter location.

(2) Offer one-time transport to the shelter location.

C. Any individual who refuses to accept the shelter space offered is subject to penalty in accordance with Section 49.03 of this Chapter.

2. After notice reasonably attempted or given, Camp paraphernalia, left for 72 hours or more shall be deemed abandoned and may be removed and disposed of by the City. Provided, however, any Camp paraphernalia determined to be hazardous to the person or to others may be removed and disposed of immediately.

49.05 DEFINITIONS.

1. The following definitions are applicable to this chapter unless the context otherwise requires:

A. “Camp” means to set up or remain in or at a campsite for the purpose of establishing or maintaining a temporary place to live, or to use camp paraphenalia;

B. “Campsite” means a place where any bedding, sleeping bag, or other sleeping matter, or any stove or fire is placed, established, or maintained, whether or not such place incorporates the use of any tent, lean-to, shack, or any other structure, or any other vehicle or part thereof;

C. “Camp paraphenalia” includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, hammocks or noncity-designated cooking facilities and similar equipment;

D. “Park” means those areas subject to the executive and administrative responsibility of the Park Board established by Code of Ordinances of the City of Ankeny Chapter 23, including but not limited to parks, trails, playgrounds, athletic fields, and public open space;

E. “Store” means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location;

F. “Street” means any highway, lane, road, street, right-of-way, boulevard, alley and every way or place in Ankeny that is open as a matter of right to public vehicular travel.

49.06 RULES.

1. The Chief of Police is hereby authorized to adopt rules, regulations, administrative policies, and procedures for implementing Sections 49.01 through 49.05.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny, Iowa, this ____ day of _____ 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

Published in the Des Moines Register
On the ____ day of _____, 2023

1st Con _____

2nd Con _____

3rd Con _____



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Proposed North Ankeny Boulevard Improvements - 1st Street to 11th Street

Professional Services Agreement with Snyder & Associates, Inc.

EXECUTIVE SUMMARY:

The action before the City Council is the approval of a Professional Services Agreement with Snyder & Associates, Inc. for the preliminary design engineering services needed for the North Ankeny Boulevard Improvements - 1st Street to 11th Street project.

The purpose of the project is to reconstruct portions of North Ankeny Boulevard from 1st Street to 11th Street. The project includes inlay paving of the northbound lanes from 1st Street to 5th Street and southbound lanes from 11th Street to 1st Street, adding right turn lanes at 5th Street, 9th Street, and 11th Street, new traffic signals, and replacing the existing landscaping in the medians and at the intersections. The proposed improvements will improve traffic mobility and safety along the corridor.

The preliminary design of the project needs to be undertaken at this time so that the project schedule can be maintained. The project will also require coordination with the Iowa DOT due to the project's location being a U.S. Highway within the Iowa DOT's right-of-way.

The Public Works Department proposes to use Snyder & Associates, Inc. to complete the necessary preliminary design engineering services for the project, including topographic survey, base mapping, a corridor traffic study, a Iowa Clean Air Attainment Program (ICAAP) application, preliminary utility coordination, streetlighting analysis, and submittal of both Preliminary Design and Construction Plans to the City of Ankeny and the Iowa DOT.

Snyder has completed similar engineering services previously for the City, including the NE Delaware Avenue Reconstruction - NE 5th Street to 700 feet North of NE 18th Street project being constructed in 2023 and 2024, and they have extensive experience working with the City and the Iowa DOT on these types of projects. The scope of the preliminary design engineering services, along with the corresponding fees for these services, are shown in the attached Professional Services Agreement. The total fee for the conceptual and preliminary design engineering services is \$282,300.00.

Upon successful completion of the preliminary design, this Agreement will be amended to include the final design engineering services.

This project will be bid through the Iowa DOT letting process. It is anticipated that the project will be bid in the fall of 2024 for construction in 2025.

It is recommended that the City Council approve the Professional Services Agreement with Snyder & Associates, Inc.

FISCAL IMPACT: No

This project is included in the City of Ankeny's Capital Improvement Program for design in 2023 and 2024, right-of-way acquisition 2024 and construction in 2025.

CITY MANAGER'S RECOMMENDATIONS:

Approve the Professional Services Agreement with Snyder & Associates, Inc. for the conceptual and preliminary design engineering services on the North Ankeny Boulevard Improvements-1st Street to 11th Street project in an amount not to exceed \$282,300.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to approve the Professional Services Agreement with Snyder & Associates, Inc. for the preliminary design engineering services on the North Ankeny Boulevard Improvements - 1st Street to 11th Street project in an amount not to exceed \$282,300.00 and authorize the Mayor to execute said agreement.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Professional Services Agreement



STANDARD PROFESSIONAL SERVICES AGREEMENT (Long Form-modified)

NOW ON THIS 7 day of August ~~October~~, 2023, **Snyder & Associates, Inc.**,
2727 SW Snyder Blvd., P.O. Box 1159, Ankeny, IA 50023, (hereinafter, Professional), and
City of Ankeny, Iowa

(hereinafter, Client) do hereby agree as follows:

1. **PROJECT:** Professional agrees to provide Professional Services (Services) for Client's project known and identified as: North Ankeny Boulevard Improvements – 1st Street to 11th Street
2. **SCOPE and FEES:** The Scope of and the fees to be paid for said Services are set forth on Exhibit A attached hereto and by this reference made a part of this Agreement. Any Services not shown on Exhibit A shall be considered Additional Services. Additional Services may only be added by written change order, amendment or supplement to this agreement signed by both parties.
3. **STANDARD OF CARE:** In providing Services under this Agreement, the Professional shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same professional discipline currently practicing under similar circumstances at the same time and in the same or similar locality. Professional makes no warranty, express or implied, as to its professional services rendered under this Agreement.
 - 3.1. Client shall promptly report to Professional any defects or suspected defects in the Professional's Services of which Client becomes aware so that the Professional may take measures to minimize the consequences of such a defect.
 - 3.2. Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor contract and shall require all subcontracts at any level to contain a like requirement.
 - 3.3. Professional shall correct any reported defects in Professional's Services at Professional's cost.
 - 3.4. No withholdings, deductions or offsets shall be made from the Professional's compensation for any reason unless the professional has been found to be legally liable for such amounts by a court of competent jurisdiction.
4. **CODE COMPLIANCE:** Professional shall exercise usual and customary professional care in its efforts to comply with applicable laws, codes and regulations in effect as of the date of this Agreement. Design changes made necessary by newly enacted laws, codes and regulations after the date of this Agreement shall entitle the Professional to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provision of this Agreement.
 - 4.1. In the event of a conflict between laws, codes and regulations of various governmental entities having jurisdiction over this Project, the Professional shall notify the Client of the nature and impact of such conflict. The Client agrees to cooperate and work with the Professional in an effort to resolve this conflict.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. **THIRD-PARTY BENEFICIARIES:** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Professional. The Professional's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Professional because of this Agreement or the performance or nonperformance of services hereunder.
20. **ASSIGNMENT:** Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants, normally contemplated by the Professional as a generally accepted business practice, shall not be considered an assignment or sublet for purposes of this Agreement (See paragraph 15 above).
21. **SEVERABILITY AND SURVIVAL:** If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect. Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.
22. **ENTIRE AGREEMENT AND MODIFICATIONS:** This Agreement and the following Exhibits which are incorporated by this reference and made a part of this Agreement:

Exhibit A Scope of Services

Exhibit C Standard Fee Schedule

Exhibit B Insurance Requirements

Exhibit

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

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

CITY OF ANKENY, IOWA (Client)

SNYDER & ASSOCIATES, INC. (Professional)

By: _____

By:  _____
Digitally signed by Mark A. Land, P.E.,
CFM
Date: 2023.08.02 10:43:03 -05'00'

(Authorized agent)

(Authorized agent)

Mark E. Holm, Mayor

Mark A. Land, P.E., CFM

(Printed or typed signature)

(Printed or typed signature)

Route executed copy to: Tony Boes

Attest: _____

Michelle Yuska, City Clerk

EXHIBIT A – SCOPE OF SERVICES

N ANKENY BOULEVARD IMPROVEMENTS – 1ST STREET TO 11TH STREET

I. SCOPE OF WORK

GENERAL

The overall PROJECT is described below.

1. The construction PROJECT includes a Portland cement concrete (PCC) inlay along N Ankeny Boulevard for the northbound lanes from 1st Street to approximately 400 feet north of NE 5th Street, and southbound lanes from 1st Street to just north of NE 11th Street. Spot locations of both full depth patches and curb and gutter replacements will also be included throughout the project limits.
2. Installing right turn lanes at all four legs of the intersections of N Ankeny Boulevard and 5th Street, 9th Street, and 11th Street. Full depth patches and/or full depth roadway replacement along 5th Street, 9th Street, and 11th Street adjacent to the right turn lane lengths will be included at locations of existing pavement deterioration.
3. Additional construction associated with the right turn lanes may include but not be limited to public utility relocations and/or adjustments (storm sewer, water main, sanitary sewer), sidewalk reconstruction, retaining walls, clearing and grubbing, street lighting relocations, and right-of-way impacts. Minor storm sewer improvements within the project limits may be required based on the outcome of the City's televising of the storm sewer.
4. Installing new traffic signals with accessible pedestrian signals (APS) and pedestal poles, as needed at the intersections of N Ankeny Boulevard and 5th Street, 9th Street, and 11th Street. Fiber optic interconnect was installed in 2022 and will not be required except for connections to new cabinets and possible handhole adjustments.
5. Installing irrigation and landscaping improvements at the four corners of the 5th Street, 9th Street, and 11th Street intersections with N Ankeny Boulevard. Median landscaping improvements from the north project limits of the 2018 Ankeny Boulevard & First Street Intersection Improvements Project to the south leg of the 18th Street intersection. There are a total of 10 raised medians in the project limits.

6. Installing ADA compliant decorative sidewalk ramps at all four corners of the intersections of N Ankeny Boulevard and 5th Street, 9th Street, and 11th Street. The decorative sidewalk ramps are anticipated to comprise colored concrete, stamped concrete surfacing, and truncated domes.
7. Construction is anticipated to occur in 2025 and will be staged so through traffic will be maintained at all times on U.S. Highway 69/N Ankeny Boulevard. Consecutive side streets will not be closed at the same time.

The PROFESSIONAL shall provide Professional Services as required to complete the preliminary design as follows:

1. Perform additional topographic and boundary survey for the project. The survey completed for the N Ankeny Boulevard Landscape Improvements Project (Project No. 120.0315.01) will supplement this PROJECT. The additional topographic survey for the project only includes the limits of the proposed right turn lanes. The PCC inlay, full depth patches, and curb and gutter replacements do not require topographic survey.
2. Prepare an Iowa DOT Clean Air Attainment Program (ICAAP) Funding application for submittal by the City.
3. Perform roadway, traffic, and landscaping preliminary design and plans. It is understood that the roadway and traffic portions of the PROJECT will be let through the Iowa DOT and a second landscaping project will be let by the CLIENT.
4. Initiate franchise utility relocation coordination.
5. Perform an environmental review as required for a federal aid project.
6. Perform street lighting analysis and prepare plans for affected intersections and the project corridor.

The following Professional Services are anticipated to be required to complete final design and will be included in an Amendment at a future date:

1. Perform roadway, traffic, and landscaping final design and prepare final plans.
2. Perform Right-of-Way acquisition services.
3. Prepare all applicable permits required for construction.
4. Continue and complete franchise utility relocation coordination.

5. Perform utility verification test holes to establish vertical and horizontal locations of existing utilities at select locations.
6. Facilitate and attend a Project Information Meeting for all affected property owners.

A. BASIC ENGINEERING SERVICES

The PROFESSIONAL shall provide the Basic Engineering Services as follows.

1. PROJECT ADMINISTRATION AND COORDINATION

- a. Monthly progress reports.
- b. Monthly billing reports.
- c. Project coordination for engineering with the CLIENT and Iowa DOT.
- d. Three (3) Project Management Team (PMT) meetings between the PROFESSIONAL, the CLIENT, and the Iowa DOT (if necessary).
- e. One (1) on site meeting with Iowa DOT District 1 staff and the CLIENT to review pavement and curb replacement limits.
- f. Coordinate with private utilities located within the corridor to (i) identify their facilities, (ii) mitigate/minimize impacts to their facilities where feasible, (iii) facilitate them preparing a relocation plan of their affected facilities.

2. SURVEY AND BASE DRAWINGS

The PROFESSIONAL shall provide topographic survey for proposed improvements. This service includes:

- a. Horizontal Datum will be provided using Iowa State Plane.
- b. Vertical Datum will be provided using NAVD 88.
- c. Set a minimum of one permanent benchmark on-site with description and elevation to the nearest 0.01 foot. Larger sites will require benchmarks at intervals not to exceed 1000 feet horizontal or 25 feet vertical.
- d. Spot elevations displayed to the nearest 0.01 feet to be included for shots and are to be shown on a separate CADD drawing level to view when applicable. An approximate 25-foot grid will be used to create the topography map along

with other grade breaks such as tops, toes, drainage ways, tops and bottoms of retaining walls, etc.

- e. Contours shall be shown at 1-foot intervals.
- f. Perform a field survey locating visible improvements such as structures, parking, signs, sidewalks, and other visible features above grade will be shown. Below grade non-visible structures or improvements will be shown from information as provided by site owner and would be approximate. Below grade non-visible structures may require further investigation if potentially in conflict with proposed site improvements. Existing building structures shown are not intended for architectural design or civil site plan design. Specific information required for that purpose should be provided by a specific scope of services. However, this service can be provided upon request with additional fees.
- g. The field survey will utilize the existing field survey completed in 2020 for the N Ankeny Boulevard Landscape Improvements project. Additional survey is required for the proposed improvements located outside of the survey completed in 2020. All franchise utilities located within the project limits will be redone to verify the 2020 locates were accurate and to determine if any new utilities have entered the corridor since 2020.
- h. A boundary survey will utilize the existing boundary survey completed in 2020 for the N Ankeny Boulevard Landscape Improvements project. Additional boundary survey is required for the right turn lanes at the signalized intersections to obtain additional boundary information for anticipated acquisitions needed at those intersections. The Polk County's Assessor and Recorder sites will be researched to obtain recorded easement information on parcels adjacent to each intersection.
- i. Provide known existing utility information based on record information, surface evidence, as-built drawings, and utility company field locates. This service includes contacting Iowa One Call, following Chapter 480 of the Iowa Code, to locate existing public utilities on the site, and performing a field survey locating visible utilities and the location of below grade utility locates by Iowa One Call. Private utility service locates are not included with this service and if known will be shown as map location. Specific information required for that purpose should be provided by a specific scope of services. However, this service can be provided upon request with additional fees. This service of utilities shown in conjunction with ASCE Standard CI/ASCE 38-02 constitute a Quality Level "C" Subsurface Utility Engineering survey as outlined below.

Quality Level “C” involves surveying visible above-ground utility facilities, such as manholes, valve boxes, posts, etc., and correlating this information with existing utility records. When using this information, it is not unusual to find that many underground utilities have been either omitted or erroneously plotted. Its usefulness, therefore, should be confined to rural projects where utilities are not prevalent, or are not too expensive to repair or relocate.

3. TRAFFIC STUDY, ICAAP

a. Traffic Study

The PROFESSIONAL shall perform a traffic study to evaluate proposed intersection and corridor improvements, and to provide support for ICAAP funding request. Services provided will include the following:

1. Conduct 24-hour turning movement traffic counts at the N Ankeny Boulevard intersections with 5th Street, 9th Street and 11th Street (study intersections) using video methods.
2. Prepare opening year (2025) and design year (2050) AM, midday and PM peak hour turning movement traffic forecasts for the study intersections based on traffic count data collected, Des Moines area MPO traffic forecasts and anticipated growth rate.
3. Evaluate the need for right turn lanes at the study intersections per CLIENT right turn lane warrant criteria and considering potential operational and safety benefits.
4. Perform traffic operations analyses of opening year and design year AM, midday and PM peak hour traffic for the No Build and Build scenarios to determine average delays, levels of service and vehicle queuing. CLIENT will provide existing Synchro11 models of the project corridor.
5. Prepare a draft memorandum summarizing analyses and recommendations. Submit draft memorandum to the CLIENT for review. Finalize memorandum upon receipt of CLIENT comments.

b. ICAAP Funding Application

The PROFESSIONAL shall prepare an Iowa DOT Iowa Clean Air Attainment Program (ICAAP) funding application for the project. The ICAAP application will include the following:

1. Completed application form.
2. Project narrative including existing conditions and summary of planned improvements.
3. Graphics including a detailed project location map and concept design drawing.
4. Itemized breakdown of estimated project costs.
5. Project development schedule.
6. Vehicle emission reduction calculations based on traffic forecasts and analyses completed for the traffic study.
7. Coordination with the CLIENT, Des Moines Area MPO and Iowa DOT, and submittal of the completed application to the CLIENT for submittal to Iowa DOT and Des Moines Area MPO by the October 1, 2023 deadline.

4. PRELIMINARY DESIGN AND PLANS - TRANSPORTATION

The PROFESSIONAL will perform preliminary design necessary to further define the project scope and order of magnitude construction costs with 15% construction contingency for the PROJECT. The preliminary design and plans shall represent 60% completion of the PROJECT.

The preliminary plans for the PROJECT shall follow Iowa DOT design and plan requirements and include the following information:

- a. Title sheet, general project notes, and typical sections and details (A & B Sheets).
- b. Roadway plan and profile sheets with horizontal and vertical profiles, storm sewer plan and profile information, and construction limits (D & E-Sheets). Water main and sanitary sewer relocations are not anticipated at this time except for minor surface relocations/adjustments. This information will be provided on the D & E Sheets.
- c. Removal sheets (F-Sheets).
- d. Survey staking, benchmark information, survey control, and alignment data (G-Sheets).

- e. Existing and proposed Right-of-Way information (H-Sheets).
- f. Staging and traffic control plans, details, and notes (J-Sheets). The staging plan will provide the general staging plan to maintain traffic while constructing the project. A more detailed staging plan will be completed during the final design.
- g. AutoTURN movements and sight distance evaluations (L-Sheets).
- h. Traffic signal plans (N-Sheets).
- i. Pavement Marking and lighting plans (PM-Sheets).
- j. Horizontal geometry with minor vertical evaluation to determine construction feasibility for the proposed ADA sidewalk improvements (S-Sheets). These sheets will also include special details on colored and textured concrete.
- k. Irrigation conduit plan and alignment for the landscaping beds at the intersections and medians (U-Sheets).
- l. Mainline and side road cross-sections at 25-foot intervals along right turn lanes (W & X Sheets).

5. FINAL DESIGN AND PLANS – TRANSPORTATION

Shall be performed under a separate Amendment.

6. PRELIMINARY DESIGN AND PLANS – TRAFFIC

The PROFESSIONAL shall utilize project base mapping and proposed intersection layouts to prepare traffic signal plans for full replacement of traffic signal installations at the N Ankeny Boulevard intersections with 5th Street, 9th Street and 11th Street. Preliminary design (60% completion of design) shall include general locations of traffic signals, APS push buttons, cabinets, and conduits. Preliminary traffic signal plans will include layout and wiring sheets.

7. FINAL DESIGN AND PLANS – TRAFFIC

Shall be performed under a separate Amendment.

8. PRELIMINARY DESIGN AND PLANS - LANDSCAPING

The PROFESSIONAL shall provide preliminary irrigation and landscape design services (60% completion of design) for proposed improvements along the North Ankeny Boulevard corridor from 1st Street to approximately 600' south of 18th Street. These services include the following:

- a. The PROFESSIONAL shall prepare schematic irrigation plans of the raised median and raised intersection planter areas showing proposed irrigated areas, preliminary mainline irrigation and electrical routing, points of connection, and conduit locations for the proposed irrigation systems. There will likely be multiple irrigation points of connection and source equipment due to the length of the corridor. The PROFESSIONAL shall coordinate with Mid American Energy to determine the power source locations.
- b. The PROFESSIONAL shall provide preliminary layout of the proposed plantings and lawn areas for the raised median areas and the raised planters at all four corners at the intersections at 5th Street, 9th Street, and 11th Street including plant locations, landscape material locations and preliminary plant schedule.
- c. The PROFESSIONAL shall prepare a preliminary opinion of probable cost for the irrigation, planting and landscaping improvements, broken down by area.

9. FINAL DESIGN AND PLANS – LANDSCAPING

Shall be performed under a separate Amendment.

10. UTILITY COORDINATION

The PROFESSIONAL shall contact the appropriate utility companies to determine the existing utility locations within the PROJECT construction area and coordinate the accuracy of their facilities on the plans. This information will be used in the design of the PROJECT to determine the impact of the PROJECT on each utility.

The PROFESSIONAL shall conduct one (1) meeting with each utility company to provide a summary of the project, discuss the schedule, and identify existing utility conflicts and the potential relocation of those conflicts.

The PROFESSIONAL will work with the CLIENT and Iowa DOT to determine the desirable locations for each new and relocated utility. The PROFESSIONAL will work with each utility to organize and schedule necessary relocations.

Ten (10) companies are currently known to be located in the project corridor.

Additional Utility Coordination will be required during the final design under a separate Amendment.

11. LIGHTING ANALYSIS AND DESIGN

- a. The PROFESSIONAL shall determine existing light pole relocations and possible additional light pole needs associated with the project, based on photometric analysis of existing and proposed lighting.
- b. The PROFESSIONAL shall prepare plan sheet(s) showing proposed lighting system modifications and provide to the CLIENT. Plan sheet(s) will be provided to MidAmerican Energy for pricing and installation, as directed by the CLIENT. The lighting improvements will be depicted on the plan (D and E) sheets.

12. PUBLIC INFORMATION MEETING

Shall be performed under a separate Amendment.

13. BID PERIOD ASSISTANCE

Shall be performed under a separate Amendment.

B. ADDITIONAL SERVICES

The PROFESSIONAL shall provide additional services as follows. Payment shall be as specified in Article III in Exhibit A of this Agreement.

1. TITLE REPORTS

The PROFESSIONAL shall retain and coordinate the services of an abstractor, who will be a subconsultant to the PROFESSIONAL, who will prepare Certificates of Title for each parcel adjacent to the PROJECT that requires a permanent easement or acquisition for the PROJECT. Twelve (12) title reports are anticipated.

2. ENVIRONMENT SERVICES

- a. Categorical Exclusion:

The National Environmental Policy Act (NEPA) of 1969, as amended, establishes a national policy for protecting the environment. NEPA

provides for the analysis and comparison of alternative impacts for a proposed project seeking federal funding or approval. The proposed improvements constitute a federal action and are subject to requirements set forth in the National Environmental Policy Act (NEPA).

Federal Highway administration (FHWA) and Iowa DOT Bureau of Environment will determine the appropriate documentation. The proposed project is not anticipated to have a significant environmental impact from existing conditions. The project will be classified by Iowa DOT and FHWA at the time the Project Concept Statement is submitted to Iowa DOT. The fee for this project represents completion of a CE, however the project could be classified as an Environmental Assessment (EA). Fees for an EA are outside of this scope and will be presented to the CLIENT as a contract amendment.

The analysis must consider all reasonable alternatives to include the “no action” alternative. A matrix will be developed to assist in selection of a preferred alternative. The “no action” alternative is used as the basis for comparing the potential effects. Potential impact categories analyzed include but are not limited to:

- | | |
|-------------------------|-------------------------------------|
| - Socioeconomic | - Park and Recreation: Section 6(f) |
| - Environmental Justice | - Cultural Resources (Section 106) |
| - Air Quality | - Regulated Materials |
| - Noise | - River/Floodplain |
| - T&E Species | - Visual |
| - Biotic Communities | - Pedestrian/Bicycle Facilities |
| - Woodlands | - Section 4(f) Resources |
| - Water Quality | - Indirect/Cumulative Impacts |

b. Phase 1 Environmental Site Assessment:

PROFESSIONAL will complete a Phase I Environmental Site Assessment (ESA) for the project site. The Phase I ESA will include a review of state and federal environmental record sources and site history, along with a visual inspection of the site to identify any recognized environmental conditions associated with the subject property. Review of environmental record sources will include information provided by the Environmental Protection Agency Region VII through the Freedom of Information Act. These records include the National Priority List, Comprehensive Environmental Response Compensation and Liability Information System, and Resource Conservation and Recovery Information System. The review will include a search for any information

related to the subject properties and surrounding area. PROFESSIONAL will review data provided by the Iowa Department of Natural Resources for any information concerning underground storage tank registration or removal, leaking underground storage tanks, permitted sanitary landfills, hazardous substance disposal sites, RCRIS compliance violators, and emergency response actions. For the site history review, available aerial photographs, topographic maps, fire insurance maps, historic street directories, and chain of title (if available) for the subject properties will be examined.

PROFESSIONAL will perform a site reconnaissance at the locations to investigate each building, current uses, and to identify conditions or activities related to the treatment, storage, disposal, or generation of hazardous substances or petroleum products on the subject sites. Interviews not already completed with persons familiar with the use or prior use of the properties will be included in the assessment.

PROFESSIONAL will provide to the CLIENT written reports for the Phase I Environmental Site Assessment to include discussion on the site history, environmental record source review, geology and hydrogeology, site reconnaissance, interviews, and recommendations. The CLIENT will provide landowner information including, names, addresses, and phone numbers.

The Phase I Environmental Site Assessment will conform to ASTM Practice E 1527-21 and the All Appropriate Inquiries Act under the Small Business Relief and Brownfields Revitalization Act of 2002.

c. Cultural Resources Survey

The PROFESSIONAL will conduct comprehensive archival record searches, Phase I intensive field investigations, geomorphic assessment, and project completion report preparation for the project area. Weather permitting, project turn around estimate is 45 days. Alternate schedule is possible at discretion of Client. In accordance with Iowa SHPO Regulations, if standing snow and/or deep frost is encountered within project area, implementation of field studies may be delayed. All services undertaken will meet or exceed Section 106 guidelines, and guidelines established by the Historic Preservation Office of the Iowa State Historical Society.

3. ACQUISITION AND EASEMENT PLATS

Shall be performed under a separate Amendment.

4. RIGHT OF WAY SERVICES

Shall be performed under a separate Amendment.

5. TEMPORARY EASEMENT EXHIBITS

Shall be performed under a separate Amendment.

6. PROJECT DATA BOOK (PROPERTY VALUATION)

Shall be performed under a separate Amendment.

7. APPRAISAL AND REVIEW APPRAISAL

Shall be performed under a separate Amendment.

8. TEST HOLES – POTHOLING

Shall be performed under a separate Amendment.

C. CONSTRUCTION SERVICES

Shall be performed under a separate Amendment.

II. WORK SCHEDULE

This PROJECT, from design through the project letting period, shall be performed by the PROFESSIONAL in accordance with a schedule mutually developed by the CLIENT and the PROFESSIONAL. The milestone schedule is:

Notice to Proceed	August 7, 2023
Topo and Boundary Survey Completion	September 4, 2023
Traffic Study Memo (Draft)	July 21, 2023
Traffic Study Memo (Final)	August 11, 2023
ICAAP Completion and provided to CLIENT for submittal	September 26, 2023
Preliminary Design	September 2023 to January 2024
Concept Statement to CLIENT	November 7, 2023
Concept Statement to Iowa DOT	November 21, 2023
ICAAP Award	January 2024
Preliminary Plans Submittal to CLIENT	January 12, 2024
Preliminary Plans Submittal to Iowa DOT	February 2, 2024
Final Design	February to August 2024
Public Information Meeting	March 2024
Right of Way Acquisition	April to August 2024
Check Plan Submittal to CLIENT	June 11, 2024
Check Plan Submittal to Iowa DOT	July 2, 2024
Utility Relocations	July 2024 to March 2025
Final Plan Submittal to CLIENT	July 30, 2024
Final Plan Submittal to Iowa DOT	August 20, 2024
Bid Letting (Iowa DOT)	November 19, 2024
Construction	April to November 2025
Landscaping Final Design Completion	November 2025
Landscaping Construction	March to June 2026

III. COMPENSATION AND TERMS OF PAYMENT

The CLIENT shall pay the PROFESSIONAL in accordance with the terms and conditions of the Agreement. Fees will be on the basis of hourly rates and fixed expenses as outlined in the PROFESSIONAL'S Standard Fee Schedule. The current fee schedule is shown in the attached Exhibit "C". Total fees shall not exceed the following unless Additional Services are added by a written change order, amendment, or supplemental agreement signed by both parties.

A. BASIC ENGINEERING SERVICES

1.	Project Administration and Coordination	\$	23,000
2.	Survey and Base Drawings	\$	19,900
3.	Traffic Study, ICAAP	\$	31,300
4.	Preliminary Design and Plans - Transportation	\$	91,700
5.	Final Design and Plans - Transportation	By Amendment	
6.	Preliminary Design and Plans - Traffic	\$	32,300
7.	Final Design and Plans - Traffic	By Amendment	
8.	Preliminary Design and Plans – Landscaping	\$	18,000
9.	Final Design and Plans – Landscaping	By Amendment	
10.	Utility Coordination	\$	10,000
11.	Lighting Analysis and Design	\$	6,400
12.	Public Information Meeting	By Amendment	
13.	Bid Period Assistance: 2 Lettings	By Amendment	
SUB TOTAL		\$	232,600

B. ADDITIONAL SERVICES

1.	Title Reports: 12 @ \$600 EA	\$	7,200
2.	Environmental Services		
	Categorical Exclusion	\$	28,200
	Phase 1 Environmental Site Assessment	\$	5,400
	Cultural Resources Survey	\$	8,900
3.	Acquisition and Easement Plats	By Amendment	
4.	Right of Way Services	By Amendment	
5.	Temporary Easement Exhibits	By Amendment	
6.	Project Data Book	By Amendment	
7.	Appraisal and Review Appraisal	By Amendment	
8.	Test Holes	By Amendment	
SUB TOTAL		\$	49,700

C. CONSTRUCTION SERVICES

1.	Construction Admin. (Transportation)	By Amendment
2.	Construction Admin. (Traffic)	By Amendment
3.	Construction Admin. (Landscaping)	By Amendment
4.	Construction Staking	By Amendment
5.	Construction Observation	By Amendment
6.	Record Drawings	By Amendment
7.	Monument Preservation	By Amendment

SUB TOTAL	\$	0
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TOTAL	\$	282,300
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Exhibit B

City of Ankeny Insurance Requirements for Professional Services

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

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

A) COMMERCIAL GENERAL LIABILITY

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

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

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

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

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

Coverage A	Statutory – State of Iowa
Coverage B	Employers Liability

Each Accident	\$100,000
Each Employee-Disease	\$100,000
Policy Limit-Disease	\$500,000

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

D) UMBRELLA LIABILITY \$ 2,000,000

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

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

E) PROFESSIONAL LIABILITY

\$ 2,000,000

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

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

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

F) CONTRACTOR'S ENVIRONMENTAL LIABILITY

\$ 2,000,000

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

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.
4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.

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

EXHIBIT C



STANDARD FEE SCHEDULE

Billing Classification/Level	Billing Rate
PROFESSIONAL	
Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist Project Manager, Planner, Right-of-Way Agent, Graphic Designer	
Principal II	\$245.00/hour
Principal I	\$230.00/hour
Senior	\$210.00/hour
VIII	\$192.00/hour
VII	\$182.00/hour
VI	\$173.00/hour
V	\$161.00/hour
IV	\$149.00/hour
III	\$137.00/hour
II	\$123.00/hour
I	\$109.00/hour
TECHNICAL	
CADD, Survey, Construction Observation	
Lead	\$146.00/hour
Senior	\$140.00/hour
VIII	\$130.00/hour
VII	\$120.00/hour
VI	\$108.00/hour
V	\$98.00/hour
IV	\$88.00/hour
III	\$80.00/hour
II	\$73.00/hour
I	\$64.00/hour
ADMINISTRATIVE	
II	\$75.00/hour
I	\$61.00/hour
REIMBURSABLES	
Mileage	current IRS standard rate
Outside Services	As Invoiced



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



Print

ORIGINATING DEPARTMENT:

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

City Manager
City Attorney

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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No Attachments Available



ANKENY CITY COUNCIL

City Council Agenda

October 2, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

- *Public Hearing - Annexation - Hope Kimberley 2.0 - 10/16/23 @ 5:30 p.m.*
- *Public Hearing - SE Delaware Ave & SE 54th St Traffic Signal - 11/6/23 @ 5:30 p.m.*
- *Regular Council Meeting - 11/20/23 @ 5:30 p.m.*

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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