ANKENY CITY COUNCIL

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

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

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

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

ELECTRONIC MEETING INFORMATION

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

Meeting ID: 973 1299 2966
Passcode: 1234

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

PROCEDURAL ACTIONS:

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

A. PUBLIC FORUM:

1. Ankeny Area Chamber of Commerce - SummerFest

B. APPROVAL OF AGENDA:

1. Approval of the March 16, 2026 Agenda

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

C. PUBLIC HEARING(S):

1. PH 2026-17 Proposed 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding

Consider motion to close Public Hearing 2026-17.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $290,767.00; 2) receive and file report of bids received March 10, 2026; 3) RESOLUTION making award of construction contract with Interstate Improvement, Inc. in the amount of $240,435.25; and 4) RESOLUTION approving contract and bonds with Interstate Improvement, Inc. in the amount of $240,435.25.

2. PH 2026-18 Proposed North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street

Consider motion to close Public Hearing 2026-18.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $296,870.00; 2) receive and file report of bids received March 10, 2026; 3) RESOLUTION making award of construction contract with CLK Lawn Care, LLC in the amount of $111,901.00; and 4) RESOLUTION approving contract and bonds with CLK Lawn Care, LLC in the amount of $111,901.00.

D. APPROVAL OF CONSENT AGENDA:

- **MINUTES**

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

CA - 2. Approval of official council actions of the special meeting of March 6, 2026, as published, subject to correction, as recommended by the City Clerk.

CA - 3. Receive and file minutes of the Plan and Zoning Commission meeting of February 17, 2026.

- **LICENSES AND PERMITS**

CA - 4. Consider motion to approve the issuance of solid waste collector licenses.

CA - 5. Consider motion to approve the issuance of cigarette, tobacco, vapor, and nicotine permits.

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

- **FINANCE/BUDGET**

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

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

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

CA - 10. Consider motion to approve Change Order #1 increasing the contract amount by $8,398.83 to Manatt's Inc., for construction services on the SE Creekview Drive Extension

(RISE) Project.

CA - 11. Consider motion to approve Payment #11 in the amount of $10,859.29 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.

CA - 12. Consider motion to approve Payment #2 in the amount of $73,050.50 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.

CA - 13. Consider motion to approve Payment #12 in the amount of $991,546.75 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.

CA - 14. Consider motion to approve Payment #15 in the amount of $8,552.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.

CA - 15. Consider motion to approve Payment #11 in the amount of $16,998.75 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

CA - 16. Consider motion to approve Payment #1 in the amount of $117,234.38 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.

CA - 17. Consider motion to approve Payment #3 in the amount of $46,621.45 to HR Green, Inc., for engineering services on the SE Oralabor Road & SE Four Mile Drive Intersection Improvements project.

CA - 18. Consider motion to approve Payment #4 in the amount of $125,462.54 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.

CA - 19. Consider motion to approve Payment #6 in the amount of $88,380.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.

CA - 20. Consider motion to approve the March 16, 2026 Accounts Payable.

CA - 21. Consider motion to adopt **RESOLUTION** authorizing the purchase of two 2025 Ford Police Interceptor Utility AWD for the Police Department in an amount not to exceed $95,154.00.

- **COMMUNITY DEVELOPMENT ITEMS**

CA - 22. Consider motion to grant preliminary approval of First Street Commons Plat 4 Final Plat.

CA - 23. Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and a Public Sanitary Sewer Easement associated with the Innovative Hub Site Plan located at 1010 N. Ankeny Boulevard.

- **ENGINEERING ITEMS**

CA - 24. Consider motion to adopt **RESOLUTION** accepting a proposal from On Track Construction in the amount of $54,794.00 for the construction of the Replace Damaged Storm Intake 9N 03 project.

- **CAPITAL IMPROVEMENT PROJECTS**

CA - 25. Consider motion to adopt **RESOLUTION** accepting a proposal from Smith's Sewer Service, Inc. in the amount of $39,735.21 for the 2026 Winter Televising project.

CA - 26. Consider motion to approve the Professional Services Agreement with Snyder & Associates, Inc. for the environmental, traffic, and concept study for the NE 18th Street Bridge over Interstate 35 in an amount not to exceed $933,200.00.

CA - 27. Consider motion to approve the Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 2B project in an amount not to exceed $271,500.00.

CA - 28. Consider motion to approve the Professional Services Agreement with McClure Engineering Co. for the preliminary and final design of the SW Oralabor Road Intersection Improvements - Phase 1 project in an amount not to exceed $672,350.00.

CA - 29. Consider motion to adopt **RESOLUTION** ordering construction on the 2026 Asphalt Street Resurfacing Program project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/14/26 @ 10:30 A.M. / date of hrg: 4/20/26 @ 5:30 P.M.)

CA - 30. Consider motion to approve the Professional Services Agreement with WHKS & Co. for the design engineering services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project in an amount not to exceed $188,000.00.

- **ORDINANCES**

CA - 31. Consider motion to accept third consideration of **ORDINANCE 2249**, an Ordinance amending Chapter 6 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections, sending it on its final passage and publication as required by law.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-31

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-31.

E. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES**

32. Ord 2250 An Ordinance amending Chapter 132 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Peddler, Solicitor, and Transient Merchants.

Consider motion to accept second consideration of ORDINANCE 2250.

33. Ord 2251 An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates.

Consider motion to accept second consideration of ORDINANCE 2251.

Consider motion to accept request to suspend the rule that all ordinances must be

considered on three different days and accept third consideration of ORDINANCE 2251, sending it on its final passage and publication as required by law.

34. Ord 2252 An Ordinance amending Chapter 90 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to ownership of water service pipes.

Consider motion to accept first consideration of ORDINANCE 2252.

35. Ord 2253 An Ordinance amending Chapter 76 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Bicycle and Personal Transportation Devices Regulations.

Consider motion to accept first consideration of ORDINANCE 2253.

F. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

City Manager

1. Memorandum: Adult Drop-in Basketball

2. Memorandum: Parking near Ankeny Christian Academy

- **REPORT OF THE GOVERNING BODY:**

Mayor Bentz

City Council Members:
Council Member Davis
Council Member Graber
Council Member Hollinrake
Council Member Perry
Council Member Shafer

- **FUTURE COUNCIL AGENDA ITEMS:**

• Special City Council Meeting: Public Hearing - Property Tax Levy - FY July 1, 2026 - June 30, 2027, 4/6/26 at 5:00 p.m.
• Public Hearing - SE Oralabor Rd & SE Four Mile Dr Traffic Signal, 4/6/26 at 5:30 p.m.
• Public Hearing - Elevated Water Storage Tower #4, 4/6/26 at 5:30 p.m.
• Public Hearing - 2026 Asphalt Street Resurfacing Program, 4/20/26 at 5:30 p.m.

G. ADJOURNMENT

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Ankeny Area Chamber of Commerce - SummerFest

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. SummerFest - Chamber Presentation

ANKENY
area chamber of commerce

Presented by

ANKENY CHAMBER SUMMER FEST

Jingle in July

July 10-12, 2026

Held in The District @ Prairie Trail

Platinum Sponsors

city of Ankeny

POLK COUNTY Board of Supervisors

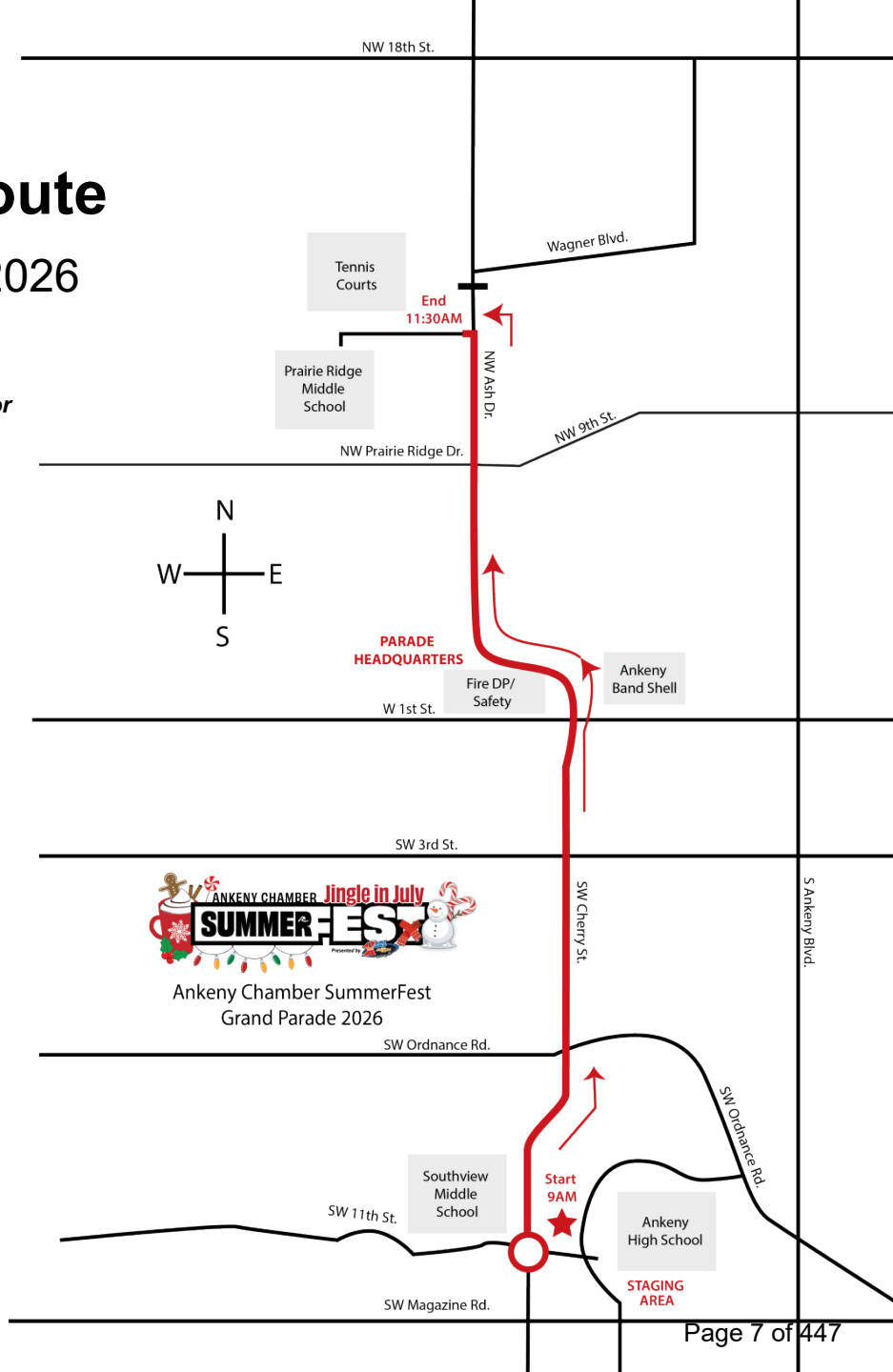
2026 Parade Route

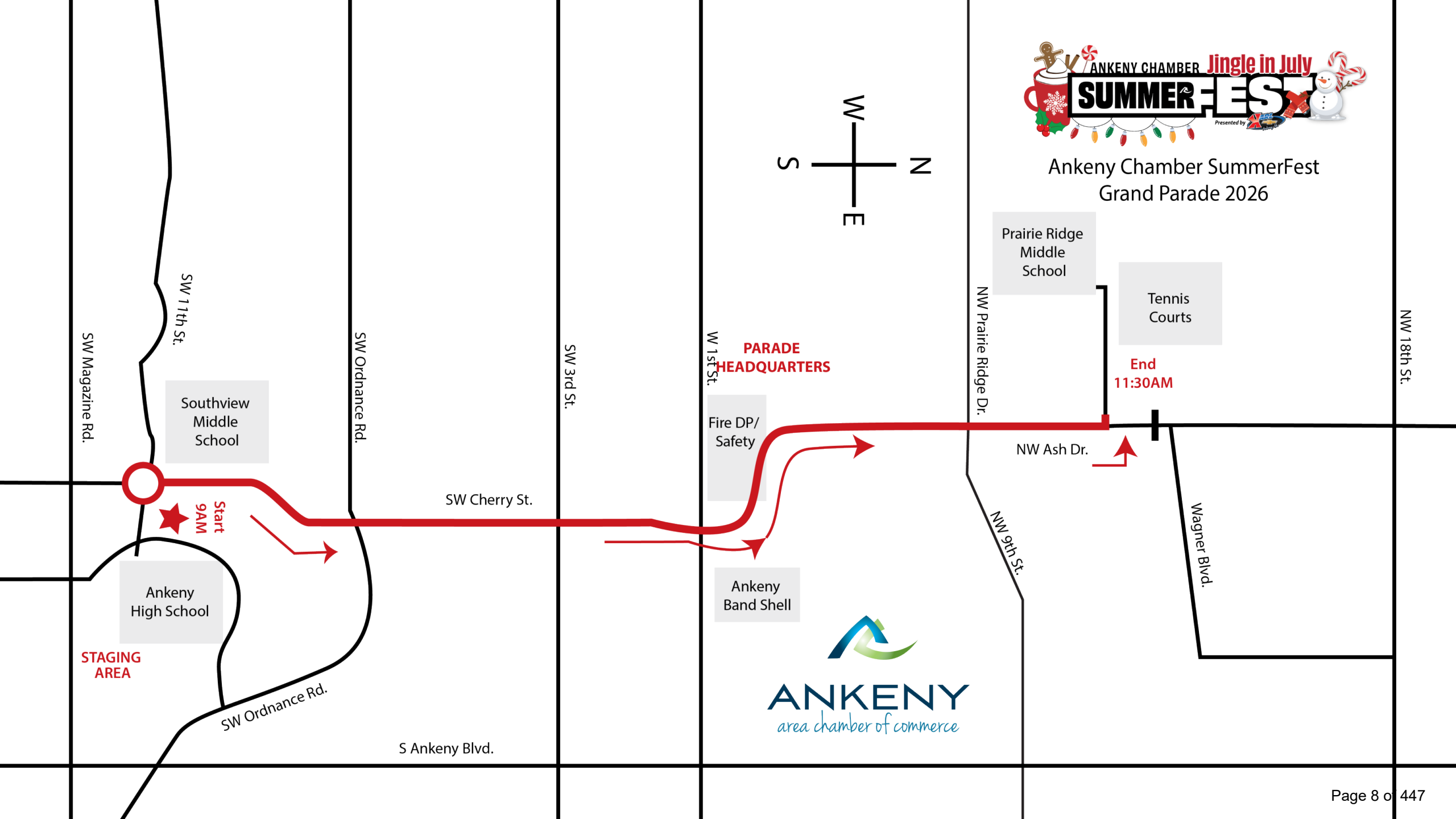
Saturday July 11th, 2026

9:00 – 11:30 AM

Platinum Grand Parade Sponsor

Casey's




ANKENY CHAMBER Jingle in July
SUMMER FEST
Presented by
Ankeny Chamber SummerFest
Grand Parade 2026
W
S
N
E
Prairie Ridge Middle School
Tennis Courts
End
11:30AM
PARADE HEADQUARTERS
Fire DP/ Safety
Southview Middle School
Start
9AM
Ankeny High School
STAGING AREA
Ankeny Band Shell
SW Magazine Rd.
SW 11th St.
SW Ordnance Rd.
SW 3rd St.
W 1st St.
SW Cherry St.
NW Prairie Ridge Dr.
NW Ash Dr.
NW 18th St.
NW 9th St.
Wagner Blvd.
SW Ordnance Rd.
S Ankeny Blvd.
ANKENY
area chamber of commerce

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Approval of the March 16, 2026 Agenda

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

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

ATTACHMENTS
None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

PH 2026-17 Proposed 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
Public Hearing

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project includes the diamond grinding of the street and the sawing, cleaning, and filling of cracks and joints in PCC street pavement on SE Magazine Road from approximately 400 feet east of S Ankeny Boulevard / U.S. Highway 69 to just west of SE Delaware Avenue in the City of Ankeny.

The construction improvements include the diamond grinding of approximately 16,250 SY of PCC pavement, the sawing, cleaning, and filling of approximately 17,500 LF of longitudinal joints, 9,750 LF of transverse joints, and 650 LF of miscellaneous cracks, and the installation of approximately 60 STA of permanent pavement markings. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, March 10, 2026. Two (2) bids were received as follows:

1. Interstate Improvement, Inc. $ 240,435.25
2. Diamond Surface, Inc. $ 258,414.88

The Engineer's Estimate for the project was $ 290,767.00. The bids ranged from approximately 17% below to 11% below the estimate. Interstate Improvement, Inc. has completed similar work throughout Iowa, Minnesota, and Wisconsin, and they have the technical expertise to complete this project. The Public Works Department recommends awarding the 2026 PCC Pavement Preservation Program - Diamond Grinding project to Interstate Improvement, Inc. of Faribault, Minnesota.

Pending project approval and award by the City Council, the contractor will be required to start the project no

earlier than June 1, 2026 and no later than July 6, 2026.

The Contractor shall fully complete the overall project within **thirty (30) working days.** Full completion for the overall project shall be defined as all work including permanent pavement markings installed, streets and driveways fully open to traffic, punch list items completed, and all improvements ready for final acceptance.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract) and estimated cost ($290,767.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the 2026 PCC Pavement Preservation Program - Diamond Grinding project.
3. Receive and file the report of bids received on March 10, 2026.
4. Approve Resolution, making award of construction contract to Interstate Improvement, Inc. of Fairbault, Minnesota.
5. Approve Resolution, approving contract and bonds with Interstate Improvement, Inc. in the amount of $240,435.25.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

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

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to close Public Hearing 2026-17.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $290,767.00; 2) receive and file report of bids received March 10, 2026; 3) RESOLUTION making award of construction contract with Interstate Improvement, Inc. in the amount of $240,435.25; and 4) RESOLUTION approving contract and bonds with Interstate Improvement, Inc. in the amount of $240,435.25.

ATTACHMENTS

1. PH Coversheet
2. RES - plans, specs
3. Bid Sheet
4. 2026 Pavement Preservation Program - SE Magazine Road Diamond Grinding - Bid Tabulation
5. RES - making award
6. RES - approving contract
7. 2026 PCC Pavement Preservation Program - SE Magazine Road - location map
8. Contract
9. COI

PUBLIC HEARING 2026-17

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

PROPOSED 2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING

Mayor:

This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project.

Notice of this hearing was published in the Des Moines Register on the 27th day of February, 2026.

Has any written correspondence been received for this hearing?

City Clerk: None in the clerk's office.

Mayor:

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

After Mueller's comments, the Mayor states:

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

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

- ❑ Consider **MOTION** to close Public Hearing 2026-17.
- ❑ Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost $290,767.00; 2) receive and file report of bids received March 10, 2026; 3) adopt **RESOLUTION** making award of construction contract with Interstate Improvement, Inc. in the amount of $240,435.25 and 4) adopt **RESOLUTION** approving contract and bonds with Interstate Improvement, Inc. in the amount of $240,435.25.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING

WHEREAS, on the **16th** day of **February**, 2026, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding; and

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

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

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

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

_____
Mayor

ATTEST:

_____
City Clerk

REC'D & FILED
BY CITY COUNCIL
3-16-26

Bid Letting for 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding

March 10, 2026

10:30 A.M.

The purpose of this meeting is to receive, open and tabulate bids for construction of the 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project in accordance with the Plans and Specifications prepared by the City of Ankeny Public Works.

Amy Quartell, City Engineer

Project Estimate of Cost $ 290,767.00

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
1) ✓ envelope under advisement	Diamond Surface, Inc 21025 Commerce Blvd ste 900 Rogers MN 56374	$ 258,414.88	
2) * ✓	Interstate Improvement, Inc. 16871 Canby Ave Faribault, MN 55021	$ 240,435.25	
3)			
4)			
5)			

*Apparent Low Bidder

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
6)			
7)			
8)			
9)			
10)			
11)			
12)			
13)			

*Apparent Low Bidder

city of Ankeny
bringing it all together.

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

Bids will be reviewed and further action taken by the City Council at their next regular meeting on March 16, 2026 at 5:30 p.m.

Amy Quartell, City Engineer

ATTEST:

Michelle Yuska, City Clerk

*Apparent Low Bidder

Bid Tabulation

2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding

Diamond Grinding and Crack and Joint Cleaning from 400' east of N Ankeny Boulevard to SE Delaware Avenue

March 10, 2026

				Engineer's Estimate			Interstate Improvement, Inc.			Diamond Surface, Inc.		
Item No.	SUDAS No.	Item	Unit	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
		STREETS AND RELATED WORK										
7.01	7040-D	Crack and Joint Cleaning and Filling, Hot Pour	LF	27,916	$ 2.50	$ 69,790.00	27,916	$ 2.75	$ 76,769.00	27,916	$ 3.06	$ 85,422.96
7.02	7040-F	Diamond Grinding, Crushed Stone (Limestone) Aggregate	SY	16,269	$ 8.00	$ 130,152.00	16,269	$ 5.80	$ 94,360.20	16,269	$ 6.68	$ 108,676.92
		TRAFFIC CONTROL										
8.01	8020-B	Painted Pavement Markings, Solvent/Waterborne	STA	67	$ 150.00	$ 10,050.00	67	$ 86.15	$ 5,772.05	67	$ 37.50	$ 2,512.50
8..02	8020-C	Painted Pavement Markings, Durable	STA	67	$ 350.00	$ 23,450.00	67	$ 135.00	$ 9,045.00	67	$ 237.50	$ 15,912.50
8.03	8020-G	Painted Symbols and Legends, Solvent/Waterborne	EA	4	$ 125.00	$ 500.00	4	$ 121.50	$ 486.00	4	$ 62.50	$ 250.00
8.04	8020-G	Painted Symbols and Legends, Durable	EA	4	$ 450.00	$ 1,800.00	4	$ 305.00	$ 1,220.00	4	$ 437.50	$ 1,750.00
8.05	8020-M	Grooves Cut for Pavement Markings	STA	67	$ 175.00	$ 11,725.00	67	$ 73.00	$ 4,891.00	67	$ 125.00	$ 8,375.00
8.06	8020-N	Grooves Cut for Symbols and Legends	EA	4	$ 450.00	$ 1,800.00	4	$ 243.00	$ 972.00	4	$ 218.75	$ 875.00
8.07	8030-A	Temporary Traffic Control	LS	1	$ 20,000.00	$ 20,000.00	1	$ 21,000.00	$ 21,000.00	1	$ 8,875.00	$ 8,875.00
8.08	8030-999-A	Portable Dynamic Message Sign (PDMS)	CDAY	10	$ 150.00	$ 1,500.00	10	$ 92.00	$ 920.00	10	$ 187.50	$ 1,875.00
		MISCELLANEOUS										
11.01	11-020-A	Mobilization	LS	1	$ 20,000.00	$ 20,000.00	1	$ 25,000.00	$ 25,000.00	1	$ 23,890.00	$ 23,890.00
		TOTAL AMOUNT BID =				**$ 290,767.00**			**$ 240,435.25**			**$ 258,414.88**

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING", and moved:

☒ that the Resolution be adopted.

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

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING

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

That the following bid for the construction of certain public improvements described in general as the 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding, described in the plans and specifications heretofore adopted by this Council on March 16, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **Interstate Improvement, Inc.** of **Faribault, MN**

Amount of bid: **$240,435.25**

Portion of project: All construction work

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

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

_____
Mayor

ATTEST:

_____
City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: **Interstate Improvement, Inc.** of **Faribault, MN**

Amount of bid: **$240,435.25**

Bond surety: _____

Date of bond: _____

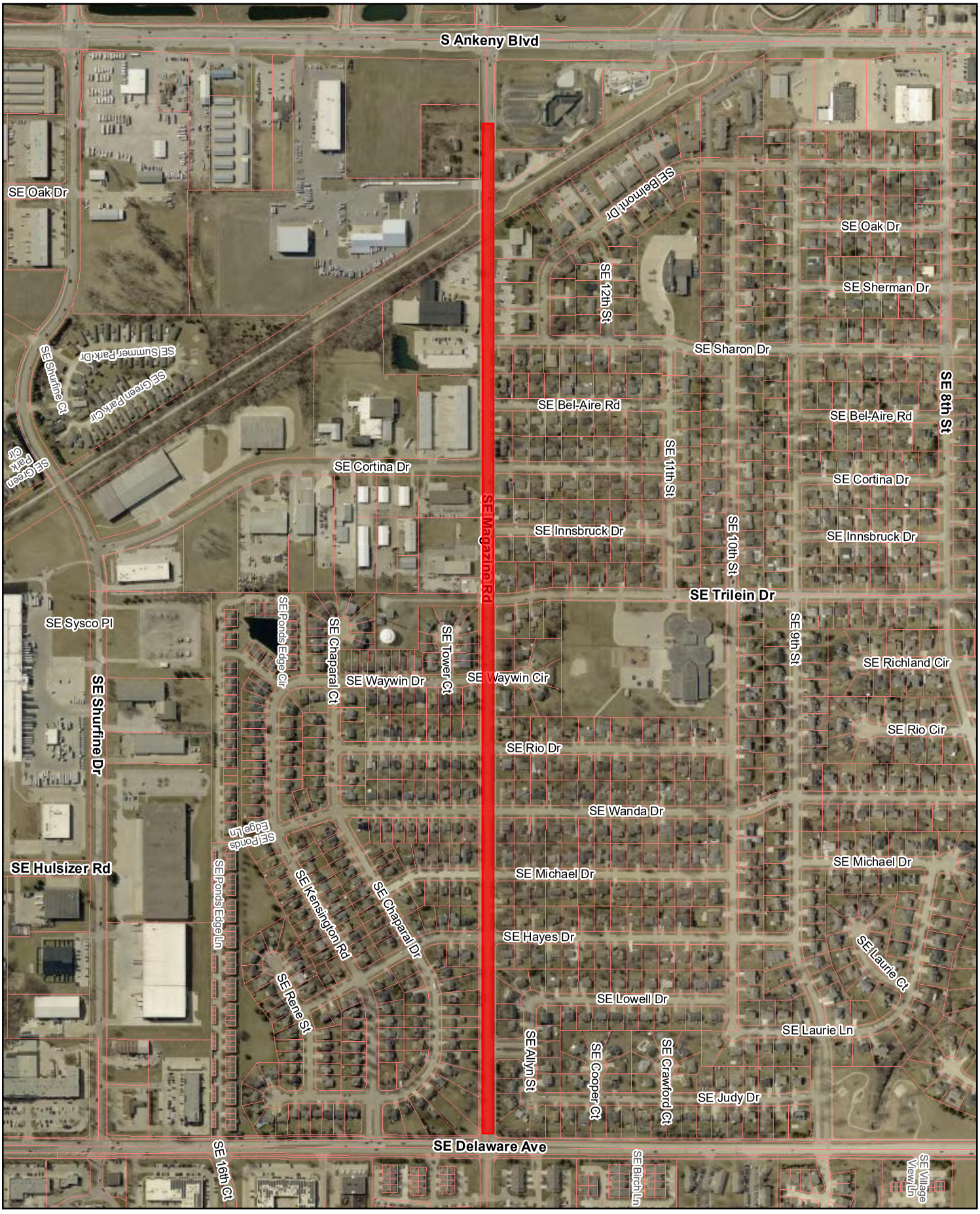
Portion of project: All construction work

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

_____
Mayor

ATTEST:

_____
City Clerk



city of Ankeny
bringing it all together

2026 PCC Pavement Preservation Program

Map is for Locational Purposes Only.

W S N E

1 in = 600 ft

Date: 2/2/2026

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 16th day of March, 2026, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Interstate Improvement, Inc., hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the Ankeny Public Services Building. This Contract includes all Contract Documents. The work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, Most Recent Edition, and as further modified by the Supplemental Specifications and Special Provisions included in said Contract Documents. The Contractor further agrees to complete the work in strict accordance with said Contract Documents, and to guarantee the work as required by law, for the time required in said Contract Documents, after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvement:

2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING

The 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project includes the diamond grinding of the street and the sawing, cleaning, and filling of cracks and joints in PCC street pavement on SE Magazine Road from approximately 400 feet east of S Ankeny Boulevard / U.S. Highway 69 to just west of SE Delaware Avenue.

The construction improvements include the diamond grinding of approximately 16,250 SY of PCC pavement, the sawing, cleaning, and filling of approximately 17,500 LF of longitudinal joints, 9,750 LF of transverse joints, and 650 LF of miscellaneous cracks, and the installation of approximately 60 STA of permanent pavement markings. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Two Hundred Forty Thousand Four Hundred Thirty-Five and 25/100 DOLLARS ($240,435.25), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders and Notice of Public Hearing as noted below:

The Contractor shall fully complete the overall project within **thirty (30) working days.** Full completion for the overall project shall be defined as all work including permanent pavement markings installed, streets and driveways fully open to traffic, punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **One Thousand Dollars ($1,000.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

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

JURISDICTION:

By _____
Bobbi B. Bentz, Mayor

(Seal)
ATTEST:

_____
Michelle Yuska, City Clerk

CONTRACTOR:

Interstate Improvement, Inc.
Contractor

By _____
Signature

Secretary
Title

16871 Canby Avenue
Street Address

Faribault, MN 55021
City, State, Zip Code

507-333-2677 Ext. 225
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C0890 _ _ - 02_ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

2. Out-of-State Contractors:

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

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

NOTE:

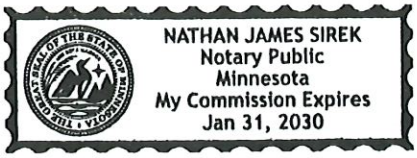
1. **All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**

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

CORPORATE ACKNOWLEDGMENT

State of Minnesota)
) SS
Rice County)

On this 11 day of March, 2026, before me, the undersigned, a Notary Public in and for the State of Minnesota, personally appeared Paul Cink and _____, to me known, who, being by me duly sworn, did say that they are the Secretary, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Paul Cink and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



_____
Notary Public in and for the State of MN
My commission expires 1/31/2030, 20—

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

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

Item No.	Item	Unit	Total	Unit Price	Total Price
	STREETS AND RELATED WORK				
7.01	Crack and Joint Cleaning and Filling, Hot Pour	LF	27,916	$ 2.75	$ 76,769.00
7.02	Diamond Grinding, Crushed Stone (Limestone) Aggregate	SY	16,269	$ 5.80	$ 94,360.20
	TRAFFIC CONTROL				
8.01	Painted Pavement Markings, Solvent/Waterborne	STA	67	$ 86.15	$ 5,772.05
8..02	Painted Pavement Markings, Durable	STA	67	$ 135.00	$ 9,045.00
8.03	Painted Symbols and Legends, Solvent/Waterborne	EA	4	$ 121.50	$ 486.00
8.04	Painted Symbols and Legends, Durable	EA	4	$ 305.00	$ 1,220.00
8.05	Grooves Cut for Pavement Markings	STA	67	$ 73.00	$ 4,891.00
8.06	Grooves Cut for Symbols and Legends	EA	4	$ 243.00	$ 972.00
8.07	Temporary Traffic Control	LS	1	$ 21,000.00	$ 21,000.00
8.08	Portable Dynamic Message Sign (PDMS)	CDAY	10	$ 92.00	$ 920.00
	MISCELLANEOUS				
11.01	Mobilization	LS	1	$ 25,000.00	$ 25,000.00
	TOTAL CONTRACT AMOUNT =				**$ 240,435.25**

Bond Number: 30270068

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Interstate Improvement, Inc., as Principal (hereinafter the "Contractor" or "Principal") and Western Surety Company, as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of Two Hundred Forty Thousand Four Hundred Thirty-five and 25/100 DOLLARS ($240,435.25), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 16th day of March, 2026, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING

The 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project includes the diamond grinding of the street and the sawing, cleaning, and filling of cracks and joints in PCC street pavement on SE Magazine Road from approximately 400 feet east of S Ankeny Boulevard / U.S. Highway 69 to just west of SE Delaware Avenue.

The construction improvements include the diamond grinding of approximately 16,250 SY of PCC pavement, the sawing, cleaning, and filling of approximately 17,500 LF of longitudinal joints, 9,750 LF of transverse joints, and 650 LF of miscellaneous cracks, and the installation of approximately 60 STA of permanent pavement markings. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

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

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

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

2. PAYMENT: The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:

   A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **four (4)** years from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;

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

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

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

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

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

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

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

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

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

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

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

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

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

Witness our hands this 16th day of March, 20 26.

PRINCIPAL:

Interstate Improvement, Inc.
Contractor

By _____
Signature

SECRETARY
Title

SURETY:

Western Surety Company
Surety Company

By _____
Signature Attorney-in-Fact Officer

Joshua R. Loftis
Printed Name of Attorney-in-Fact Officer

Holmes, Murphy and Associates, LLC
Company Name

1601 Utica Ave. S., Suite 700
Company Address

St. Louis Park, MN 55416
City, State, Zip Code

(612) 349-2400
Company Telephone Number

NOTE:

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

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

R. W. Frank, Nicole Stillings, Joshua R. Loftis, Brian J. Oestreich, Melinda C. Blodgett, Sandra M. Engstrum, Ted Jorgensen, R. C. Bowman, Nathan Weaver, Colby D. White, Michelle Morrison, Kristine M. Becks, Austin Muehlschegal, Ryan-Olivia E. Lundy, Individually

of Saint Louis Park, MN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of February, 2026.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

December 4, 2031

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this **16th** day of **March** , **2026** .

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/11/2026

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

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

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

CONTACT NAME: Taylor Welsh
PHONE (A/C, No, Ext): 612-322-6015 **FAX (A/C, No):**
E-MAIL ADDRESS: twelsh@holmesmurphy.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Charter Oak Fire Insurance Company	25615
INSURER B : Travelers Indemnity Company	25658
INSURER C : Travelers Property Casualty Co. America	25674
INSURER D :	
INSURER E :	
INSURER F :	

INSURED INTIMPPC
Interstate Improvement, Inc
16871 Canby Avenue
PO Box 8
Faribault MN 55021

COVERAGES **CERTIFICATE NUMBER:** 862975430 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			CO2N681738	5/1/2025	5/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X Contr Liab Per						MED EXP (Any one person)	$ 10,000
	X Pol Form/XCU						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			8102N83075A	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							Comp/Ded: $2500	$ Coll/Ded: $2500
C	X UMBRELLA LIAB X OCCUR			CUP4N178133	5/1/2025	5/1/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			UB2N971035	5/1/2025	5/1/2026	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding

Additional Insured only if required by written contract with respect to General Liability, Automobile Liability and Umbrella/Excess Liability applies on a primary basis and the insurance of the additional insured shall be non-contributory: City of Ankeny, including all its elected officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees, and volunteers, and all its officers, agents, and consultants and Others as required by written contract, per policy terms and conditions.

Waiver of Subrogation only if required by written contract with respect to General Liability, Automobile Liability, Workers Compensation and Umbrella/Excess See Attached...

CERTIFICATE HOLDER

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny IA 50023

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: INTIMPPC

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY Holmes Murphy & Associates	NAMED INSURED Interstate Improvement, Inc 16871 Canby Avenue PO Box 8 Faribault MN 55021
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Liability applies in favor of: City of Ankeny, including all its elected officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees, and volunteers, and all its officers, agents, and consultants and Others as required by written contract, per policy terms and conditions.

General Liability, Automobile Liability, Workers Compensation and Umbrella/Excess Liability includes an endorsement providing 30-days' notice of cancellation will be furnished to the certificate holder.

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

PH 2026-18 Proposed North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
Public Hearing

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The North Ankeny Boulevard Corridor Improvements – 1st Street to 11th Street Landscaping project includes the installation of approximately 450 perennials, 200 ornamental grasses, a fully-functional drip irrigation system with electrical service, amended soils, and decorative rock in all four quadrants of North Ankeny Boulevard and 5th Street, 9th Street, and 11th Street. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, March 10, 2026. Five (5) bids were received as follows:

1. CLK Lawn Care, LLC	$ 111,901.00
2. MB Lawn Care, LLC	$ 119,355.00
3. Country Landscapes, Inc.	$ 132,284.70
4. Alpha Landscapes, LLC	$ 142,632.00
5. Whitfield's Lawn and Garden	Non-Responsive*

* Bid deemed Non-Responsive due to Bid Bond not having raised and embossed seal.

The Engineer's Estimate for the project was $296,870.00. The bids ranged from approximately 62% below to 52% below the estimate. CLK Lawn Care, LLC has completed similar landscaping projects in the area including Marshalltown and Waukee, and they have the technical experience to complete this project. The Public Works Department recommends awarding the North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street project to CLK Lawn Care, LLC of Grimes, Iowa.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than August 3, 2026 and no later than September 8, 2026 for Fall 2026 work, and/or not earlier than March 15, 2027, and no later than April 5, 2027 for Spring 2027 work. Work on the improvement is prohibited between December 1, 2026 and March 14, 2027.

The Contractor shall substantially complete the overall project no later than May 21, 2027. Substantial completion for the overall project shall be defined as all utility and irrigation construction completed and all installed plant material is accepted by the Engineer, with the adjacent streets, driveways, and sidewalks fully open to traffic. The Contractor shall fully complete the overall project two (2) years after the project has been substantially completed. Full completion for the overall project shall be defined as the overall 2-year warranty period completed, any dead/diseased/dying plants replaced, and all installed plant material in a healthy condition as determined by the Engineer. The overall 2-year warranty period is defined as an initial 1-year establishment period after installation is accepted by the Engineer, immediately followed by an additional 1-year warranty period after expiration of the 1-year establishment period, in accordance with SUDAS Standard Specifications Section 9030, 3.13, B.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract) and estimated cost ($296,870.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the North Ankeny Boulevard Corridor Improvements – 1st Street to 11th Street Landscaping project.
3. Receive and file the report of bids received on March 10, 2026.
4. Approve Resolution, making award of construction contract to CLK Lawn Care, LLC of Grimes, Iowa.
5. Approve Resolution, approving contract and bonds with CLK Lawn Care, LLC in the amount of $111,901.00.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

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

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to close Public Hearing 2026-18.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $296,870.00; 2) receive and file report of bids received March 10, 2026; 3) RESOLUTION making award of construction contract with CLK Lawn Care, LLC in the amount of $111,901.00; and 4) RESOLUTION approving contract and bonds with CLK Lawn Care, LLC in the amount of $111,901.00.

ATTACHMENTS

1. PH Coversheet

2. RES - plans, specs
3. Bid Sheet
4. North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street - bid tabulation
5. RES - making award
6. RES - approving contract
7. North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street - Location Map
8. Contract
9. COI

PUBLIC HEARING 2026-18

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

PROPOSED North Ankeny Blvd Landscaping Improvements – 1st Street to 11th Street

Mayor:

This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the North Ankeny Blvd Landscaping Improvements – 1st Street to 11th Street project.

Notice of this hearing was published in the Des Moines Register on the 27th day of February, 2026.

Has any written correspondence been received for this hearing?

City Clerk: None in the clerk's office.

Mayor:

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

After Mueller's comments, the Mayor states:

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

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

- ❑ Consider **MOTION** to close Public Hearing 2026-18.
- ❑ Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost $296,870.00; 2) receive and file report of bids received March 10, 2026; 3) adopt **RESOLUTION** making award of construction contract with CLK Lawn Care, LLC in the amount of $111,901.00 and 4) adopt **RESOLUTION** approving contract and bonds with CLK Lawn Care, LLC in the amount of $111,901.00.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET

WHEREAS, on the **16th** day of **February**, 2026, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street; and

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

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

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

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

_____
Mayor

ATTEST:

_____
City Clerk

city of Ankeny
bringing it all together.

REC'D & FILED
BY CITY COUNCIL
3-16-26

Bid Letting for N. Ankeny Blvd Landscaping Improvements – 1st Street to 11th Street
March 10, 2026
10:30 A.M.

The purpose of this meeting is to receive, open and tabulate bids for construction of the N. Ankeny Blvd Landscaping Improvements – 1st Street to 11th Street project in accordance with the Plans and Specifications prepared by Snyder & Associates, Inc.

Amy Quartell, City Engineer

Project Estimate of Cost $ 296,870.00

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: one
1) ✓	Country Landscapes INC. 56985 Lincoln Hwy Ames IA 50010	$ 132,284.70	✓
2) ✓	Alpha Landscapes 5145 NW Beaver Drive Johnston, IA 50131	$ 142,632.00	✓
3) ✓ *	CLK 4800 SE Beisser Dr Grimes IA 50111	$ 111,901.00	✓
4) ✓	MB Lawn Care LLC 7018 Deerview Dr Urbandale IA 50322	$ 119,355.00	✓
5)	Whitfield's Lawn+Garden 3132 4th St Des Moines, IA 50313	Non-Responsive	✓

1envelope under advisement

*Apparent Low Bidder

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: one
6)			
7)			
8)			
9)			
10)			
11)			
12)			
13)			

*Apparent Low Bidder

city of Ankeny
bringing it all together.

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: one
14)			
15)			
16)			
170)			
18)			
19)			

Bids will be reviewed and further action taken by the City Council at their next regular meeting on March 16, 2026 at 5:30 p.m.

Amy Quartell, City Engineer

ATTEST:

Michelle Yuska, City Clerk

*Apparent Low Bidder

Bid Tabulation

North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street

Landscaping at 5th Street, 9th Street, and 11th Street

March 10, 2026

			Engineer's Estimate			CLK Lawn Care, LLC			MB Lawn Care, LLC			Country Landscapes, Inc.			Alpha Landscapes, LLC		
Item No.	**Item**	**Unit**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**
1	Mobilization	LS	1	$ 18,000.00	$ 18,000.00	1	$ 7,200.00	$ 7,200.00	1	$ 10,000.00	$ 10,000.00	1	$ 3,000.00	$ 3,000.00	1	$ 13,000.00	$ 13,000.00
2	Temporary Traffic Control	LS	1	$ 22,500.00	$ 22,500.00	1	$ 8,280.00	$ 8,280.00	1	$ 5,000.00	$ 5,000.00	1	$ 3,900.00	$ 3,900.00	1	$ 3,000.00	$ 3,000.00
3	Augured Drains	EA	24	$ 1,200.00	$ 28,800.00	24	$ 100.00	$ 2,400.00	24	$ 350.00	$ 8,400.00	24	$ 145.00	$ 3,480.00	24	$ 220.00	$ 5,280.00
4	Perennials, 1 Gallon Container, with Warranty	EA	445	$ 28.00	$ 12,460.00	445	$ 15.00	$ 6,675.00	445	$ 15.00	$ 6,675.00	445	$ 15.90	$ 7,075.50	445	$ 22.00	$ 9,790.00
5	Ornamental Grasses, 1 Gallon Container, with Warranty	EA	196	$ 35.00	$ 6,860.00	196	$ 16.00	$ 3,136.00	196	$ 15.00	$ 2,940.00	196	$ 17.70	$ 3,469.20	196	$ 22.00	$ 4,312.00
6	Off-Site Amended Top Soil, 12" Depth	CY	40	$ 225.00	$ 9,000.00	40	$ 100.00	$ 4,000.00	40	$ 55.00	$ 2,200.00	40	$ 300.00	$ 12,000.00	40	$ 95.00	$ 3,800.00
7	Rock Mulch, 3" Depth, 1.5" Clean River Rock with Commercial Landscape Fabric	TON	32	$ 275.00	$ 8,800.00	32	$ 150.00	$ 4,800.00	32	$ 125.00	$ 4,000.00	32	$ 155.00	$ 4,960.00	32	$ 250.00	$ 8,000.00
8	Conventional Seeding and Fertilizing, Type 6 Salt-resistant Mixture, and Bonded-Fiber Matrix (BFM) Hydromulching	LS	1	$ 12,000.00	$ 12,000.00	1	$ 500.00	$ 500.00	1	$ 4,000.00	$ 4,000.00	1	$ 16,700.00	$ 16,700.00	1	$ 3,500.00	$ 3,500.00
9	Electrical Service for Irrigation System	LS	1	$ 63,450.00	$ 63,450.00	1	$ 19,910.00	$ 19,910.00	1	$ 24,640.00	$ 24,640.00	1	$ 24,900.00	$ 24,900.00	1	$ 24,950.00	$ 24,950.00
10	Drip Irrigation System	LS	1	$ 115,000.00	$ 115,000.00	1	$ 55,000.00	$ 55,000.00	1	$ 51,500.00	$ 51,500.00	1	$ 52,800.00	$ 52,800.00	1	$ 67,000.00	$ 67,000.00
TOTAL AMOUNT BID =					**$ 296,870.00**			**$ 111,901.00**			**$ 119,355.00**			**$ 132,284.70**			**$ 142,632.00**

Bid Tabulation

North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street

Landscaping at 5th Street, 9th Street, and 11th Street

March 10, 2026

			Whitfiled's Lawn and Garden														
Item No.	**Item**	**Unit**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**
	0																
1	Mobilization	LS	1		$ -	1		$ -	1		$ -	1		$ -	1		$ -
2	Temporary Traffic Control	LS	1		$ -	1		$ -	1		$ -	1		$ -	1		$ -
3	Augured Drains	EA	24		$ -	24		$ -	24		$ -	24		$ -	24		$ -
4	Perennials, 1 Gallon Container, with Warranty	EA	445		$ -	445		$ -	445		$ -	445		$ -	445		$ -
5	Ornamental Grasses, 1 Gallon Container, with Warranty	EA	196		$ -	196		$ -	196		$ -	196		$ -	196		$ -
6	Off-Site Amended Top Soil, 12" Depth	CY	40		$ -	40		$ -	40		$ -	40		$ -	40		$ -
7	Rock Mulch, 3" Depth, 1.5" Clean River Rock with Commercial Landscape Fabric	TON	32		$ -	32		$ -	32		$ -	32		$ -	32		$ -
8	Conventional Seeding and Fertilizing, Type 6 Salt-resistant Mixture, and Bonded-Fiber Matrix (BFM) Hydromulching	LS	1		$ -	1		$ -	1		$ -	1		$ -	1		$ -
9	Electrical Service for Irrigation System	LS	1		$ -	1		$ -	1		$ -	1		$ -	1		$ -
10	Drip Irrigation System	LS	1		$ -	1		$ -	1		$ -	1		$ -	1		$ -
TOTAL AMOUNT BID =					**Non-Responsive Bid***			**$ -**			**$ -**			**$ -**			**$ -**

*** Bidder deemed Non-Responsive due to Bid Bond not having raised and embossed seal.**

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET", and moved:

☒ that the Resolution be adopted.

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

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET

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

That the following bid for the construction of certain public improvements described in general as the North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street, described in the plans and specifications heretofore adopted by this Council on March 16, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **CLK Lawn Care, LLC** of **Grimes, Iowa**

Amount of bid: **$111,901.00**

Portion of project: All construction work

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

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

_____
Mayor

ATTEST:

_____
City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the North Ankeny Boulevard Landscaping Improvements - 1st Street to 11th Street, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: **CLK Lawn Care, LLC** of **Grimes, Iowa**

Amount of bid: **$111,901.00**

Bond surety: _____

Date of bond: _____

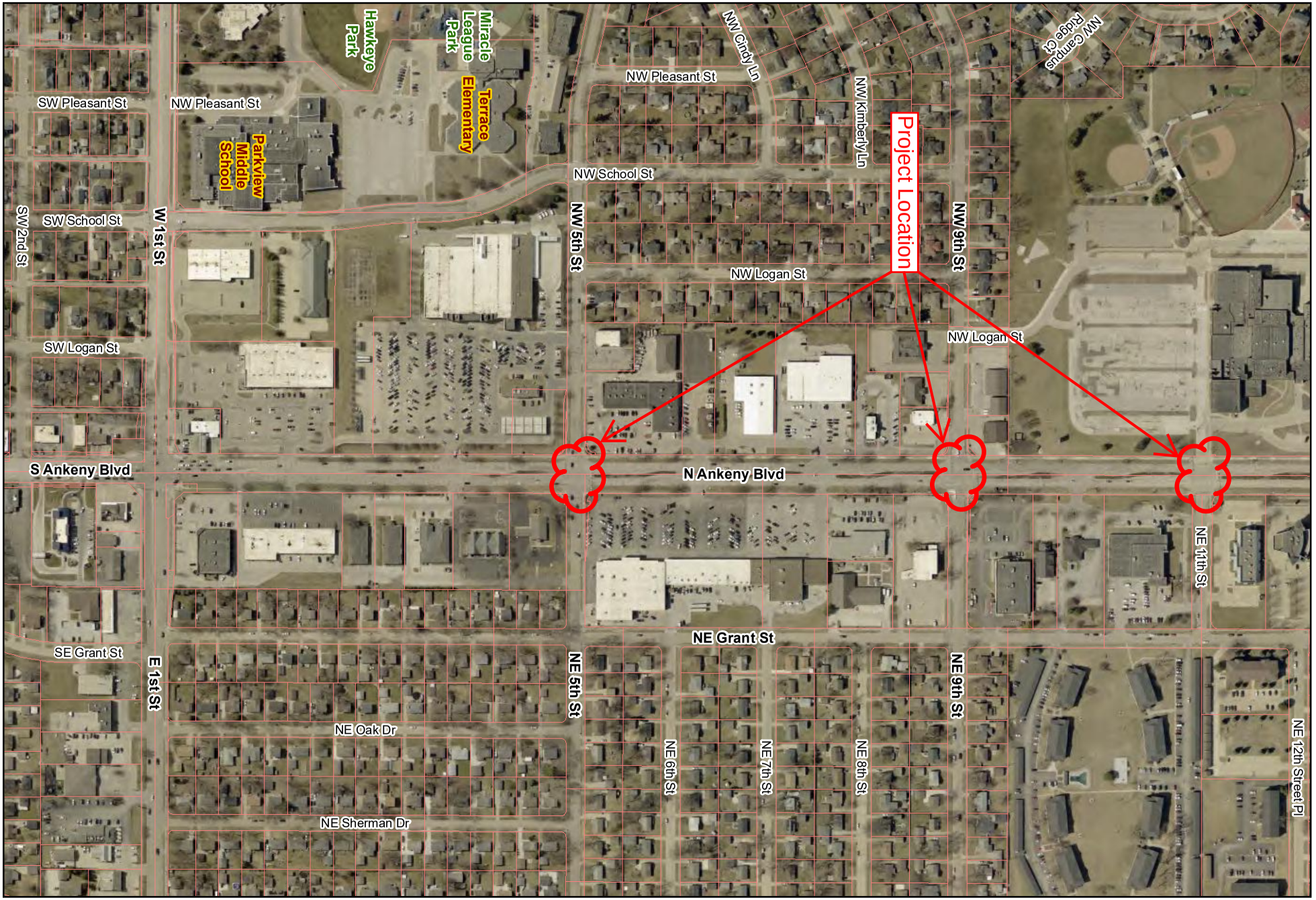
Portion of project: All construction work

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

_____
Mayor

ATTEST:

_____
City Clerk



city of Ankeny
bringing it all together

N Ankeny Boulevard Landscaping Improvements - 1st St to 11th St

Map is for Locational Purposes Only.

W E S N

1 in = 400 ft

Date: 2/10/2026

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 16th day of March, 2026, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and CLK Lawn Care, LLC, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the Ankeny Public Services Building. This Contract includes all Contract Documents. The work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, Most Recent Edition, and as further modified by the Supplemental Specifications and Special Provisions included in said Contract Documents. The Contractor further agrees to complete the work in strict accordance with said Contract Documents, and to guarantee the work as required by law, for the time required in said Contract Documents, after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvement:

NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS – 1ST STREET TO 11TH STREET

The North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project includes the installation of approximately 450 perennials, 200 ornamental grasses, a fully-functional drip irrigation system with electrical service, amended soils, and decorative rock in all four quadrants of the North Ankeny Boulevard and 5th Street, 9th Street, and 11th Street intersections. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of One Hundred Eleven Thousand Nine Hundred One and 00/100 DOLLARS ($111,901.00), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders and Notice of Public Hearing as noted below:

The Contractor shall substantially complete the overall project **no later than May 21, 2027**. Substantial completion for the overall project shall be defined as all utility and irrigation construction completed and all installed plant material is accepted by the Engineer, with the adjacent streets, driveways, and sidewalks fully open to traffic. Should the Contractor fail to substantially complete the work in this timeframe, liquidated damages of **Five Hundred Dollars ($500.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The Contractor shall fully complete the overall project two (2) years after the project has been substantially completed. Full completion for the overall project shall be defined as the overall 2-year warranty period completed, any dead/diseased/dying plants replaced, and all installed plant material in a healthy condition as determined by the Engineer. **The overall 2-year warranty period is defined as an initial 1-year establishment period after installation is accepted by the Engineer, immediately followed by an**

additional 1-year warranty period after expiration of the 1-year establishment period, in accordance with SUDAS Standard Specifications Section 9030, 3.13, B.

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

JURISDICTION:

By _____
Bobbi B. Bentz, Mayor

(Seal)
ATTEST:

_____
Michelle Yuska, City Clerk

CONTRACTOR:

CLK Lawn Care LLC
Contractor

By _____
Signature

President
Title

4100 SE Beisser DR
Street Address

Grimes, IA, 50111
City, State, Zip Code

515-835-8563
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C1490-76 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

2. Out-of-State Contractors:

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

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

NOTE:

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

CORPORATE ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20___, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and ___ _____, to me known, who, being by me duly sworn, did say that they are the ___ _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that _____ and _____ _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

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

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Iowa)
) SS
Polk County)

On this 12th day of March, 2026, before me a Notary Public in and for said county, personally appeared Cody Kuebler, to me personally known, who being by me duly sworn did say that person is President of said CLK LawnCare LLC, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) CLK Lawn Care LLC, and that said instrument was signed and sealed on behalf of the said CLK Lawn Care LLC, by authority of its managers and the said Cody Kuebler acknowledged the execution of said instrument to be the voluntary act and deed of said CLK Lawn Care LLC, by it voluntarily executed.

_____
Notary Public in and for the State of Iowa
My commission expires 4/18, 2027

CHAD KUEBLER
COMMISSION NO. 855484
Iowa
MY COMM. EXPIRES 04/18/2027
NOTARIAL SEAL

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

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

Item No.	Item	Unit	Total	Unit Price	Total Price
1	Mobilization	LS	1	$ 7,200.00	$ 7,200.00
2	Temporary Traffic Control	LS	1	$ 8,280.00	$ 8,280.00
3	Augured Drains	EA	24	$ 100.00	$ 2,400.00
4	Perennials, 1 Gallon Container, with Warranty	EA	445	$ 15.00	$ 6,675.00
5	Ornamental Grasses, 1 Gallon Container, with Warranty	EA	196	$ 16.00	$ 3,136.00
6	Off-Site Amended Top Soil, 12" Depth	CY	40	$ 100.00	$ 4,000.00
7	Rock Mulch, 3" Depth, 1.5" Clean River Rock with Commercial Landscape Fabric	TON	32	$ 150.00	$ 4,800.00
8	Conventional Seeding and Fertilizing, Type 6 Salt-resistant Mixture, and Bonded-Fiber Matrix (BFM) Hydromulching	LS	1	$ 500.00	$ 500.00
9	Electrical Service for Irrigation System	LS	1	$ 19,910.00	$ 19,910.00
10	Drip Irrigation System	LS	1	$ 55,000.00	$ 55,000.00
	TOTAL CONTRACT AMOUNT =				**$ 111,901.00**

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

Bond Number: 7493246

KNOW ALL BY THESE PRESENTS:

That we, CLK Lawn Care, LLC, as Principal (hereinafter the "Contractor" or "Principal") and Old Republic Surety Company, as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of One Hundred Eleven Thousand Nine Hundred One and 00/100 DOLLARS ($111,901.00), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 16th day of March, 2026, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS – 1ST STREET TO 11TH STREET

The North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project includes the installation of approximately 450 perennials, 200 ornamental grasses, a fully-functional drip irrigation system with electrical service, amended soils, and decorative rock in all four quadrants of the North Ankeny Boulevard and 5th Street, 9th Street, and 11th Street intersections. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

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

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

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

2. PAYMENT: The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:

   A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **two (2)** years from and after acceptance of substantial completion of the overall project in accordance with the overall 2-year warranty period., by reason of defects in workmanship or materials used in construction of said work;

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

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

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

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

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

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

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

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

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

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

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

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

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

Witness our hands this 16 day of March, 2026.

PRINCIPAL:

CLK Lawn Care, LLC
Contractor

By _____
Signature

President
Title

SURETY:

Old Republic Surety Company
Surety Company

By _____
Signature Attorney-in-Fact Officer

Zachary Mefferd
Printed Name of Attorney-in-Fact Officer

Zip Bonds, LLC
Company Name

3737 Woodlands Ave Ste 505
Company Address

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

888-435-4191
Company Telephone Number

NOTE:

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

OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

ZACHARY MEFFERD, ZACHARY MATTER, HAVILAH WATSON, JIMMY L. BROWN,
TINA BOCKHOLT, ISAAC WOOD, POLLY MASON,
OF WEST DES MOINES, IA

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, ***(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds),*** as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18,1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

(i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or

(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or

(iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 26TH day of FEBRUARY, 2026.

OLD REPUBLIC SURETY COMPANY

Assistant Secretary

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 26TH day of FEBRUARY, 2026, personally came before me, Alan Pavlic and Kevin J. Abitz, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.

Notary Public

My Commission Expires: September 28, 2026

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

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-0605

Signed and sealed at the City of Brookfield, WI this 16 day of March, 2026.

Assistant Secretary

ORSC 22262 (3-06)

ZIP BONDS

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/13/2026

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

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

PRODUCER	CONTACT NAME: JEFFERY KEIPPER	
PREMIER INSURANCE GROUP 101 SE 2ND STREET GRIMES IA 50111	PHONE (A/C, No, Ext): 515-986-1447	FAX (A/C, No): 515-986-1431
	E-MAIL ADDRESS: JKEIPPER@PREMIERINS.GROUP	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : SECURA INSURANCE CO	22543
INSURED CLK LAWN CARE LLC 4100 SE BEISSER DRIVE GRIMES IA 50111	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [X] LOC [ ] OTHER:	X	X	20-CP-003425690	01/01/2026	01/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $	1,000,000 300,000 10,000 1,000,000 2,000,000 2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY [X] MOBILE EQ	X	X	20-A-003425691	01/01/2026	01/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) UM/UIM	$ $ $ $ $	1,000,000 1,000,000
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	X	X	20-CU-003425693	01/01/2026	01/01/2027	EACH OCCURRENCE AGGREGATE	$ $	5,000,000 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [Y] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	80-WC-003425692	01/01/2026	01/01/2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $	 1,000,000 1,000,000 1,000,000
A	POLLUTION LIABILITY PROFESSIONAL LIABILITY	X	X	20-CP-003425690	01/01/2026	01/01/2027	LIMIT		1,000,000

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

PROJECT: NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS - 1ST STREET TO 11TH STREET

COVERAGE IS PRIMARY AND NON-CONTRIBUTORY. CITY OF ANKENY IS INCLUDED AS ADDITIONAL INSURED AS IS RELATES TO GENERAL LIABILTY, AUTOMOBILE LIABILITY, WORKER'S COMPENSATION AND EXCESS LIABILITY FOR WORK PERFORMED BY THE VENDOR. WAIVER OF SUBROGATION IN FAVOR OWNER AND MANAGEMENT PROFESSIONALS INC. 30-DAY NOTICE OF CANCELLATION REQUIRED.

CERTIFICATE HOLDER	CANCELLATION
CITY OF ANKENY 1210 NW PRAIRIE RIDGE DRIVE ANKENY IA 50023	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE JEFFERY KEIPPER

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Approval of official council actions of the regular meeting of March 2, 2026, as published, subject to correction, as recommended by the City Clerk.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Minutes

MINUTES OF THE ANKENY CITY COUNCIL

Monday, March 2, 2026, 5:30 p.m.
Ankeny Kirkendall Library - City Council Chambers
Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer
Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

---

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

PUBLIC FORUM

1. Merrill Knight, resident of Ankeny, expressed concerns of safety regarding after school traffic around Ankeny Christian Academy.
2. Kyle Paxton, resident of Ankeny, spoke about open gym space for adult men's basketball.

APPROVAL OF AGENDA

1. Council Member Graber moved, Shafer seconded, to approve and accept the March 2, 2026 agenda without amendment. Ayes: 5.

PUBLIC HEARINGS

1. PH 2026-10. Mayor Bentz announced this is the time and place for a public hearing on the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 2026 PCC Street Patching Program. Notice of this hearing was published in the Des Moines Register on the 13th day of February, 2026.

   Mark Mueller, Public Works Director, reported that the project includes the full depth removal and replacement of PCC street pavement at five separate sites, generally located at or on: East First Street between Ankeny Boulevard and Delaware Avenue, SW White Birch Drive Roundabout, and SW Polk City Drive just west of SW State Street, City Hall Parking Lot and Hawkeye Park Parking Lot, SE Shurfine Drive between SE Hulsizer Road and SE Delaware Avenue, and SE Hulsizer Road between SE Shurfine Drive and SE Dalbey Drive, and NW Westwood Street just south of NW 5th Street, and Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.

   Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Graber moved, Shafer seconded, to close public hearing 2026-10. Ayes: 5. Council Member Graber moved, Davis seconded, to adopt 1) **RESOLUTION 2026-066** adopting plans, specifications, form of contract and estimate of cost $1,189,140.00; 2) receive and file report of bids received February 24, 2026; 3) adopt **RESOLUTION 2026-067** making award of construction contract with MPS Engineers, PC dba Kingston Services, PC in the

amount of $796,427.20 and 4) adopt **RESOLUTION 2026-068** approving contract and bonds with MPS Engineers, PC dba Kingston Services, PC in the amount of $796,427.20. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.

2. PH 2026-11. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 2026 PCC Reconstruction Program – NE Trilein Drive. Notice of this hearing was published in the Des Moines Register on the 13th day of February, 2026.

   Mark Mueller, Public Works Director, reported that the project includes pavement reconstruction and minor utility improvements along NE Trilein Drive from just north of NE 18th Street to just south of NE Cambridge Court in the City of Ankeny.

   Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Davis moved, Hollinrake seconded, to close public hearing 2026-11. Ayes: 5. Council Member Davis moved, Graber seconded, to adopt 1) **RESOLUTION 2026-069** adopting plans, specifications, form of contract and estimate of cost $1,212,582.50; 2) receive and file report of bids received February 24, 2026; 3) adopt **RESOLUTION 2026-070** making award of construction contract with Manatt's Inc. in the amount of $1,062,752.25 and 4) adopt **RESOLUTION 2026-071** approving contract and bonds with Manatt's Inc. in the amount of $1,062,752.25. Ayes: Davis, Graber, Hollinrake, Perry, Shafer.

3. PH 2026-12. Mayor Bentz announced this is the time and place for a public hearing on the matter of a proposed development agreement between the City of Ankeny and Baker Mechanical, Inc. related to business expansion. Notice of this hearing was published in the Des Moines Register on the 20th day of February, 2026.

   Derek Lord, Economic Development Director, reported that Baker Mechanical, Inc. is proposing to invest approximately $11 million in an approximately 37,500 square foot office expansion on the east side of their current headquarters and manufacturing facility. As part of this expansion, they have committed to creating 100 net new jobs within three years.

   Mayor Bentz then asked for any public comment regarding the proposed agreement. Mark Zimmerman, Vice President of Finance, CFO of Baker Group, spoke about the company and thanked the council for their consideration. Council Member Graber moved, Davis seconded, to close public hearing 2026-12. Ayes: 5.

4. PH 2026-13. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes, in order to provide funds to pay the costs of: opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon, the construction, reconstruction, and repairing of any street improvements, sidewalks and pedestrian underpasses and overpasses, bridges, culverts, retaining walls, underpasses, grade crossing separations and approaches, storm sewers, sanitary sewers, water service lines, street

lighting fixtures, connections, facilities and improvements, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements, and for the collection and disposal of surface waters and streams; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including trails; equipping of the fire, police, sanitation, street, and civil defense departments and the acquiring, developing, and improving of a geographic computer data base system suitable for automated mapping and facilities management; and acquisition of peace officer communication equipment and other emergency services communication equipment and systems, for essential corporate purposes. Notice of this public hearing was published in the Des Moines Register on the 17th day of February 2026 pursuant to the provisions of Sections 384.24A and/or 384.25 of the Code of Iowa.

Jennifer Sease, Administrative Services Director, reported that the not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes (for essential corporate purposes) are being proposed to fund the 2026 Capital Improvement Program.

Mayor Bentz then asked for any public comment regarding the proposed issuance of said bonds or capital loan notes. Hearing none, Council Member Graber moved, Perry seconded, to close public hearing 2026-13. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to adopt **RESOLUTION 2026-072** instituting proceedings to take additional action for the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes (ECP). Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

5. PH 2026-14. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes, in order to provide funds to pay the costs of: acquisition, construction, reconstruction, enlargement, improvement, and equipping a new city park near Deer Creek; and acquisition, construction, reconstruction, enlargement, improvement, and equipping the Hawkeye Park Sports Complex, including tennis court reconstruction, for general corporate purposes. Notice of this public hearing was published in the Des Moines Register on the 17th day of February 2026 pursuant to the provisions of Sections 384.24A and/or 384.26 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the not to exceed $1,380,000

General Obligation Bonds or Capital Loan Notes (for general corporate purposes) are being proposed to fund the Annual Park Development Program - Crossings at Deer Creek Park and the Hawkeye Park Sports Complex Tennis Courts Reconstruction projects in the 2026 Capital Improvement Program.

Mayor Bentz then asked for any public comment regarding the proposed issuance of said bonds or capital loan notes. Hearing none, Council Member Davis moved, Perry seconded, to close public hearing 2026-14. Ayes: 5. Council Member Hollinrake moved, Davis seconded, to adopt **RESOLUTION 2026-073** instituting proceedings to take additional action for the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes (GCP). Ayes: Hollinrake, Davis, Graber, Perry, Shafer.

6. PH 2026-15. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes, in order to provide funds to pay the costs of: aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Chapter 403 and the Urban Renewal Plans, as amended, for the Amended and Restated 1991 City of Ankeny Urban Renewal Area, the Amended and Restated Northeast Ankeny Urban Renewal Area, and the 1989 Ankeny Economic Development Urban Renewal Area, including the NE 18th Street Bridge over Interstate 35, Interstate 35 and NE 36th Street Interchange Improvements, NE Spectrum Drive RCB Culvert, South Ankeny Boulevard and SE Oralabor Road Intersection Improvements, West 1st Street Widening and Improvement – Phase 2, and SW 4th Street Reconstruction and Uptown Parking Improvements, for essential corporate urban renewal purposes. Notice of this public hearing was published in the Des Moines Register on the 17th day of February 2026 pursuant to the provisions of Sections 384.24A and/or 384.24(3)(q), 384.25 and 403.12 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes (for essential corporate urban renewal purposes) are being proposed to fund the following projects in the 2026 Capital Improvement Program: NE 18th Street Bridge over Interstate 35, NE Spectrum Drive RCB Culvert for Otter Creek, South Ankeny Boulevard and SE Oralabor Road Intersection Improvements, West 1st Street Widening and Improvements – Phase 2, Interstate 35 and NE 36th Street Interchange Improvements, SW 4th Street Reconstruction and Uptown Parking Improvements. The projects are located in the 1989 Ankeny Economic Development Urban Renewal Area, the 1991 Ankeny Economic Development Urban Renewal Area and the Northeast Ankeny Urban Renewal Area.

   Mayor Bentz then asked for any public comment regarding the proposed issuance of said bonds or capital loan notes. Hearing none, Council Member Graber moved, Hollinrake seconded, to close public hearing 2026-15. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to adopt **RESOLUTION 2026-074** instituting proceedings to take additional action for the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or

Capital Loan Notes (ECP/UR). Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

7. PH 2026-16. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes, in order to provide funds to pay the costs of: acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Water Utility, including the improvements along SW Des Moines Street and South Ankeny Boulevard, Elevated Water Storage Tower No. 4, and SCADA System Improvements. Notice of this public hearing was published in the Des Moines Register on the 17th day of February 2026 pursuant to the provisions of Sections 384.24A and/or 384.82 and 384.83 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes are being proposed to fund the following projects in the 2026 Capital Improvement Program: SW Des Moines Street Utility Improvements, South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street, Elevated Water Storage Tower No. 4, SCADA System Upgrade.

   Mayor Bentz then asked for any public comment regarding the proposed issuance of said bonds or capital loan notes. Hearing none, Council Member Hollinrake moved, Graber seconded, to close public hearing 2026-16. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to adopt **RESOLUTION 2026-075** instituting proceedings to take additional action for the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of February 16, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of February 3, 2026.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of February 3, 2026.
4. Receive and file minutes of the Library Board of Trustee meeting of January 15, 2026.

Licenses and Permits

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

Finance/Budget

6. Payment #20 in the amount of $27,533.37 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.
7. Payment #3 in the amount of $11,169.25 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.

8. Payment #12 in the amount of $2,662.50 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
9. Payment #23 in the amount of $564.00 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordnance Road Water Main project.
10. Payment #11 in the amount of $10,735.16 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
11. Payment #25 in the amount of $100.00 to RDG Planning & Design, Inc. for engineering services on the Fourmile Creek and Tributary to Fourmile Creek Restoration project.
12. Payment #47 in the amount of $4,795.50 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
13. Payment #22 in the amount of $5,432.02 to Snyder & Associates Inc., for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St project.
14. Payment #2 in the amount of $6,997.00 to Snyder & Associates, Inc., for engineering services on the North Ankeny Boulevard: 1st Street to N. 11th Street Landscaping Improvements project.
15. Payment #1 in the amount of $74,000.00 to Snyder & Associates, for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.
16. March 2, 2026 Accounts Payable by fund: General $794,022; Road Use Tax $148,953; Friends of Ankeny Library $437; Water $875,236; Sewer $51,322; Storm Water $9,122; Golf Course $15,001; Enterprise Project $127,239; Revolving $37,739; Risk Management $2,162; Health Insurance $736; Capital Projects $235,151; Payroll Totals $2,196,763; Transfers/ACH ($240,998); Agenda Payments Approved Separately ($202,365); Grand Total $4,050,520.

Community Development Items

17. **RESOLUTION 2026-076** accepting final plat, subdivision bonds for seeding and erosion control, platted and offsite easements, and park land dedication agreement for Piper Properties Plat 7 Final Plat.
18. **RESOLUTION 2026-077** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of water main and sanitary sewer in the Piper Properties Plat 7 Final Plat.
19. **RESOLUTION 2026-078** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 3115 SE 36th Circle and associated with the development of the C&A Transportation Site Plan.
20. **RESOLUTION 2026-079** accepting the final plat for 36th Street Centre Plat 2.
21. **RESOLUTION 2026-080** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on Lot 1 36th Street Centre Plat 2; and associated with the development of the Dutch Bros Coffee Site Plan at 315 NW 36th Street.
22. **RESOLUTION 2026-081** accepting a Public Storm Sewer Easement, located on A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, City of Ankeny, Polk County, Iowa.; and associated with the site improvements for Northgate Plat 8.
23. **RESOLUTION 2026-082** accepting a Temporary Public Infrastructure Easement, located on A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, City of Ankeny,

Polk County, Iowa.; and associated with the site improvements for Northgate Plat 8.

Engineering Items

24. **RESOLUTION 2026-083** accepting public improvements in NE 78th Avenue Turn Lane.

Capital Improvement Projects

25. Professional Services Agreement with Foth Infrastructure and Environment, LLC for the 2026 construction engineering services on the West First Street Widening and Improvements - Phase 2 project in an amount not to exceed $502,520.00.
26. **RESOLUTION 2026-084** accepting a proposal from Absolute Concrete Construction, Inc. dba Absolute Group in the amount of $98,965.30 for the construction of the 2026 Annual Storm Water Structure Replacement and Repairs project.
27. **RESOLUTION 2026-085** accepting a proposal from Howser Concrete Unlimited, LLC in the amount of $172,769.00 for the construction of the 2026 Pedestrian Ramp Improvements Program - Watercrest.
28. **RESOLUTION 2026-086** accepting a proposal from Nagle Signs Inc. in the amount of $68,114.00 for the construction of the Recreational Trail Signage project.
29. **County NW 72nd Place Westbound Right Turn Lane**: approve a) Certificate of Completion; b) **RESOLUTION 2026-087** accepting the public improvements with Caliber Concrete, LLC in the amount of $109,088.26; and c) Final Payment #2 in the amount of $0.00; Retainage Payment in the amount of $3,272.65.
30. **2025 PCC Reconstruction Program - SE 8th Street**: approve: a) Final Change Order #2 decreasing the contract amount by $15,193.05; b) Certificate of Completion; c) **RESOLUTION 2026-088** accepting the public improvements with Shekar Engineering in the amount of $863,813.29; and d) Final Payment #7 in the amount of $11,913.04; Retainage Payment in the amount of $43,190.66.
31. **RESOLUTION 2026-089** ordering construction on the Elevated Water Storage Tower #4 project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 3/31/26 @ 10:30 A.M. / date of hrg: 4/6/26 @ 5:30 P.M.)
32. **RESOLUTION 2026-090** ordering construction of the SE Oralabor Road & SE Four Mile Drive Traffic Signal and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: 3/31/26 @ 10:30 A.M. / date of hrg: 4/6/26 @ 5:30 P.M.)

Administrative Items

33. **RESOLUTION 2026-091** expressing support for SpinCo (Corteva's Seed Business) and its global headquarters in Johnston, Iowa.
34. **RESOLUTION 2026-092** declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.
35. Approve the pond maintenance services contract with Aquatic Control, Inc., of Elkhart, Iowa, and authorize the Mayor to sign Letter of Agreement.

36. Set public hearing on the proposed property tax levy for Fiscal Year July 1, 2026 - June 30, 2027 for April 6, 2026 at 5:00 p.m. and direct City Clerk to publish notice of such hearing. (date of hrg: 4/6/26 @ 5:00 p.m.)

APPROVAL OF CONSENT AGENDA

1. Council Member Shafer moved, seconded by Hollinrake, to approve the recommendations for Consent Agenda Items CA-1 through CA-36. Ayes: Shafer, Hollinrake, Davis, Graber, Perry.

LEGISLATIVE BUSINESS

Commission Appointment

37. Council Member Perry moved, Hollinrake seconded, to approve mayoral reappointment of Ray Blase to the Civil Service Commission, effective April1, 2026 through May 31, 2030. Ayes: Perry, Hollinrake, Davis, Graber, Shafer.

Approval of Ordinances

38. **Ord 2248.** An Ordinance providing that general property taxes levied and collected each year on all property located within the 2026 Corporate Woods Business Park Urban Renewal Area I, in City of Ankeny, County of Polk, State of Iowa, by and for the benefit of the State of Iowa, City of Ankeny, County of Polk, Saydel Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the city in connection with the 2026 Corporate Woods Business Park Urban Renewal Area I. (The 2026 Corporate Woods Business Park Urban Renewal Plan I). Council Member Perry moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2248. Ayes: Perry, Hollinrake, Davis, Graber, Shafer. Council Member Davis moved, Hollinrake seconded, to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2248, sending it on its final passage and publication as required by law. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.
39. **Ord 2249.** An Ordinance amending Chapter 6 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections. Council Member Graber moved, Perry seconded, to accept second consideration of ORDINANCE 2249. Ayes: Graber, Perry, Davis, Hollinrake, Shafer.
40. **Ord 2250.** An Ordinance amending Chapter 132 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Peddler, Solicitor, and Transient Merchants. Council Member Graber moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2250. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.
41. **Ord 2251.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates. Council Member Graber moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2251. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

NEW BUSINESS

1. Request for Council initiated rezoning from R-1 to R-3 Restricted to 12 units per acre, no apartments. Hubbell Realty Company. Council Member Hollinrake moved, Davis seconded, to receive and file correspondence dated February 20, 2026 regarding a rezoning request for a 16.62 acre parcel located west of Interstate 35, east of NE Delaware Avenue, north of NE 9th Street and south of NE 15th Street. Ayes: Hollinrake, Davis, Graber, Perry, Shafer. Council Member Hollinrake moved, Graber seconded, to initiate a rezoning request for a 16.62-acre parcel located west of Interstate 35, east of NE Delaware Avenue, north of NE 9th Street and south of NE 15th Street. Ayes: Hollinrake, Graber, Davis, Perry, Shafer.
2. Proposed Issuance of $20,855,000 General Obligation Bonds or Capital Loan Notes, Series 2026 Council Member Graber moved, Hollinrake seconded, to adopt **RESOLUTION 2026-093** authorizing the issuance of $20,855,000 General Obligation Bonds or Capital Loan Notes, Series 2026, and levying a tax for the payment thereof. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.
3. Proposed Development Agreement between the City of Ankeny and Baker Mechanical, Inc. (PH 2026-12) Council Member Davis moved, Perry seconded, to adopt **RESOLUTION 2026-094** approving a Development Agreement between the City of Ankeny and Baker Mechanical, Inc. Ayes: Davis, Perry, Graber, Hollinrake, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:45 p.m. and was immediately followed by a Council Action Planning Session.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 3/13/26.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Approval of official council actions of the special meeting of March 6, 2026, as published, subject to correction, as recommended by the City Clerk.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Minutes

MINUTES OF THE ANKENY CITY COUNCIL SPECIAL MEETING

Friday, March 6, 2026
Ankeny Kirkendall Library - City Council Chambers
Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer
Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

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Mayor Bobbi Bentz called the meeting to order at 1:00 p.m. Council Members Dustin Graber and Jeff Perry were in attendance. Council Members Justin Hollinrake and Todd Shafer joined the meeting electronically. Council Member Matt Davis was absent.

APPROVAL OF AGENDA

Council Member Perry moved, Graber seconded, to approve and accept the March 6, 2026 special meeting agenda as presented. Ayes: 4.

NEW BUSINESS

1. Liquor License Application: Council Member Perry moved, Graber seconded, to approve the issuance of annual liquor license to Thunderhead of Ankeny Inc. d/b/a Chicken Coop. Ayes: Perry, Graber, Hollinrake, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 1:01 p.m.

_____ _____

Michelle Yuska, City Clerk Bobbi Bentz, Mayor

Published in the Des Moines Register on the 13th day of March, 2026.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Receive and file minutes of the Plan and Zoning Commission meeting of February 17, 2026.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. P&Z Minutes 2026-02-17

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 17, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the February 17, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Ted Rapp, Lisa West, Joseph Herst, Trina Flack, Phil Tuning and Todd Ripper. Absent: Randy Weisheit. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Laura Hutzell, Ryan Kirschman and Bryan Morrissey.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the February 17, 2026 agenda without amendments. Second by P. Tuning. 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 February 3, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. Berwick Estates Plat 2 – Final Plat
Motion to recommend approval of the final plat for Berwick Estates Plat 2; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $176,438
Item#3 1010 N. Ankeny Boulevard – Innovative Hub Site Plan
Motion to approve the site plan for 1010 N. Ankeny Blvd, Innovative Hub, subject to approval of the required traffic study, obtaining the required Iowa DOT work permits and subject to City Council approval of the required easement documents and public improvement documents, including contracts and bonds
Item#4 First Street Commons Plat 4 – Final Plat
Motion to recommend approval of the First Street Commons Plat 4 Fina Plat
Item#5 2401 SE 90th Street – I-80 Commerce Center Plat 1 Lot 2 Site Plan
Motion to approve the site plan for 2401 SE 90th Street, I-80 Commerce Center Plat 1 Lot 2, subject to approval of SWPPP, COSESCO, and NPDES General Permit
Item#6 Elevated Water Storage Tank No. 4 – Site Plan
Motion to approve the site plan for the Elevated Water Storage Tank No. 4, subject to recordation of the associated Plat of Survey

Motion by L. West to approve the recommendations for Consent Agenda Items #1 - #6. Second by T. Ripper. Motion carried 6 - 0.

REPORTS
City Council Meeting
E.Jensen reported on the February 16, 2026 City Council meeting.

Director's Report
E.Jensen presented the tentative agenda items for the Tuesday, March 3, 2026 Plan and Zoning Commission meeting.

Commissioner's Reports
T. Ripper asked about the work going on along Highway 69 near NE 62nd Street. Don Clark, Municipal Utilities Director, commented that the City did a sanitary sewer project along there last year and the IDOT have planted trees along the right-of-way. T. Ripper also mentioned that the City of Des Moines has a "mini tree" program.
T. Flack and E. Jensen commented that the City of Ankeny has a similar program.

Chair T. Rapp shared that he drove out to the Berwick Estates development and commented on the number of houses being built.

ADJOURNMENT
There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 6:39 p.m.

Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve the issuance of solid waste collector licenses.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

In accordance with the City of Ankeny Code of Ordinances Chapter 111, "Collection of Solid Waste," the following applicants have met all requirements, and are now being presented to the City Council for approval.

Copies of license applications are available for review in the Office of the City Clerk.

- Midwest Solid Waste, Inc., d/b/a Ankeny Sanitation, Inc., 7002 SE Delaware Avenue, Ankeny, Iowa (renewal)
- Aspen Waste Systems of Iowa, 1800 E. Euclid Avenue, Des Moines, Iowa (renewal)
- Chamness Technology, Inc., d/b/a Green RU LLC, 2255 Little Wall Lake Road, Blairsburg, IA (renewal)
- Eichinger Brothers, LLC, d/b/a Garbage Guys, 52160 320th St., Slater, Iowa (renewal)
- Waste Connections of Iowa, Inc., 4705 NE 22nd St., Des Moines, Iowa (renewal)
- Waste Management of Iowa, Inc., 201 SE 18th Street, Des Moines, Iowa (renewal)

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend to approve the solid waste collector licenses as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Each licensee has paid the annual license fee of $200.00 to the City of Ankeny, in accordance with Section 111.07 of the City of Ankeny Code of Ordinances.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve the issuance of cigarette, tobacco, vapor, and nicotine permits.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

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

1. Briarwood Membership Association, 3405 NE Trilein Dr, Tobacco, (Renew), Effective July 1, 2026 through June 30, 2027.
2. Hy-Vee Inc, dba Hy-Vee #1 Fast & Fresh, 414 N Ankeny Blvd, Cigarette, Tobacco, Vapor Product, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.
3. Hy-Vee Inc, dba Hy-Vee #1 Food Store, 410 N Ankeny Blvd, Cigarette, Tobacco, Vapor Product, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.
4. Hy-Vee Inc, dba Hy-Vee #2 Food Store, 2510 SW State St, Cigarette, Tobacco, Vapor Product, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.
5. Hy-Vee Inc, dba Hy-Vee #2 Fast & Fresh, 1710 SW Oralabor Rd, Cigarette, Tobacco, Vapor Product, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.
6. RockC LLC, dba Deswanna Liquor, 721 N Ankeny Blvd, Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the issuance of permits as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve the issuance of liquor licenses and beer/wine permits.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL
Item reviewed by legal counsel.

EXECUTIVE SUMMARY

In accordance with Iowa Code Section 123.1 and the City of Ankeny Code of Ordinances Chapter 130, "Liquor Licenses and Wine and Beer Permits," the following license(s) have been investigated and reviewed by the Ankeny Police Department, and when necessary, by Planning & Building and/or Fire Department staff, and are presented to the City Council for approval. Copies of license and/or beer applications are available, for your review, in the Office of the City Clerk.

1. HRG Project LLC d/b/a Carmen's Flowers, 516 SW 3rd St. - Special Class B Native Retail Wine (WBN) (Renewal) - Effective April 6, 2026.
2. City of Ankeny d/b/a Hawkeye Park Concession Stand, 504 W 1st St. - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective April 9, 2026.
3. Blackberry LLC d/b/a Flame Cantina, 1315 SW Oralabor Rd, Ste. 101 - Class C Retail Alcohol License (LC) includes Catering - Effective April 13, 2026.
4. Tokyo Huang Inc. d/b/a Tokyo Steakhouse, 113 SE Delaware Ave. - Class C Retail Alcohol License (LC) - Effective April 2, 2026.
5. Git-N-Go Convenience Stores Inc. d/b/a Git-N-Go Convenience Store #40, 2811 SW Oralabor Rd - Class B Retail Alcohol License (LG) - Effective April 20, 2026.
6. Giving Back Outdoors d/b/a Giving Back Outdoors, 1055 SW Prairie Trail Pkwy (FFA Bldg) - Class C Retail Alcohol License (LC) (5 Days) Effective March 26, 2026.
7. CKW Enterprises LLC d/b/a Anchors Away, 106 SW State St., Ste. 100 - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective March 18, 2026.
8. a.) Casey's Marketing Company, d/b/a Casey's #2689, 1310 NW 18th St. - Class E Retail Alcohol License (LE) (Renewal) - Effective April 1, 2026. b.) Enrollment in the Automatic Renewal Program.

9. a.) Casey's Marketing Company, d/b/a Casey's #2785, 1602 W 1st St. - Class E Retail Alcohol License (LE) (Renewal) - Effective April 1, 2026. b.) Enrollment in the Automatic Renewal Program.

CITY MANAGER/STAFF RECOMMENDATIONS:

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

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to receive and file Financial Reports for February 2026.

ORIGINATING DEPARTMENT
Finance

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Finance Report - February

Luke Bormann
Accounting Manager
515-965-6419
lbormann@ankenyiowa.gov

Memorandum

To: Honorable Mayor and City Council
Date: March 16, 2026
Re: Monthly Finance Report – February 2026

The financial reports for February are submitted herewith. These reports reflect the original fiscal year 2026 budget figures. However, the City Council is scheduled to adopt the amended fiscal year 2026 budget on April 20, 2026. Beginning with the April reports, the updated budget figures will be used for actual versus budget comparisons. The amended budget is filed at least once each year, typically alongside the adoption of the budget for the upcoming fiscal year. This amendment process involves a comprehensive review of all City activities and services, along with a complete re-estimation of the City's needs and expectations for the year – although tax collection amounts cannot be adjusted.

February also represents the midpoint between the first and second installments of property tax receipts. This timing is most clearly reflected in the general fund's current cash position. As shown on the Cash Balance Summary report, general fund cash has declined to $39,655,886, with about a month and a half remaining before the next property tax installment is received. This fluctuation in the general fund's cash balance is a primary reason why minimum fund balance levels are established and why this measure is closely monitored by both Moody's Investors Service and City management. Additionally, of note on the Cash Balance Summary report are the cash balances for the Tax Increment Financing (TIF) Fund and the Debt Service Fund, which have grown to $6,758,763 and $9,805,550, respectively. These balances will continue to increase until payments are made – TIF rebate payments in June and debt service payments also scheduled for June.

Despite these seasonal and timing fluctuations, cash levels remain adequate and sufficient to support current operations. Additionally, both revenue and expenditure levels appear to be in line with expectations, with no significant changes noted in February. Ongoing monitoring of these levels will be critical over the coming months to ensure that results remain consistent with projections and that the City maintains compliance with its legally adopted budget.

CITY OF ANKENY
CASH AND INVESTMENT RECONCILIATION
ALL FUNDS
February 28, 2026

Cash Basis Fund Balances	$ 179,185,219.39
Investments	$ 154,273,721.95
Checking Account Balance (per bank)	25,311,195.22
Deposits in Transit	424,377.26
Outstanding Checks	(827,150.04)
Cash Drawer/Petty Cash *	3,075.00
Total	$ 179,185,219.39

* Cash Drawer/Petty Cash:

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

City of Ankeny
Cash Balance Summary
February 28, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance February 28, 2026
General:							
General	100	$ 42,551,807.12	$ 32,595,770.82	$ -	$ 33,619,817.39	$ 1,871,874.55	$ 39,655,886.00
Hotel/Motel Tax	233	1,137,852.82	-	1,871,874.55	1,206,948.15	-	1,802,779.22
Special Revenue:							
Fire Gift	220	32,715.31	5,925.00	-	2,120.61	-	36,519.70
Hawkeye Park Player Fees	240	30,588.07	2,360.00	-	2,354.20	-	30,593.87
Police Gift	250	13,853.60	3,700.00	-	3,525.50	-	14,028.10
Road Use Tax	260	11,424,243.75	7,371,230.66	-	6,245,802.11	-	12,549,672.30
Police Seizure	270	106,764.42	65,189.51	-	33,458.66	-	138,495.27
Tax Increment Financing	280	1,898,492.35	4,921,921.48	-	61,651.00	-	6,758,762.83
Police and Fire Retirement	290	1,521,051.91	1,744,512.48	-	2,308,537.38	-	957,027.01
Employee Benefits	292	-	985,802.56	-	-	-	985,802.56
Landfill Post-Closure	295	77,793.17	-	-	-	-	77,793.17
Friends of the Ankeny Library	430	82,845.54	19,492.71	-	31,669.83	-	70,668.42
Park Dedication	440	384,614.05	92,420.00	-	-	-	477,034.05
Sports Complex Foundation	445	182,060.69	10,275.00	-	-	-	192,335.69
Ankeny Garden Club	446	14,211.73	1,400.00	-	-	-	15,611.73
Miracle Park Fund	448	77,861.39	402.00	-	7,051.96	-	71,211.43
Dog Park Trust Fund	449	1,899.43	-	-	-	-	1,899.43
P&R Scholarship Fund	450	29,537.91	-	-	1,438.50	-	28,099.41
Civic Trust Fund	484	-	-	-	-	-	-
Debt Service	300	2,068,846.71	9,896,671.84	-	2,159,968.54	-	9,805,550.01
Enterprise:							
Solid Waste	500	642,622.45	1,040,456.14	-	1,029,039.33	-	654,039.26
Utility Deposits	505	434,165.22	139,226.04	-	109,725.00	-	463,666.26
Water Operations	510	22,970,210.88	23,979,195.60	-	25,689,667.98	2,074,237.68	19,185,500.82
Water Improvement	520	1,761,600.00	-	-	-	-	1,761,600.00
Water Sinking	530	3,018,710.34	-	2,074,237.68	404,401.02	-	4,688,547.00
Sewer Operations	550	20,257,578.54	12,614,217.52	-	9,182,539.92	-	23,689,256.14
Sewer Improvement	560	3,401,518.12	-	-	-	-	3,401,518.12
Storm Water	580	3,195,447.08	3,079,109.78	-	957,747.85	-	5,316,809.01
Golf Course	590	2,930,368.21	1,690,100.37	-	1,477,324.50	-	3,143,144.08
Capital Project:							
Utility Fund Capital Projects	6**	14,221,529.32	846,050.10	-	7,834,781.83	-	7,232,797.59
Special Assessments	8**	2,790,607.42	76,685.30	-	-	-	2,867,292.72
Capital Projects	8** & 9**	29,784,422.42	2,005,477.97	0.03	10,943,585.02	0.03	20,846,315.37
Total Budgeted		$ 167,045,819.97	$ 103,187,592.88	$ 3,946,112.26	$ 103,313,156.28	$ 3,946,112.26	$ 166,920,256.57
Internal Service:							
Revolving	710	768,919.09	796,934.86	-	924,733.18	-	641,120.77
Risk Management	720	1,260,346.96	2,127,242.69	-	1,579,473.40	-	1,808,116.25
Health Insurance	730	7,761,924.58	4,379,603.36	-	3,965,688.18	-	8,175,839.76
Sustainability Revolving Loan	770	32,663.90	-	-	-	-	32,663.90
Economic Development Revolving	780	302,957.05	-	-	-	-	302,957.05
Equipment Reserve	790	1,080,091.48	224,173.61	-	-	-	1,304,265.09
Total Unbudgeted		$ 11,206,903.06	$ 7,527,954.52	$ -	$ 6,469,894.76	$ -	$ 12,264,962.82
Total [1]		$ 178,252,723.03	$ 110,715,547.40	$ 3,946,112.26	$ 109,783,051.04	$ 3,946,112.26	$ 179,185,219.39

[1] Includes interfund transactions.

City of Ankeny
Utility Capital Projects Cash Balance Summary
February 28, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance February 28, 2026
Utility Fund Capital Projects:							
Water Main Replacement	610	$ 2,825,264.64	$ -	$ -	$ 421,117.49	$ -	$ 2,404,147.15
Northwest Water Tower	611	-	-	-	2,376,163.33	-	(2,376,163.33)
SE Magazine Storage Tank Repaint	612	21,745.00	-	-	3,925.00	-	17,820.00
East Water Tower	617	385,270.00	-	-	132,570.00	-	252,700.00
NE 36th St & NE 38th St Water Main Loop	618	972,133.22	-	-	-	-	972,133.22
SW Irvinedale Dr Transmission Main-Ph 3	623	(5,000.00)	-	-	-	-	(5,000.00)
High Trestle Trail Transmission Main	629	-	-	-	1,433.00	-	(1,433.00)
Aquifer Storage Replacement #1	632	143,766.06	-	-	178,619.39	-	(34,853.33)
S Ankeny Blvd Transmission Main	633	(131,782.45)	-	-	-	-	(131,782.45)
SW Walnut/SW Ordnance Water	635	115,334.71	846,050.10	-	1,143,290.25	-	(181,905.44)
SE Delaware Grnd Storage Tank Repaint	638	4,125.00	-	-	-	-	4,125.00
Sanitary Sewer Replacement	650	3,237,419.01	-	-	779,279.23	-	2,458,139.78
Trestle Ridge Trunk Sewer Cost Share	651	600,000.00	-	-	-	-	600,000.00
Otter Creek Trunk Sewer-Phase 4	655	174,327.72	-	-	29,781.38	-	144,546.34
SE 3rd Trunk Swr Ext-SE Grant to SE Sharon	658	811,308.44	-	-	488,051.40	-	323,257.04
Deer Creek Trunk Sewer	661	230,000.00	-	-	184,700.00	-	45,300.00
Storm Sewer Replacement	680	739,228.86	-	-	324,142.41	-	415,086.45
NW 17th St Storm Sewer & Pavement	681	11,500.00	-	-	175.00	-	11,325.00
Sawgrass Park Dam Improvement	686	665,008.32	-	-	119,933.61	-	545,074.71
High Trestle Trail Channel Stab. - Phase 1	688	(160,833.99)	-	-	-	-	(160,833.99)
Four Mile Creek 36th to 47th	691	439,000.00	-	-	131,276.49	-	307,723.51
Four Mile Creek Stabilization-Heritage	693	138,000.00	-	-	78,240.44	-	59,759.56
Four Mile Creek Channel Stabilization	694	690,186.32	-	-	2,364.42	-	687,821.90
SE 3rd Street Storm Sewer Improvements	695	1,276,863.22	-	-	532,058.19	-	744,805.03
Tributary to Four Mile Creek Stabilization	696	8,079.54	-	-	11,263.33	-	(3,183.79)
SW Des Moines St Utility Improvements	699	1,030,585.70	-	-	896,397.47	-	134,188.23
Total Utility Fund Capital Projects		$ 14,221,529.32	$ 846,050.10	$ -	$ 7,834,781.83	$ -	$ 7,232,797.59

City of Ankeny
Capital Projects Cash Balance Summary
February 28, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance February 28, 2026
Capital Project Funds:							
NW 18 Reconstruction-State St to Ash Dr	883	$ 200,000.00	$ -	$ -	$ 160,081.22	$ -	$ 39,918.78
S Anky Blvd Imprv-SE Pete to 1st Street	886	(353,153.15)	-	-	1,135.00	-	(354,288.15)
SW Magazine & SW State Intersection	887	363.00	-	-	-	-	363.00
Fiber Optic Network Upgrade	888	974,809.18	-	-	625,156.61	-	349,652.57
SE Corp Woods & SE Crosswinds Traffic	889	111,566.25	-	-	48,281.15	-	63,285.10
SW Oralabor & SW Irvinedale Intersection	891	202,890.08	-	-	161,537.36	-	41,352.72
NE 62nd RBC Culvert for 4 Mile Creek	892	173,592.65	-	-	-	-	173,592.65
NW 36th & NW Weigel Asphalt Overlays	895	3,585.44	-	-	-	-	3,585.44
Des Moines Street Parks Development	897	256,723.98	-	-	162,069.47	-	94,654.51
S Anky Blvd & SW Oralabor Improvement	899	105,461.70	-	-	69,457.60	-	36,004.10
BAN/Bond Activity	900	2,228,724.82	1,302,731.53	-	84,262.13	-	3,447,194.22
Fire Station No. 4	901	1,237,425.20	28,207.00	-	692,743.97	-	572,888.23
PRSC Softball Batting Cage Replace	902	133,500.00	25,000.00	-	163,615.82	-	(5,115.82)
Lakeside Center Repurposing	903	305,131.74	-	-	-	-	305,131.74
Senior Center	905	410,703.58	-	-	42,191.50	-	368,512.08
Public Works Winter Ops Satellite Facility	907	85,367.40	-	-	36,365.70	-	49,001.70
HTT Overlay W 1st St to NW 18th St	909	(24,709.63)	-	-	-	-	(24,709.63)
N Ankeny Blvd & 18th St Int Improvements	913	10,353.40	-	-	5,334.44	-	5,018.96
Pavement Preservation Program	915	36,850.30	-	-	104,506.98	-	(67,656.68)
Annual Street Replacement Program	916	3,016,611.72	-	-	729,395.22	-	2,287,216.50
Prairie Ridge Sports Complex	920	53,871.77	-	-	-	-	53,871.77
Sunrise Park Parking Lot	921	150,000.00	-	-	-	-	150,000.00
NW Irvinedale & NW 18th Inters Imprvmts	922	4,178,688.55	-	-	2,346,634.24	-	1,832,054.31
East of I-35 Land Acquisition	923	330,000.00	-	-	-	-	330,000.00
Miracle Field	925	41,534.66	-	-	-	-	41,534.66
Community Entrance Signage	927	50,861.49	-	-	-	-	50,861.49
Library	928	95,065.17	-	-	14,662.35	-	80,402.82
SW Oralabor & SW Edgewood Intersection	929	(120,191.70)	142,047.73	-	-	-	21,856.03
Public Facility Improvements	930	19,156.54	-	-	-	-	19,156.54
Annual Sidewalks/Trails	936	381,361.63	-	-	294,364.43	-	86,997.20
NW Prairie Ridge/Ash & 9th St Intersection	939	372,460.00	-	-	118,505.75	-	253,954.25
Facility Parking Lot Improvements	942	150,000.00	-	-	-	-	150,000.00
I35 & Corp Woods Interchange Report	946	50,000.00	-	-	-	-	50,000.00
I35/NE 36th Interchange Impvmts	948	427,247.00	-	-	58,279.85	-	368,967.15
N Ankny Blvd Imprvmnts - 1st St to 11th St	949	1,985,811.08	-	-	112,291.20	-	1,873,519.88
Asphalt Street Resurfacing	950	685,460.77	-	-	770,196.44	-	(84,735.67)
NW 18th Recon-NW Ash to N Anky Blvd	953	14,820.88	-	-	-	-	14,820.88
SE Creekview Drive Extension	954	(3,391.20)	5,693.62	-	519,436.22	-	(517,133.80)
Public Street Design Standard	956	1,500,000.00	-	-	-	-	1,500,000.00
Rock Creek Trail & Native Plantings	957	12,727.77	-	-	12,727.77	-	0.00
Uptown Lighting Upgrade	958	34,781.38	-	-	918.00	-	33,863.38
Street Patching Program	963	2,050,527.65	-	-	1,142,578.36	-	907,949.29
Traffic Signalization	965	1,036,800.13	-	-	352,833.11	-	683,967.02
NW 26th Street Widening	967	250,000.00	-	-	-	-	250,000.00
E 1st Widening-Frisk to Four Mile	969	26,500.00	-	-	-	-	26,500.00
W 1st Widening & Improvements-Phase 1	970	(0.01)	-	0.02	-	0.01	-
W 1st Widening & Improvements-Phase 2	971	1,019,125.61	-	0.01	921,748.15	0.02	97,377.45
HTT Underpass Lighting	972	-	45,000.00	-	-	-	45,000.00
Park Development	973	1,020,051.29	2,600.00	-	609,855.01	-	412,796.28
Park Land Acquisition	974	81,688.18	-	-	-	-	81,688.18
Uptown Parking Improvements	975	172,206.96	-	-	-	-	172,206.96
Prairie Trail Public Improvements	977	1,044,397.83	-	-	-	-	1,044,397.83
NE Delaware Reconstruction 5th-18th	979	380,685.81	175,000.00	-	230,213.12	-	325,472.69
SW Magazine/SW District Dr Signal	981	60,000.00	-	-	18,480.00	-	41,520.00
PRSC Parking Lot Improvements	987	90,667.00	-	-	-	-	90,667.00
High Trestle Trail Experience Park	990	189,173.99	-	-	-	-	189,173.99
NW 36th Widening from Ash to Anky Blvd	992	5,940.86	-	-	7,722.86	-	(1,782.00)
Street/Sidewalk Oversizing	995	85,750.27	-	-	55,889.00	-	29,861.27
Capital Projects Reserve	997	3,370,103.39	-	-	-	-	3,370,103.39
SW Oralabor & State Safety Improvements	998	(625,259.99)	279,198.09	-	270,114.99	-	(616,176.89)
Total Non Utility Fund Capital Projects		$ 29,784,422.42	$ 2,005,477.97	$ 0.03	$ 10,943,585.02	$ 0.03	$ 20,846,315.37

City of Ankeny
Revenue Summary by Fund
February 28, 2026

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of February 28, 2026	Variance	Percent [2]
General:							
General	100	$ 48,493,748.05	$ 54,016,360.69	$ 52,319,987.00	$ 32,595,770.82	$ (19,724,216.18)	62.30%
Hotel/Motel Tax	233	45,641.96	62,792.84	51,000.00	-	(51,000.00)	0.00%
Special Revenue:							
Fire Gift	220	4,284	4,175	6,100.00	5,925.00	(175.00)	97.13%
Hawkeye Park Player Fees	240	8,251.33	7,613.73	7,000.00	2,360.00	(4,640.00)	33.71%
Police Gift	250	24,323.44	4,163.18	5,700.00	3,700.00	(2,000.00)	64.91%
Road Use Tax	260	10,139,300.19	10,449,513.50	11,008,537.00	7,371,230.66	(3,637,306.34)	66.96%
Police Seizure	270	18,168.91	37,247.61	14,000.00	65,189.51	51,189.51	465.64%
Tax Increment Financing	280	11,270,675.11	8,226,882.14	8,570,035.00	4,921,921.48	(3,648,113.52)	57.43%
Police and Fire Retirement	290	2,684,595.94	3,078,145.10	3,255,339.00	1,744,512.48	(1,510,826.52)	53.59%
Employee Benefits	292	-	1,071,628.40	1,831,719.00	985,802.56	(845,916.44)	53.82%
Landfill Post-Closure	295	4,443.71	3,521.26	2,000.00	-	(2,000.00)	0.00%
Friends of the Ankeny Library	430	47,303.55	51,481.91	46,000.00	19,492.71	(26,507.29)	42.38%
Park Dedication	440	32,245.76	52,606.34	13,000.00	92,420.00	79,420.00	710.92%
Sports Complex Foundation	445	28,451.27	22,135.36	20,000.00	10,275.00	(9,725.00)	51.38%
Ankeny Garden Club	446	2,307.93	2,336.96	2,175.00	1,400.00	(775.00)	64.37%
Miracle Park Fund	448	9,716.92	12,027.34	7,000.00	402.00	(6,598.00)	5.74%
Dog Park Trust Fund	449	71.22	451.75	-	-	-	
P&R Scholarship Fund	450	1,392.57	1,263.19	800.00	-	(800.00)	0.00%
Civic Trust Fund	484	17,267.92	-	-	-	-	
Debt Service	300	15,695,498.14	17,625,104.02	18,530,034.00	9,896,671.84	(8,633,362.16)	53.41%
Enterprise:							
Solid Waste	500	1,472,676.35	1,537,316.46	1,613,000.00	1,040,456.14	(572,543.86)	64.50%
Utility Deposits	505	192,087.05	177,691.05	203,000.00	139,226.04	(63,773.96)	68.58%
Water Operations	510	21,463,858.13	22,294,169.41	31,534,315.00	23,979,195.60	(7,555,119.40)	76.04%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	325,572.37	-	-	-	-	
Sewer Operations	550	17,443,893.47	17,995,508.89	18,431,849.00	12,614,217.52	(5,817,631.48)	68.44%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	3,815,898.23	4,527,731.07	4,651,469.00	3,079,109.78	(1,572,359.22)	66.20%
Golf Course	590	2,760,675.08	2,922,037.01	2,540,000.00	1,690,100.37	(849,899.63)	66.54%
Capital Project:							
Utility Fund Capital Projects	6**	12,199,161.59	6,734,674.03	10,473,711.00	846,050.10	(9,627,660.90)	8.08%
Special Assessments	8**	1,537,275.87	1,231,173.84	-	76,685.30	76,685.30	
Capital Projects	9**	26,184,641.53	20,751,599.41	28,989,823.00	2,005,477.97	(26,984,345.03)	6.92%
Total Budgeted Revenues		$ 175,923,427.85	$ 172,901,351.63	$ 194,127,593.00	$ 103,187,592.88	$ (90,940,000.12)	53.15%
Internal Service:							
Revolving	710	$ 1,536,759.05	$ 1,415,410.58	$ 1,738,208.00	$ 796,934.86	$ (941,273.14)	45.85%
Risk Management	720	1,582,252.79	2,511,399.01	2,203,000.00	2,127,242.69	(75,757.31)	96.56%
Health Insurance	730	5,957,327.24	5,724,527.31	6,287,000.00	4,379,603.36	(1,907,396.64)	69.66%
Sustainability Revolving Loan	770	1,538.22	1,396.89	1,100.00	-	(1,100.00)	0.00%
Economic Development Revolving	780	16,809.16	12,956.04	10,000.00	-	(10,000.00)	0.00%
Equipment Reserve	790	183,214.75	340,647.82	483,224.00	224,173.61	(259,050.39)	46.39%
Total Unbudgeted Revenues		$ 9,277,901.21	$ 10,006,337.65	$ 10,722,532.00	$ 7,527,954.52	$ (3,194,577.48)	70.21%
Total All Revenues [1]		$ 185,201,329.06	$ 182,907,689.28	$ 204,850,125.00	$ 110,715,547.40	$ (94,134,577.60)	54.05%

[1] Includes interfund transactions.

[2] February is 66.67% of the fiscal year.

City of Ankeny
Expenditure Summary by Fund
February 28, 2026

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of February 28, 2026	Variance	Percent [2]
General:							
General	100	$ 42,720,711.66	$ 47,578,157.18	$ 52,267,500.00	$ 33,619,817.39	$ (18,647,682.61)	64.32%
Hotel/Motel Tax	233	1,352,529.65	1,843,584.12	1,840,989.00	1,206,948.15	(634,040.85)	65.56%
Special Revenue:							
Fire Gift	220	3,237	5,611	5,000.00	2,120.61	(2,879.39)	42.41%
Hawkeye Park Player Fees	240	16,781.40	6,346.37	11,159.00	2,354.20	(8,804.80)	21.10%
Police Gift	250	10,825.66	13,983.89	5,000.00	3,525.50	(1,474.50)	70.51%
Road Use Tax	260	8,431,134.88	8,870,082.92	9,543,022.00	6,245,802.11	(3,297,219.89)	65.45%
Police Seizure	270	34,989.64	13,054.50	17,900.00	33,458.66	15,558.66	186.92%
Tax Increment Financing	280	2,777,575.00	3,337,427.00	3,212,250.00	61,651.00	(3,150,599.00)	1.92%
Police and Fire Retirement	290	2,682,675.57	3,106,641.02	3,465,256.00	2,308,537.38	(1,156,718.62)	66.62%
Employee Benefits	292	-	-	-	-	-	
Landfill Post-Closure	295	-	-	-	-	-	
Friends of the Ankeny Library	430	51,417.36	51,340.13	49,000.00	31,669.83	(17,330.17)	64.63%
Park Dedication	440	-	-	-	-	-	
Sports Complex Foundation	445	-	-	-	-	-	
Ankeny Garden Club	446	-	-	1,000.00	-	(1,000.00)	0.00%
Miracle Park Fund	448	6,628.94	7,250.75	10,000.00	7,051.96	(2,948.04)	70.52%
Dog Park Trust Fund	449	-	-	-	-	-	
P&R Scholarship Fund	450	291.75	-	5,000.00	1,438.50	(3,561.50)	28.77%
Civic Trust Fund	484	-	-	-	-	-	
Debt Service	300	25,026,906.95	26,083,554.20	27,055,475.00	2,159,968.54	(24,895,506.46)	7.98%
Enterprise:							
Solid Waste	500	1,401,504.36	1,442,193.97	1,604,402.00	1,029,039.33	(575,362.67)	64.14%
Utility Deposits	505	164,525.00	177,350.00	182,000.00	109,725.00	(72,275.00)	60.29%
Water Operations	510	14,024,275.57	13,854,596.88	32,088,357.00	25,689,667.98	(6,398,689.02)	80.06%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	1,956,233.57	3,039,213.97	3,705,682.00	404,401.02	(3,301,280.98)	10.91%
Sewer Operations	550	9,615,399.02	10,777,154.67	12,606,218.00	9,182,539.92	(3,423,678.08)	72.84%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	1,170,265.90	1,279,558.17	1,592,893.00	957,747.85	(635,145.15)	60.13%
Golf Course	590	2,173,561.80	2,402,423.11	2,420,922.00	1,477,324.50	(943,597.50)	61.02%
Capital Project:							
Utility Fund Capital Projects	6**	15,117,017.15	12,723,363.58	17,139,011.00	7,834,781.83	(9,304,229.17)	45.71%
Special Assessments	8**	-	-	-	-	-	
Capital Projects	9**	29,734,504.44	29,334,724.83	29,219,591.00	10,943,585.02	(18,276,005.98)	37.45%
Total Budgeted Expenditures		$ 158,472,992.27	$ 165,947,612.49	$ 198,047,627.00	$ 103,313,156.28	$ (94,734,470.72)	52.17%
Internal Service:							
Revolving	710	$ 1,428,264.89	$ 1,366,232.29	$ 1,738,208.00	$ 924,733.18	$ (813,474.82)	53.20%
Risk Management	720	1,520,781.12	2,273,482.32	2,203,000.00	1,579,473.40	(623,526.60)	71.70%
Health Insurance	730	4,924,283.10	5,432,868.05	6,833,000.00	3,965,688.18	(2,867,311.82)	58.04%
Sustainability Revolving Loan	770	-	-	-	-	-	
Economic Development Revolving	780	-	-	-	-	-	
Equipment Reserve	790	-	1,527,716.00	-	-	-	
Total Unbudgeted Expenditures		$ 7,873,329.11	$ 10,600,298.66	$ 10,774,208.00	$ 6,469,894.76	$ (4,304,313.24)	60.05%
Total All Expenditures [1]		$ 166,346,321.38	$ 176,547,911.15	$ 208,821,835.00	$ 109,783,051.04	$ (99,038,783.96)	52.57%

[1] Includes interfund transactions.

[2] February is 66.67% of the fiscal year.

City of Ankeny
Major Operating Funds
Detailed Revenue Summary
February 28, 2026

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of February 28, 2026	Over (under) Budget	Percent [1]
General Fund:						
Property Tax:						
General Property Tax	$ 28,789,590	$ 32,340,315	$ 33,649,856	18,141,787	$ (15,508,069)	53.91%
Airport Authority Levy	681,792	707,692	734,794	396,160	(338,634)	53.91%
Ag Land Tax	14,655	14,400	15,370	11,063	(4,307)	71.98%
Subtotal	$ 29,486,038	$ 33,062,407	$ 34,400,020	18,549,010	$ (15,851,010)	53.92%
Non-Property Taxes:						
Hotel/Motel Tax	$ 2,120,556	$ 2,659,074	$ 2,362,000	1,871,875	$ (490,125)	79.25%
Cable TV Franchise Tax	181,794	145,653	116,000	84,603	(31,397)	72.93%
Mobile Home Tax	17,380	15,863	16,300	13,319	(2,981)	81.71%
Utility Excise Tax	199,256	189,666	185,283	91,706	(93,577)	49.50%
Utility Franchise Tax	1,527,814	1,632,678	1,616,000	1,216,674	(399,326)	75.29%
Subtotal	$ 4,046,800	$ 4,642,934	$ 4,295,583	3,278,177	$ (1,017,406)	76.32%
Licenses and Permits:						
Miscellaneous Licenses and Permits:						
Alarm Permits	$ 11,810	$ 11,270	$ 12,000	7,260	$ (4,740)	60.50%
Liquor Licenses	104,637	79,542	79,000	51,733	(27,267)	65.48%
Cigarette Permits	5,500	8,150	5,000	10,375	5,375	207.50%
Solicitor Licenses	5,080	9,460	7,000	3,895	(3,105)	55.64%
Miscellaneous Business Licenses	1,240	1,295	1,000	960	(40)	96.00%
Garbage Licenses	1,400	1,200	1,400	800	(600)	57.14%
Pet Licenses	42,441	37,753	41,000	27,311	(13,689)	66.61%
Mobile Food Vendor Licenses	18,350	9,895	8,000	2,340	(5,660)	29.25%
Special Event Permits	800	720	-	400	400	
Code Enforcement Permits:						
Operational Permits	22,400	32,653	15,000	19,500	4,500	130.00%
Building Permits	1,414,027	2,027,145	1,414,000	989,470	(424,530)	69.98%
Electrical Permits	126,394	170,655	126,000	83,276	(42,724)	66.09%
Heating Permits	88,137	101,214	88,000	71,049	(16,951)	80.74%
Plumbing Permits	75,496	118,070	75,000	62,909	(12,091)	83.88%
Driveway Permits	12,600	10,605	12,000	8,035	(3,965)	66.96%
Sidewalk Permits	12,510	11,305	12,000	8,215	(3,785)	68.46%
Moving/Demolition Permits	300	275	200	325	125	162.50%
Miscellaneous Permits	54,657	71,931	60,000	63,972	3,972	106.62%
Subtotal	$ 1,997,779	$ 2,703,138	$ 1,956,600	1,411,826	$ (544,774)	72.16%
Use of Money and Property:						
Interest	$ 4,120,576	$ 4,264,554	$ 3,400,000	3,800,434	$ 400,434	111.78%
Commissions	22,627	27,124	21,000	8,385	(12,615)	39.93%
Leases	62,820	51,048	52,358	44,706	(7,652)	85.38%
Aquatic Center Rentals	38,883	37,593	34,000	654	(33,346)	1.92%
Community Centers Rental	119,478	116,165	104,000	74,160	(29,841)	71.31%
Library Rentals	89,826	70,306	24,000	30,403	6,403	126.68%
Park Shelter Rentals	21,989	22,849	22,000	11,610	(10,390)	52.77%
Sports Complex Rentals	170,400	163,732	142,000	130,652	(11,349)	92.01%
Miscellaneous Rentals	1,366	1,907	1,000	1,469	469	146.88%
Subtotal	$ 4,647,965	$ 4,755,279	$ 3,800,358	4,102,472	$ 302,114	107.95%
Intergovernmental:						
Local:						
Fire Protection	$ 571,591	$ 457,894	$ 474,000	453,501	$ (20,499)	95.68%
School/Police Agreements	225,186	251,307	311,914	184,660	(127,254)	59.20%
County Library Contribution	161,032	158,260	158,260	139,878	(18,382)	88.38%
Other Local Contributions	104,917	82,318	80,000	42,725	(37,275)	53.41%
Miscellaneous Grants	5,535	124,925	-	(64,715)	(64,715)	

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of February 28, 2026	Over (under) Budget	Percent [1]
State:						
Commercial & Industrial Replacement	401,351	261,005	127,956	63,989	(63,967)	50.01%
Business Property Tax Credit	211,780	215,718	184,322	102,865	(81,457)	55.81%
Library Contribution	26,085	26,689	26,689	28,295	1,606	106.02%
Miscellaneous Grants	4,950	9,919	-	-	-	
Federal:						
Public Safety Grants	91,127	83,423	60,000	60,794	794	101.32%
Subtotal	$ 1,803,554	$ 1,671,458	$ 1,423,141	1,011,991	$ (411,150)	71.11%
Service Charges:						
Public Safety:						
Police Reports	$ 12,042	$ 13,600	$ 12,000	8,487	$ (3,513)	70.72%
Fire/Ambulance Reports	80	120	100	60	(40)	60.00%
False Alarm Fees	775	450	1,000	525	(475)	52.50%
Ambulance Charges	2,842,156	2,931,267	2,880,447	2,220,060	(660,387)	77.07%
Fingerprinting	11,442	8,832	11,000	3,945	(7,055)	35.86%
Towing Surcharge	2,050	1,500	2,000	1,260	(740)	63.00%
Animal Impound Fees	2,468	2,848	2,000	1,022	(978)	51.10%
RAD Course	2,174	1,671	1,000	2,479	1,479	247.86%
Miscellaneous Charges	5,485	225	1,000	165	(835)	16.49%
Culture and Recreation:						
Community Center Passes	60,997	118,180	91,000	106,955	15,955	117.53%
Dog Park Passes	29,779	28,103	30,000	22,082	(7,918)	73.61%
Aquatic Center Passes	453,553	454,253	456,000	27,395	(428,605)	6.01%
Admissions	718,279	682,870	598,000	439,016	(158,984)	73.41%
Special Programs	129,071	149,813	139,000	82,151	(56,849)	59.10%
Recreation Programs	594,583	680,525	570,000	400,290	(169,710)	70.23%
Swimming Lessons	122,998	143,534	125,000	11,176	(113,824)	8.94%
Field Preperations Fees	8,625	6,815	6,000	4,478	(1,523)	74.63%
Copy Charges	12,026	12,574	10,000	11,250	1,250	112.50%
Miscellaneous Charges	1,205	1,228	1,000	719	(281)	71.86%
Community and Economic Development:						
Housing Code	86,324	146,255	86,000	86,447	447	100.52%
Plan Review Fees	203,934	419,151	201,000	143,940	(57,060)	71.61%
Site Plan Review	13,560	16,400	13,000	8,600	(4,400)	66.15%
Zoning	13,595	6,635	5,000	1,235	(3,765)	24.70%
Subdivision Filing Fees	9,985	9,045	7,000	6,680	(320)	95.43%
Board of Adjustment Fees	2,660	1,950	2,000	2,100	100	105.00%
Architect Review Board Fees	2,065	2,665	2,000	1,030	(970)	51.50%
Miscellaneous Service Charges:						
Information Systems Charges	396,142	385,687	436,424	209,408	(227,016)	47.98%
Miscellaneous Charges	18,190	71,139	57,800	31,451	(26,349)	54.41%
Subtotal	$ 5,756,243	$ 6,297,335	$ 5,746,771	3,834,404	$ (1,912,367)	66.72%
Miscellaneous:						
Concessions	$ 310,217	$ 282,984	$ 277,000	159,026	$ (117,974)	57.41%
Map Sales	35	10	-	-	-	
Salvage Sales	11,139	97,705	-	24,364	24,364	
Private Contributions	23,714	17,700	-	5,610	5,610	
Sponsorships	31,415	30,218	28,000	17,974	(10,026)	64.19%
Rebates, Refunds & Reimbursements	28,001	32,461	5,000	57,286	52,286	1145.73%
Overtime Reimbursement	18,390	19,470	12,000	17,515	5,515	145.96%
Maintenance Reimbursement	263,863	329,636	311,114	91,663	(219,452)	29.46%
Fines/Parking Tickets	42,272	46,019	42,000	16,554	(25,446)	39.41%
Library Fines	18,257	18,085	16,000	11,056	(4,944)	69.10%
Lost/Damaged Materials	6,537	6,838	6,000	5,213	(787)	86.89%
Miscellaneous Revenues	436	499	400	552	152	137.93%
Overages/Shortages	1,095	2,185	-	1,079	1,079	
Subtotal	$ 755,370	$ 883,810	$ 697,514	407,891	$ (289,623)	58.48%
Fund Total	$ 48,493,748	$ 54,016,361	$ 52,319,987	32,595,771	$ (19,724,216)	62.30%

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of February 28, 2026	Over (under) Budget	Percent [1]
Hotel/Motel Tax Fund						
Other Revenue:						
Interest	$ 45,642	$ 62,793	$ 51,000	-	$ (51,000)	0.00%
Fund Total	$ 45,642	$ 62,793	$ 51,000	-	$ (51,000)	0.00%
Road Use Tax Fund:						
Intergovernmental Revenue:						
Road Use Taxes	$ 9,595,382	$ 9,966,603	$ 10,654,537	7,050,851	$ (3,603,686)	66.18%
Interest	540,503	456,352	351,000	-	(351,000)	0.00%
Grants	(4,950)	4,950	-	-	-	
Salvage Sales	3,556	2,589	3,000	3,726	726	124.19%
Refunds	1,026	17,782	-	292,037	292,037	
Reimbursements	3,783	1,238	-	24,616	24,616	
Fund Total	$ 10,139,300	$ 10,449,514	$ 11,008,537	7,371,231	$ (3,637,306)	66.96%
Tax Increment Financing Fund:						
Property Tax:						
TIF District Urban Renewal I	$ 8,914,746	$ 6,902,828	$ 7,092,254	4,195,744	$ (2,896,510)	59.16%
TIF District Urban Renewal II	568,305	516,006	620,625	382,329	(238,296)	61.60%
TIF District Urban Renewal III	863,401	514,613	609,156	343,848	(265,308)	56.45%
Use of Money and Property:						
Interest	384,371	293,435	248,000	-	(248,000)	0.00%
Other Reimbursements	539,853	-	-	-	-	
Fund Total	$ 11,270,675	$ 8,226,882	$ 8,570,035	4,921,921	$ (3,648,114)	57.43%
Police and Fire Retirement Fund:						
Property Tax:						
General Property Tax	$ 2,552,663	$ 2,953,611	$ 3,134,545	1,689,818	$ (1,444,727)	53.91%
Non-property Taxes:						
Mobile Home Tax	1,500	1,410	1,000	1,201	201	120.09%
Utility Replacement Tax	17,258	16,950	16,891	8,360	(8,531)	49.49%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	34,746	23,316	11,665	5,831	(5,834)	49.99%
School Police Agreements	33,836	37,534	54,435	29,926	(24,509)	54.98%
Business Property Tax Credit	18,343	19,018	16,803	9,377	(7,426)	55.81%
Use of Money and Property:						
Interest	26,250	26,306	20,000	-	(20,000)	0.00%
Fund Total	$ 2,684,596	$ 3,078,145	$ 3,255,339	1,744,512	$ (1,510,827)	53.59%
Debt Service Fund:						
Property Tax:						
General Property Tax	$ 15,015,401	$ 17,016,365	$ 18,048,107	9,759,809	$ (8,288,298)	54.08%
Non-property Taxes:						
Mobile Home Tax	8,190	7,691	8,000	6,550	(1,450)	81.88%
Utility Replacement Tax	94,137	92,457	92,130	45,600	(46,530)	49.50%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	204,349	134,342	67,144	33,563	(33,581)	49.99%
Business Property Tax Credit	100,053	103,732	91,653	51,149	(40,504)	55.81%
Use of Money and Property:						
Interest	273,368	270,517	223,000	-	(223,000)	0.00%
Fund Total	$ 15,695,498	$ 17,625,104	$ 18,530,034	9,896,672	$ (8,633,362)	53.41%
Solid Waste Fund:						
Recycling Fees	$ 1,425,436	$ 1,490,959	1,571,000	1,026,575	(544,425)	65.35%
Service Charges	21,010	20,583	21,000	13,881	(7,119)	66.10%
Interest	26,230	25,774	21,000	-	(21,000)	0.00%
Fund Total	$ 1,472,676	$ 1,537,316	$ 1,613,000	1,040,456	$ (572,544)	64.50%

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of February 28, 2026	Over (under) Budget	Percent [1]
Water Fund:						
Refunds	$ 12,449	$ 15,791	10,000	3,667	$ (6,333)	36.67%
Sales Tax	22	171	-	16	16	
Excise Tax	1,087,401	1,125,223	1,250,000	765,822	(484,178)	61.27%
Cell Tower Lease	56,144	56,744	60,725	30,009	(30,716)	49.42%
Outside Billing	29,060	34,903	28,000	8,290	(19,710)	29.61%
Water Sales	15,460,204	15,858,730	16,559,770	10,769,399	(5,790,371)	65.03%
Hook Up Fees	263,502	299,542	200,000	114,917	(85,083)	57.46%
Meter Sales	414,112	466,957	431,000	243,119	(187,881)	56.41%
Temporary Water Sales	54,460	75,020	60,000	38,260	(21,740)	63.77%
Water Availability	3,810,091	4,094,002	4,203,820	2,888,734	(1,315,086)	68.72%
Service Charges	169,199	154,356	151,000	105,942	(45,058)	70.16%
Unapplied Credits	(4,310)	(684)	-	9,532	9,532	
Deposits	192,087	177,691	203,000	139,226	(63,774)	68.58%
Interest	105,000	105,223	80,000	-	(80,000)	0.00%
Bond Proceeds	325,572	-	8,500,000	-	(8,500,000)	0.00%
Loan/Note Proceeds	-	-	-	8,998,780	8,998,780	
Miscellaneous	6,525	8,190	-	2,709	2,709	
Fund Total	$ 21,981,518	$ 22,471,860	$ 31,737,315	24,118,422	$ (7,618,893)	75.99%
Sewer Fund:						
Sales Tax	$ 260,283	$ 255,460	$ 300,000	174,618	$ (125,382)	58.21%
Miscellaneous	9,649	-	-	-	-	
Miscellaneous Service Charge	60,577	51,995	60,000	36,542	(23,458)	60.90%
Sewer Usage	9,597,819	10,215,955	10,523,849	7,239,972	(3,283,877)	68.80%
Hook Up Fees	886,353	606,438	300,000	203,348	(96,652)	67.78%
Sewer Availability	6,534,713	6,756,739	7,166,000	4,917,481	(2,248,519)	68.62%
Interest	94,500	108,922	82,000	42,257	(39,743)	51.53%
Fund Total	$ 17,443,893	$ 17,995,509	$ 18,431,849	12,614,218	$ (5,817,631)	68.44%
Storm Water Fund						
Permits	$ 73,760	$ 79,361	$ 72,000	85,495	$ 13,495	118.74%
Interest	166,196	162,649	130,000	-	(130,000)	0.00%
Sales Tax	69,187	84,786	95,000	59,107	(35,893)	62.22%
Service Charges	3,496,365	4,197,835	4,339,469	2,930,908	(1,408,561)	67.54%
Miscellaneous	10,391	3,100	15,000	3,600	(11,400)	24.00%
Fund Total	$ 3,815,898	$ 4,527,731	$ 4,651,469	3,079,110	$ (1,572,359)	66.20%
Golf Course Fund:						
Refunds	$ 1,836	$ 1,284	$ 1,000	1,576	$ 576	157.61%
Commissions	1,008	3,432	1,000	3,638	2,638	363.80%
Miscellaneous Service Charges	25,582	59,201	74,000	48,201	(25,799)	65.14%
Gift Certificates	10,517	4,575	-	(4,797)	(4,797)	
Driving Range	228,752	247,012	202,000	136,163	(65,837)	67.41%
Rec Program Fees	28,930	28,772	26,000	(70)	(26,070)	-0.27%
Overages (Shortages)	(1,372)	(432)	-	56	56	
Food and Beverage Sales	306,141	288,601	270,000	199,968	(70,032)	74.06%
Clubhouse and Banquet Rental	24,291	18,643	27,000	10,280	(16,720)	38.07%
Alcoholic Beverage Sales	332,115	356,616	313,000	218,931	(94,069)	69.95%
Season Passes	110,772	112,831	112,000	4,037	(107,963)	3.60%
Greens Fees	824,833	871,453	717,000	573,768	(143,232)	80.02%
Merchandise Sales	141,340	154,435	130,000	80,689	(49,311)	62.07%
Cart Rental	470,217	501,143	427,000	317,756	(109,244)	74.42%
Equipment Rental	3,230	3,645	3,000	3,883	883	129.42%
Sales Tax	48,454	53,349	43,000	29,881	(13,119)	69.49%
Miscellaneous Revenue	98,393	102,470	102,000	66,129	(35,871)	64.83%
Interest	104,588	115,008	92,000	-	(92,000)	0.00%
Other Reimbursement	1,050	-	-	11	11	
Fund Total	$ 2,760,675	$ 2,922,037	$ 2,540,000	1,690,100	$ (849,900)	66.54%
Total - Major Operating Funds	$ 135,804,120	$ 142,913,252	$ 152,708,565	99,072,413	$ (53,636,152)	64.88%

[1] February is 66.67% of the fiscal year.

City of Ankeny
Major Operating Funds
Budget versus Actual
February 28, 2026

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
General Fund									
Public Safety:									
Police Administration	1111	$ 3,000	16,023	$ 13,023	534%	$ 2,167,272	$ 1,413,599	$ (753,673)	65%
Police Operations	1112	428,914	219,063	(209,851)	51%	9,606,991	6,316,013	(3,290,978)	66%
Police Support Services	1114	36,000	24,132	(11,868)	67%	2,902,423	1,928,772	(973,651)	66%
Crossing Guards	1119	-	-	-	N/A	139,709	65,816	(73,893)	47%
Emergency Preparedness	1140	-	-	-	N/A	440,700	444,091	3,391	101%
Fire Administration	1141	494,100	474,458	(19,642)	96%	1,498,229	926,411	(571,818)	62%
Fire Suppression	1142	1,000	16,131	15,131	1613%	4,807,584	3,061,287	(1,746,297)	64%
Emergency Medical Services	1144	2,880,447	2,221,417	(659,030)	77%	8,423,107	4,825,966	(3,597,141)	57%
Code Enforcement	1460	2,023,200	1,464,864	(558,336)	72%	2,374,112	1,642,823	(731,289)	69%
Animal Control	2224	2,000	1,022	(978)	51%	32,000	8,645	(23,355)	27%
Subtotal		$ 5,868,661	4,437,111	$ (1,431,550)	76%	$ 32,392,127	$ 20,633,423	$ (11,758,704)	64%
Culture & Recreation:									
Library	2331	$ 242,349	228,544	$ (13,805)	94%	$ 3,053,793	$ 2,051,044	$ (1,002,749)	67%
Park Administration	2440	72,000	33,688	(38,312)	47%	393,676	286,957	(106,719)	73%
Park Maintenance	2441	-	214	214	N/A	2,236,523	1,529,184	(707,339)	68%
Recreation	2442	675,000	435,285	(239,715)	64%	1,004,800	704,941	(299,859)	70%
Community Centers	2443	292,000	265,002	(26,998)	91%	634,584	404,424	(230,160)	64%
Aquatic Centers	2444	1,463,000	666,036	(796,964)	46%	1,833,898	1,184,111	(649,787)	65%
Prairie Ridge Sports Complex	2445	476,167	240,706	(235,461)	51%	1,310,628	810,367	(500,261)	62%
Hawkeye Concessions	2446	67,800	53,595	(14,205)	79%	71,430	27,854	(43,576)	39%
Cemetery	3547	-	-	-	N/A	600	-	(600)	0%
Subtotal		$ 3,288,316	1,923,069	$ (1,365,247)	58%	$ 10,539,932	$ 6,998,882	$ (3,541,050)	66%
Public Works:									
Airport Authority	3548	$ 745,727	401,968	$ (343,759)	54%	$ 745,736	$ 372,868	-	50%
Subtotal		$ 745,727	401,968	$ (343,759)	54%	$ 745,736	$ 372,868	$ -	50%
Community & Economic Development:									
Development Engineering	3545	$ 48,000	56,522	$ 8,522	118%	$ 1,103,229	$ 801,363	$ (301,866)	73%
Housing Authority	3648	-	-	-	N/A	14,237	9,237	(5,000)	65%
Economic Development	4886	-	-	-	N/A	417,927	299,865	(118,062)	72%
Community Development	4887	30,000	20,845	(9,155)	69%	1,414,869	877,353	(537,516)	62%
Subtotal		$ 78,000	77,367	$ (633)	99%	$ 2,950,262	$ 1,987,818	$ (962,444)	67%
General Government:									
Communications	2335	$ -	12	$ 12	N/A	$ 489,943	$ 306,404	$ (183,539)	63%
Mayor and City Council	4881	-	-	-	N/A	184,967	156,072	(28,895)	84%
Human Resources	4882	-	-	-	N/A	574,002	449,292	(124,710)	78%
City Manager	4883	-	2,525	2,525	N/A	1,278,364	664,197	(614,167)	52%
City Clerk	4884	142,400	98,322	(44,078)	69%	582,129	403,074	(179,055)	69%
Finance	4885	41,760,459	25,445,963	(16,314,496)	61%	679,983	500,566	(179,417)	74%
Information Technology	4889	436,424	209,408	(227,016)	48%	1,745,696	1,066,996	(678,700)	61%
City Hall Building	4891	-	25	25	N/A	104,359	80,225	(24,134)	77%
Subtotal		$ 42,339,283	25,756,256	$ (16,583,027)	61%	$ 5,639,443	$ 3,626,826	$ (2,012,617)	64%
Total General Fund		$ 52,319,987	32,595,771	$ (19,724,216)	62%	$ 52,267,500	$ 33,619,817	$ (18,647,683)	64%
Hotel/Motel Tax Fund									
Community and Economic Development	2233	$ 51,000	-	$ (51,000)	0%	$ 1,840,989	$ 1,206,948	$ (634,041)	66%
Road Use Tax Fund									
Public Works:									
Street Lighting	1260	$ -	-	$ -	N/A	$ 750,000	$ 465,836	$ (284,164)	62%

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
Public Works Engineering	3261	11,008,537	7,371,231	(3,637,306)	67%	2,435,550	1,593,606	(841,944)	65%
Public Works Maintenance	3262	-	-	-	N/A	3,397,314	2,233,032	(1,164,282)	66%
Snow and Ice Control	3263	-	-	-	N/A	1,214,930	1,023,391	(191,539)	84%
Traffic Engineering	3265	-	-	-	N/A	1,745,228	929,937	(815,291)	53%
Total Road Use Tax Fund		$ 11,008,537	7,371,231	$ (3,637,306)	67%	$ 9,543,022	$ 6,245,802	$ (3,297,220)	65%
Tax Increment Financing									
Community and Economic Development	4280	$ 8,570,035	4,921,921	$ (3,648,114)	57%	$ 3,212,250	$ 61,651	$ (3,150,599)	2%
Police and Fire Retirement									
Public Safety:	4290	$ 3,255,339	1,744,512	$ (1,510,827)	54%	$ 3,465,256	$ 2,308,537	$ (1,156,719)	67%
Debt Service									
Debt Service:	4300	$ 18,530,034	9,896,672	$ (8,633,362)	53%	$ 27,055,475	$ 2,159,969	$ (24,895,506)	8%
Solid Waste									
Enterprise:	3500	$ 1,613,000	1,040,456	$ (572,544)	65%	$ 1,604,402	$ 1,029,039	$ (575,363)	64%
Water									
Enterprise:									
Utility Deposits	3505	$ 203,000	139,226	$ (63,774)	69%	$ 182,000	$ 109,725	$ (72,275)	60%
Water Administration	3510	31,534,315	23,979,196	(7,555,119)	76%	28,720,114	23,758,415	(4,961,699)	83%
Water Maintenance	3512	-	-	-	N/A	3,368,243	1,931,253	(1,436,990)	57%
Water Improvement	3520	-	-	-	N/A	-	-	-	N/A
Water Sinking	3530	-	-	-	N/A	3,705,682	404,401	(3,301,281)	11%
Total Water Fund		$ 31,737,315	24,118,422	$ (7,618,893)	76%	$ 35,976,039	$ 26,203,794	$ (9,772,245)	73%
Sewer									
Enterprise:									
Sewer Administration	3550	$ 18,431,849	12,614,218	$ (5,817,631)	68%	$ 10,395,128	$ 7,586,795	$ (2,808,333)	73%
Sewer Maintenance	3552	-	-	-	N/A	2,211,090	1,595,745	(615,345)	72%
Sewer Improvement	3560	-	-	-	N/A	-	-	-	N/A
Total Sewer Fund		$ 18,431,849	12,614,218	$ (5,817,631)	68%	$ 12,606,218	$ 9,182,540	$ (3,423,678)	73%
Storm Water									
Enterprise:									
Storm Water Administration	3580	$ 4,651,469	3,079,110	$ (1,572,359)	66%	$ 1,319,639	$ 827,728	$ (491,911)	63%
Street Cleaning	3584	-	-	-	N/A	273,254	130,019	(143,235)	48%
Total Storm Water Fund		$ 4,651,469	3,079,110	$ (1,572,359)	66%	$ 1,592,893	$ 957,748	$ (635,145)	60%
Golf Course									
Enterprise:									
Golf Course Maintenance	2591	$ 1,000	1,321	$ 321	132%	$ 824,355	$ 535,287	$ (289,068)	65%
Golf Course Pro Shop	2592	1,795,000	1,180,805	(614,195)	66%	802,722	434,280	(368,442)	54%
Golf Course Banquet Services	2595	744,000	507,974	(236,026)	68%	793,845	507,758	(286,087)	64%
Total Golf Course Fund		$ 2,540,000	1,690,100	$ (849,900)	67%	$ 2,420,922	$ 1,477,325	$ (943,598)	61%
Total		$ 152,708,565	99,072,413	$ (53,636,152)	65%	$ 151,584,966	$ 84,453,170	$ (67,131,796)	56%

City of Ankeny
Investment Schedule
February 2026

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance March 12, 2026
Capital Projects													
	Robert W. Baird & Co.	FNMA	Federal Security	4.407%	9/3/2024	8/25/2025	356	$ 5,000,000.00	$ -	$ (188,525.65)	$ 197,900.65	$ 4,811,474.35	$ -
104092373377	Community Choice Cre	CD	CD	4.250%	9/27/2024	9/27/2025	364	4,000,000.00	-	-	169,028.12	4,000,000.00	-
	Robert W. Baird & Co.	T-Note	T-Note	4.128%	9/5/2024	2/15/2026	528	5,000,000.00	-	(170,858.59)	40,625.00	4,829,141.41	(0.00)
	RBC Wealth Managem	MUFG Bank	Commercial Paper	3.953%	10/1/2025	6/26/2026	268	1,942,826.66	-	-	-	-	1,942,826.66
	RBC Wealth Managem	T-Note	T-Note	3.891%	9/3/2024	8/15/2026	711	5,000,000.00	-	43,848.75	109,375.00	-	5,043,848.75
	Robert W. Baird & Co.	T-Note	T-Note	3.660%	10/2/2025	10/31/2026	394	5,000,000.00	23,692.26	(131,603.12)	4,432.74	-	4,868,396.88
	RBC Wealth Managem	Federal Farm Credits	Federal Security	3.557%	10/2/2025	8/27/2027	694	5,000,000.00	17,621.53	6,021.30	73,003.47	-	5,006,021.30
	RBC Wealth Managem	Federal Farm Credits	Federal Security	3.507%	12/18/2025	12/9/2027	721	4,000,000.00	3,500.00	(537.04)	-	-	4,002,962.96
	RBC Wealth Managem	T-Note	T-Note	3.625%	12/18/2025	12/31/2028	1109	4,000,000.00	25,557.07	(246,300.00)	1,942.93	-	3,753,700.00
Subtotal								$ 38,942,826.66	$ 70,370.86	$ (687,954.35)	$ 596,307.91	$ 13,640,615.76	$ 24,617,756.55
Equipment Reserve													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	$ 1,000,000.00	$ -	$ -	$ -	$ -	$ 1,000,000.00
Subtotal								$ 1,000,000.00	$ -	$ -	$ -	$ -	$ 1,000,000.00
General Funds													
	Robert W. Baird & Co.	Natixis	Commercial Paper	4.468%	12/12/2024	8/7/2025	238	$ 4,856,538.90	$ -	$ -	$ 143,461.10	$ 4,856,538.90	$ -
	Robert W. Baird & Co.	T-Note	T-Note	4.282%	12/13/2024	8/31/2025	261	5,000,000.00	-	(139,860.95)	146,110.95	4,860,139.05	-
	RBC Wealth Managem	MUFG Bank	Commercial Paper	4.442%	12/12/2024	9/5/2025	267	4,840,541.65	-	-	159,458.35	4,840,541.65	-
0015592889-1003	Green State Credit Uni	CD	CD	4.500%	9/16/2024	9/16/2025	365	5,000,000.00	-	-	225,294.73	5,000,000.00	-
40029324	Two Rivers Bank & Tru	CD	CD	4.250%	9/27/2024	9/27/2025	365	5,000,000.00	-	-	212,499.53	5,000,000.00	-
260007020	Community State	CD	CD	4.400%	4/4/2025	10/1/2025	180	5,000,000.00	-	-	106,273.98	5,000,000.00	-
	RBC Wealth Managem	FHLMC	Federal Security	4.204%	4/16/2025	10/15/2025	182	1,310,000.00	21.83	(23,056.00)	26,964.17	1,286,944.00	-
	RBC Wealth Managem	FHLMC	Federal Security	4.197%	4/16/2025	10/27/2025	194	1,140,000.00	-	(21,318.00)	24,738.00	1,118,682.00	-
	Robert W. Baird & Co.	T-Note	T-Note	4.256%	12/13/2024	11/30/2025	352	5,000,000.00	-	(179,750.00)	189,125.00	4,820,250.00	-
	Robert W. Baird & Co.	T-Note	T-Note	4.068%	4/16/2025	1/31/2026	290	5,000,000.00	27,192.68	(55,531.25)	159,588.57	4,944,468.75	-
6901143053	BMO	CD	CD	4.180%	4/4/2025	4/4/2026	365	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	T-Note	T-Note	3.955%	4/16/2025	4/15/2026	364	5,000,000.00	512.30	(9,828.12)	93,237.70	-	4,990,171.88
0028778	Community Choice Cre	CD	CD	4.000%	10/16/2025	4/16/2026	181	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	Lloyds Bank	Commercial Paper	3.885%	10/17/2025	5/31/2026	226	4,890,222.20	-	-	-	-	4,890,222.20
1393737	IPAIT	CD	CD	3.710%	12/22/2025	6/22/2026	182	5,000,000.00	-	-	-	-	5,000,000.00
3001266051	Lincoln Savings Bank	CD	CD	4.000%	10/16/2025	7/17/2026	273	5,000,000.00	-	-	-	-	5,000,000.00
3001275234	Lincoln Savings Bank	CD	CD	3.710%	12/22/2025	9/22/2026	273	5,000,000.00	-	-	-	-	5,000,000.00
0028661	Community Choice Cre	CD	CD	4.000%	10/1/2025	10/1/2026	364	2,000,000.00	-	-	-	-	2,000,000.00
3001266043	Lincoln Savings Bank	CD	CD	4.000%	10/16/2025	10/16/2026	364	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	T-Note	T-Note	3.554%	10/20/2025	10/31/2026	376	5,000,000.00	38,196.33	(95,851.56)	2,428.67	-	4,904,148.44
3001274814	Lincoln Savings Bank	CD	CD	3.760%	12/22/2025	12/22/2026	364	5,000,000.00	-	-	-	-	5,000,000.00
	RBC Wealth Managem	T-Note	T-Note	5.574%	2/26/2026	1/31/2027	339	5,000,000.00	5,593.92	(90,968.75)	-	-	4,914,625.17
3000907325	Lincoln Savings Bank	MM	Money market	2.722%	N/A	N/A	MM	7,851,870.59	-	-	136,805.01	3,500,021.40	4,351,849.19
IA02-39246-101	IPAIT	MM	Money market	3.460%	N/A	N/A	MM	88,118,863.85	-	-	1,306,611.13	51,000,000.00	37,118,863.85
	Farmers State Bank	MM	Money market	3.390%	N/A	N/A	MM	25,986,084.67	-	-	644,022.92	1,000,000.00	24,986,084.67
Subtotal								$ 220,994,121.86	$ 71,517.06	$ (616,164.63)	$ 3,576,619.81	$ 97,227,585.75	$ 123,155,965.40
Police/Fire Pension													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	$ 500,000.00	$ -	$ -	$ -	$ -	$ 500,000.00
Subtotal								$ 500,000.00	$ -	$ -	$ -	$ -	$ 500,000.00
Sewer Improvement Fund													
104092373377	Community Choice Cre	CD	CD	4.250%	9/27/2024	9/27/2025	364	$ 1,000,000.00	$ -	$ -	$ 42,257.03	$ 1,000,000.00	$ -
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	1,000,000.00	-	-	-	-	1,000,000.00
0028661	Community Choice Cre	CD	CD	4.000%	10/1/2025	10/1/2026	364	1,000,000.00	-	-	-	-	1,000,000.00
Subtotal								$ 3,000,000.00	$ -	$ -	$ 42,257.03	$ 1,000,000.00	$ 2,000,000.00

City of Ankeny
Investment Schedule
February 2026

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance March 12, 2026
Water Fund													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	$ 3,000,000.00	$ -	$ -	$ -	$ -	$ 3,000,000.00
Subtotal								$ 3,000,000.00	$ -	$ -	$ -	$ -	$ 3,000,000.00
Total Investments								$ 267,436,948.52	$ 141,887.92	$ (1,304,118.98)	$ 4,215,184.75	$ 111,868,201.51	$ 154,273,721.95

Totals by Institution

Bankers Trust	$ -	$ -	$ -	$ -	$ -	$ -
BMO	5,000,000.00	-	-	-	-	5,000,000.00
Community Choice Credit Union	13,000,000.00	-	-	211,285.15	5,000,000.00	8,000,000.00
Community State	10,500,000.00	-	-	106,273.98	5,000,000.00	5,500,000.00
Farmers State Bank	25,986,084.67	-	-	644,022.92	1,000,000.00	24,986,084.67
First Interstate Bank	-	-	-	-	-	-
First National Bank	-	-	-	-	-	-
Great Southern Bank	-	-	-	-	-	-
Green State Credit Union	5,000,000.00	-	-	225,294.73	5,000,000.00	-
IPAIT	93,118,863.85	-	-	1,306,611.13	51,000,000.00	42,118,863.85
Lincoln Savings Bank	27,851,870.59	-	-	136,805.01	3,500,021.40	24,351,849.19
Northwest Bank	-	-	-	-	-	-
RBC Wealth Management	32,233,368.31	52,294.35	(332,309.74)	395,481.92	7,246,167.65	24,663,984.84
Robert W. Baird & Co.	49,746,761.10	89,593.57	(971,809.24)	976,910.38	29,122,012.46	19,652,939.40
South Story Bank & Trust	-	-	-	-	-	-
Two Rivers Bank & Trust	5,000,000.00	-	-	212,499.53	5,000,000.00	-
Veridian Credit Union	-	-	-	-	-	-
Wells Fargo Bank	-	-	-	-	-	-
Total	$ 267,436,948.52	$ 141,887.92	$ (1,304,118.98)	$ 4,215,184.75	$ 111,868,201.51	$ 154,273,721.95

Totals by Type

CD	$ 63,500,000.00	$ -	$ -	$ 755,353.39	$ 20,000,000.00	$ 43,500,000.00
Commercial paper	16,530,129.41	-	-	302,919.45	9,697,080.55	6,833,048.86
Money market	121,956,819.11	-	-	2,087,439.06	55,500,021.40	66,456,797.71
Federal security	16,450,000.00	21,143.36	(227,415.39)	322,606.29	7,217,100.35	9,008,984.26
T-Bill	-	-	-	-	-	-
T-Note	49,000,000.00	120,744.56	(1,076,703.59)	746,866.56	19,453,999.21	28,474,891.12
	$ 267,436,948.52	$ 141,887.92	$ (1,304,118.98)	$ 4,215,184.75	$ 111,868,201.51	$ 154,273,721.95

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to receive and file the Building Permit Report for February 2026.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. FEB26

City of Ankeny
Building Permit Report

Month of February 2026

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	February-26		February-25		1/1/2026-2/28/2026		1/1/2025-2/28/2025		7/1/2025-2/28/2026	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	44	$17,603,189	25	$9,806,193	65	$26,507,673	46	$17,724,169	255	$104,937,175
New Single Family Attached/Duplex	15	$4,340,900	88	$22,060,969	20	$5,775,180	95	$24,042,124	114	$32,777,292
New Multi - Family	0	$0	1	$2,650,000	0	$0	1	$2,650,000	1	$4,003,375
Total New Residential Permits	**59**	**$21,944,089**	**114**	**$34,517,162**	**85**	**$32,282,853**	**142**	**$44,416,293**	**370**	**$141,717,842**
Additions/Alterations/Other (1)	65	$605,960	36	$582,420	100	$1,379,559	72	$1,295,029	471	$4,728,054
Total New Dwelling Units	***59***		***113***		***85***		***141***		***390***	
NON-RESIDENTIAL										
New Commercial	0	$0	2	$2,044,473	0	$0	3	$2,994,087	13	$32,682,763
COM Additions/Alterations/Other	2	$42,000	11	$1,789,500	5	$367,000	13	$1,854,500	44	$6,540,684
New Church	0	$0	0	$0	0	$0	0	$0	0	$0
CHR Additions/Alterations/Other	0	$0	0	$0	1	$25,000	1	$42,000	4	$4,391,794
New School	0	$0	0	$0	0	$0	0	$0	3	$30,649,960
SCH Additions/Alterations/Other	1	$47,000	0	$0	2	$1,547,000	0	$0	4	$1,820,760
Total Non Residential Permits	**3**	**$89,000**	**13**	**$3,833,973**	**8**	**$1,939,000**	**17**	**$4,890,587**	**68**	**$76,085,961**
MISC PERMITS (2)	64	$71,292	42	$93,445	111	$245,228	64	$218,307	548	$940,915
TOTALS	**191**	**$22,710,341**	**205**	**$39,027,000**	**304**	**$35,846,640**	**295**	**$50,820,216**	**1457**	**$223,472,772**

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
2/1/2026 - 2/28/2026

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	2/2/2026	$327,918	26-0410-NEW	4111 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/2/2026	$364,280	26-0411-NEW	4107 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/2/2026	$391,701	26-0413-NEW	4103 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/2/2026	$353,476	26-0414-NEW	4112 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2026	$301,456	26-0265-NEW	3723 NE 6th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	2/4/2026	$304,455	26-0266-NEW	706 NE Oak Ridge Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	2/4/2026	$297,766	26-0267-NEW	3707 NE 6th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	2/4/2026	$595,588	26-0274-NEW	2712 NW Cedarwood Dr	Haven Homes Design Build	Haven Homes Design Build
Single Family Detached	New Building	2/4/2026	$481,355	26-0386-NEW	2716 NW Cedarwood Dr	Haven Homes Design Build	Haven Homes Design Build
Single Family Detached	New Building	2/5/2026	$373,185	25-7372-NEW	2521 NW Cedarwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/5/2026	$323,567	25-7373-NEW	2517 NW Cedarwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/5/2026	$405,092	25-7374-NEW	2513 NW Cedarwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/5/2026	$449,026	25-7375-NEW	2509 NW Cedarwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/5/2026	$355,975	25-7376-NEW	2505 NW Cedarwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/9/2026	$519,366	26-0342-NEW	2811 NW Greenwood St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	2/13/2026	$351,792	26-0258-NEW	4005 SE 30th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	2/13/2026	$337,922	26-0296-NEW	4003 SE 30th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	2/13/2026	$455,458	26-0556-NEW	2714 NW Linwood Ct	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	2/18/2026	$327,734	26-0428-NEW	4305 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/18/2026	$312,112	26-0429-NEW	4304 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/18/2026	$318,078	26-0430-NEW	4301 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/18/2026	$365,019	26-0431-NEW	4224 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/18/2026	$316,401	26-0433-NEW	4220 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	2/18/2026	$342,482	26-0683-NEW	4215 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/18/2026	$350,916	26-0686-NEW	4116 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/19/2026	$306,246	26-0605-NEW	4106 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	2/19/2026	$331,468	26-0608-NEW	2705 NW Fairfield Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	2/19/2026	$352,276	26-0688-NEW	4211 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/19/2026	$350,916	26-0727-NEW	5911 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/20/2026	$303,401	26-0591-NEW	4302 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	2/20/2026	$362,044	26-0728-NEW	5912 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/20/2026	$297,766	26-0755-NEW	4110 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	2/23/2026	$1,123,523	26-0579-NEW	1706 NE 19th St	Karl Chambers	Imprint Design-Build
Single Family Detached	New Building	2/23/2026	$449,598	26-0708-NEW	1518 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	2/23/2026	$352,276	26-0807-NEW	4208 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/23/2026	$416,681	26-0808-NEW	4204 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/23/2026	$400,837	26-0813-NEW	1109 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/24/2026	$474,160	26-0735-NEW	1804 NE 19th St	Haven Homes Design Build	Haven Homes Design Build
Single Family Detached	New Building	2/24/2026	$416,141	26-0814-NEW	1105 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/24/2026	$327,918	26-0817-NEW	4207 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/25/2026	$264,816	26-0486-NEW	608 NE Oak Ridge Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	2/26/2026	$479,261	26-0710-NEW	1809 NE 24th St	Mustafa Jahic	Mustafa Jahic
Single Family Detached	New Building	2/26/2026	$627,620	26-0803-NEW	1906 NE Pine Lake Cir	Caliber Homes	Caliber Homes

Single Family Detached	New Building	2/27/2026	$644,121	26-0557-NEW	6017 NE Terrace Ridge Dr	Harvest Ridge Builders	Harvest Ridge Builders
Single Family Attached	New Building	2/19/2026	$286,856	26-0693-NEW	5904 NE Elmwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/19/2026	$286,856	26-0695-NEW	5908 NE Elmwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/19/2026	$286,856	26-0696-NEW	5912 NE Elmwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/19/2026	$286,856	26-0697-NEW	5916 NE Elmwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/19/2026	$286,856	26-0698-NEW	5920 NE Elmwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Duplex	New Building	2/19/2026	$291,822	26-0537-NEW	4242 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$291,422	26-0521-NEW	4246 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$290,622	26-0539-NEW	4234 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$290,222	26-0538-NEW	4238 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$290,622	26-0541-NEW	4226 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$290,222	26-0540-NEW	4230 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$290,222	26-0545-NEW	4249 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$290,622	26-0544-NEW	4253 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$290,222	26-0543-NEW	4241 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Duplex	New Building	2/19/2026	$290,622	26-0542-NEW	4245 NW Olivia Ln	Charlie Tango LLC	Charlie Tango LLC
Single Family Detached	Building Alteration	2/2/2026	$43,470	26-0158-ALT	1108 NW Benjamin Dr	Luis Martinez	Luis Martinez
Single Family Detached	Building Alteration	2/2/2026	$30,051	26-0440-ALT	4502 NW 17th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Alteration	2/2/2026	$27,688	26-0445-ALT	4506 NW 17th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Alteration	2/4/2026	$12,852	26-0467-ALT	1717 SW Westview Dr	Ultimate Construction Services	Ultimate Construction Services
Single Family Detached	Building Alteration	2/6/2026	$8,640	26-0515-ALT	2909 NW 5th St	BAM Basements	BAM Basements and Masons
Single Family Detached	Building Alteration	2/9/2026	$21,798	26-0553-ALT	4227 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Porch	2/10/2026	$1,920	26-0582-PRCH	2901 NE Briarwood Dr	Troy Bushnell	Graystone Companies LLC
Single Family Detached	Building Alteration	2/11/2026	$13,500	26-0477-ALT	404 NE 58th St	Dane Nolte	KBS Remodeling & Restoration
Single Family Detached	Building Alteration	2/11/2026	$23,562	26-0607-ALT	4408 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	2/12/2026	$24,602	26-0459-ALT	2733 SW 21st Cir	Tyler Walters Inc.	Tyler Walters Inc.
Single Family Detached	Pergola	2/12/2026	$51,400	26-0505-PERG	1222 NW Driftwood Dr	Jason Smothers	Buresh Homes Solutions
Single Family Detached	Porch	2/12/2026	$3,840	26-0510-PRCH	3906 NW 10th St	Jason Smothers	Buresh Homes Solutions
Single Family Detached	Building Alteration	2/12/2026	$19,530	26-0520-ALT	2610 SW 19th St	Culp Home Improvement LLC	Culp Home Improvement LLC
Single Family Detached	Building Alteration	2/14/2026	$20,412	25-7509-ALT	505 NE 58th St	Kim M Young-Tolsdorf	Kim M Young-Tolsdorf
Single Family Detached	Building Addition	2/16/2026	$44,640	26-0090-ADD	414 SW Prairie Trail Pkwy	Jeff Coop	Jeff Coop
Single Family Detached	Building Alteration	2/16/2026	$10,300	26-0684-ALT	1204 NW 27th St	Happe Homes	Happe Homes
Single Family Detached	Building Alteration	2/16/2026	$33,000	26-0706-ALT	1002 NE 59th Ct	Mark R Pippett	Mark R Pippett
Single Family Detached	Building Alteration	2/18/2026	$25,112	26-0563-ALT	2507 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	Porch	2/18/2026	$2,880	26-0564-PRCH	2507 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	Building Alteration	2/19/2026	$47,250	26-0517-ALT	1913 NE Lancaster Dr	CL Construction LLC	CL Construction LLC
Single Family Detached	Building Alteration	2/19/2026	$10,145	26-0780-ALT	511 NE 39th Ct	Mark Schulz	Compelling Homes
Single Family Detached	Building Alteration	2/23/2026	$7,560	26-0826-ALT	1620 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	Building Alteration	2/24/2026	$21,924	26-0847-ALT	720 NE Meadow Landing Dr	Colin Martin	Colin Martin
Single Family Detached	Building Alteration	2/27/2026	$23,026	26-0899-ALT	602 NE 57thSt	CPIA Home Renovations	CPIA Home Renovations
Single Family Detached	Garage	2/16/2026	$22,243	26-0650-GAR	1018 NE 51st St	Roger De La Rosa	Roger De La Rosa
Single Family Detached	Shed	2/11/2026	$4,000	26-0534-SHD	3308 NW 17th St	Thelen Kevin	Thelen Kevin
Single Family Detached	Shed	2/18/2026	$2,800	26-0754-SHD	3006 NW Sharmin Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	2/19/2026	$3,360	26-0802-SHD	5301 NW 17th St	Gretchen Nelson	Tuff Shed

Single Family Detached	Shed	2/25/2026	$1,600	26-0885-SHD	213 NE 16th St	Tuff Shed	Tuff Shed
Single Family Detached	Spa/Hot Tub	2/11/2026	$0	26-0598-SPA	4706 NE Rio Dr	Linda Cox	Linda Cox
Single Family Detached	Spa/Hot Tub	2/18/2026	$0	26-0760-SPA	1618 NW Maple Pl	Jason Campfield	Jason Campfield
Single Family Detached	Swimming Pool	2/17/2026	$0	26-0679-POOL	507 NE 42nd Ct	Precision Pools	Precision Pools of Central Iowa
Single Family Detached	Swimming Pool	2/17/2026	$0	26-0730-POOL	4111 NW Applewood St	Wiges Outdoor Services	Wiges Outdoor Services
Single Family Detached	Swimming Pool	2/19/2026	$0	26-0673-POOL	1510 NW Boulder Point Pl	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Swimming Pool	2/19/2026	$0	26-0674-POOL	5301 NW 17th St	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Deck	2/3/2026	$2,304	26-0473-DECK	510 NE 21st St	Reiter Construction	Reiter Construction
Single Family Attached	Deck	2/5/2026	$2,016	26-0446-DECK	3503 NW 27th St	Chad Rouse	Custom Decks, LLC
Single Family Detached	Deck	2/6/2026	$2,880	26-0514-DECK	3432 SW 29th St	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Attached	Deck	2/9/2026	$3,168	26-0380-DECK	1506 NW Linwood Dr	Custom Decks LLC	Custom Decks LLC
Single Family Detached	Deck	2/12/2026	$864	26-0157-DECK	3239 NW 27th Cir	Don D Stine	Rod Freeman
Single Family Detached	Deck	2/16/2026	$3,960	25-6681-DECK	2902 NE Huntington Ln	Cutting Edge Painting	Cutting Edge Painting
Single Family Detached	Deck	2/19/2026	$2,352	26-0738-DECK	1004 NW Rolling Rock Rd	Akin Brothers Construction	Akin Brothers Construction
Single Family Detached	Deck	2/19/2026	$364	26-0798-DECK	210 NW Kline St	Riley Thoma	Riley Thoma
Single Family Detached	Deck	2/23/2026	$3,840	26-0823-DECK	3309 SW Edgewood Ln	Deck & Drive Solutions	Deck and Drive Solutions
Multi-Family	Deck	2/24/2026	$840	26-0654-DECK	1903 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0656-DECK	1915 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0657-DECK	1919 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0658-DECK	2039 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0659-DECK	2051 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0660-DECK	2063 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0661-DECK	2079 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0662-DECK	2083 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0663-DECK	1905 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0664-DECK	1909 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0665-DECK	1923 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0666-DECK	2031 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0667-DECK	2035 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0668-DECK	2043 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0669-DECK	2071 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0670-DECK	2075 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0671-DECK	2087 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$840	26-0672-DECK	2091 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	2/24/2026	$600	26-0776-DECK	1218 SE Belmont Dr	Christopher Smith	Christopher Smith
Single Family Detached	Deck	2/26/2026	$3,648	26-074-DECK	3504 NW Rockridge Rd	Naylor Ross	Renomads LLC
Single Family Detached	Deck	2/27/2026	$1,740	26-0872-DECK	306 NE Meadow Ln	Demetrio Alamilla	Demetrio Alamilla
Other	Building Alteration	2/9/2026	$20,000	26-0516-ALT	2785 N Ankeny Blvd Ste 13	Kimberley Development Corp	Kimberley Development Corp
Office	Building Alteration	2/20/2026	$22,000	26-0809-ALT	1615 SW Main St Ste 202	Rock Valley Construction	Rock Valley Construction
School	Building Alteration	2/17/2026	$47,000	26-0426-ALT	1705 NE Trilein Dr	Edge Commercial	Edge Commercial
Single Family Detached	Fence/Wall	2/2/2026	$0	25-7174-FNCE	2114 NW School St	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	2/3/2026	$0	26-0424-FNCE	624 SW Springfield Dr	American Fence Company	American Fence Co

Single Family Detached	Fence/Wall	2/3/2026	$0	26-0463-FNCE	1116 NE Meadow Crossing Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/4/2026	$0	26-0461-FNCE	3020 NW Reinhart Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	2/4/2026	$0	26-0464-FNCE	3413 NE 12th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/4/2026	$0	26-0472-FNCE	3709 NW Reinhart Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	2/5/2026	$0	26-0501-FNCE	2919 NW 27th Ct	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	2/10/2026	$0	26-0489-FNCE	1603 NW Ridge Rd	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	2/11/2026	$0	26-0499-FNCE	4303 NE 12th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	2/12/2026	$0	26-0611-FNCE	501 SE Peterson Dr	Grace Fox	Revamp Fence
Single Family Detached	Fence/Wall	2/13/2026	$0	25-7416-FNCE	2107 NE 19th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	2/13/2026	$0	26-0624-FNCE	1919 NW Lakeside Dr	Elite IntEx Solutions	Elite IntEx Solutions
Single Family Detached	Fence/Wall	2/13/2026	$0	26-0641-FNCE	1609 SW Westwood St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	2/16/2026	$0	26-0619-FNCE	5215 NW 13th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	2/16/2026	$0	26-0642-FNCE	602 NE 57th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	2/16/2026	$0	26-0675-FNCE	1606 NW Benjamin Dr	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	2/16/2026	$0	26-0692-FNCE	1612 SW Franklin Dr	Watkins Jordan	Iowa Fence Inc
Single Family Detached	Fence/Wall	2/17/2026	$0	26-0731-FNCE	1510 NW Boulder Point Pl	Kenneth Hogle	Kenneth Hogle
Single Family Detached	Fence/Wall	2/18/2026	$0	26-0687-FNCE	1207 NW Jackson Dr	Great Barrier Fence Co	Great Barrier Fence Co
Industrial	Fence/Wall	2/18/2026	$0	26-0729-FNCE	700 SE Oralabor Rd	Kim Abild Company LLC	Kim Abild Company LLC
Single Family Detached	Fence/Wall	2/18/2026	$0	26-0736-FNCE	427 NW Skyline Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/18/2026	$0	26-0739-FNCE	4419 NW 17th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/18/2026	$0	26-0740-FNCE	713 NE Oak Ridge Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/18/2026	$0	26-0742-FNCE	5301 NW 17th St	Gretchen Nelson	Absolute Fence LLC
Single Family Detached	Fence/Wall	2/20/2026	$0	26-0741-FNCE	4403 NW 17th St	Blake Justus	Justus Fencing
Single Family Detached	Fence/Wall	2/23/2026	$0	26-0762-FNCE	1914 NW Prairie Lakes Ct	Grace Fox	Revamp Fence
Single Family Detached	Fence/Wall	2/23/2026	$0	26-0787-FNCE	217 SE 10th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	2/23/2026	$0	26-0836-FNCE	2412 NW Beechwood St	Sturdy Fence Company	Sturdy Fence Company
Single Family Attached	Fence/Wall	2/24/2026	$0	26-0848-FNCE	2218 NW Ashland Pkwy	IA One Roofing,Fencing, Remodel	IA One Roofing,Fencing, Remodel
Single Family Detached	Fence/Wall	2/25/2026	$0	26-0737-FNCE	2410 NW Boulder Ridge Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/25/2026	$0	26-0863-FNCE	2757 SW 21st Cir	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/25/2026	$0	26-0875-FNCE	3027 NW Reinhart Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	2/25/2026	$0	26-0888-FNCE	2406 NW Boulder Ridge Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/25/2026	$0	26-0889-FNCE	2708 NW Boulder Point Pl	Grace Fox	Revamp Fence
Single Family Detached	Fence/Wall	2/25/2026	$0	26-0890-FNCE	2108 NE 19th st	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	2/25/2026	$0	26-0891-FNCE	2112 NE 19th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	2/26/2026	$0	26-0500-FNCE	4313 NE 13th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	2/26/2026	$0	26-0895-FNCE	4206 NE 3rd St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	2/26/2026	$0	26-0897-FNCE	302 NW Bayberry Ln	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	2/27/2026	$0	26-0894-FNCE	2902 NW Boulder Ridge Rd	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	2/27/2026	$0	26-0896-FNCE	2507 SW Vintage Pkwy	Bret Staples	Bret Staples
Restaurant	Sign	2/2/2026	$2,800	26-0188-SIGNP	1550 N Ankeny Blvd Ste 114	BV Holdings Inc dba BDI Signs	BDI Signs, BV Holdings Inc
Restaurant	Sign	2/2/2026	$2,485	26-0190-SIGNP	1550 N Ankeny Blvd Ste 114	BV Holdings Inc dba BDI Signs	BDI Signs, BV Holdings Inc
Multi-Family	Sign	2/2/2026	$13,400	26-0195-SIGNP	901 SE Delaware Ave	Latitude Signage + Design	Latitude Signage + Design
Office	Sign	2/4/2026	$4,500	26-0381-SIGNP	1450 SW Vintage Pkwy Ste 220	Iowa Sign Company	Iowa Sign Company
Government	Sign	2/6/2026	$7,000	26-0315-SIGNP	6310 SE Convenience Blvd	Tyler Lafave	Tyler Lafave
Retail	Sign	2/9/2026	$3,000	26-0319-SIGNP	2405 SW White Birch Dr STE 107	Image 360	Image 360
Other	Sign	2/11/2026	$7,500	26-0409-SIGNP	2829 S Ankeny Blvd	Chesnut Signs	Chesnut Signs
Church	Sign	2/17/2026	$539	26-0281-SIGNP	825 NW 36th St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM

Office	Sign	2/17/2026	$7,694	26-0313-SIGNP	1910 SW Plaza Shops Ln	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	2/17/2026	$1,400	26-0314-SIGNP	1910 SW Plaza Shops Ln	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	2/19/2026	$500	26-0628-SIGNP	2710 SW Snyder Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Church	Sign	2/24/2026	$815	26-0279-SIGNP	825 NW 36th St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Church	Sign	2/24/2026	$819	26-0280-SIGNP	825 NW 36th St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Other	Sign	2/24/2026	$3,500	26-0416-SIGNP	811 SW Ordnance Rd	4T Homes Iowa, LLC	4T Homes Iowa, LLC
Office	Sign	2/27/2026	$4,870	26-0551-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Retail	Sign	2/27/2026	$5,495	26-0676-SIGNP	2005 SE Delaware Ave Ste F	Chesnut Signs	Chesnut Signs
Retail	Sign	2/27/2026	$4,975	26-0779-SIGNP	2005 SE Delaware Ave Ste F	Chesnut Signs	Chesnut Signs
Office	Temporary Sign	2/17/2026	$0	26-0435-SIGNT	1910 SW Plaza Shops Ln	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Church	Temporary Sign	2/18/2026	$0	26-0651-SIGNT	510 E 1st St	Dwight G Whitlatch	Dwight G Whitlatch
Other	Temporary Sign	2/18/2026	$0	26-0745-SIGNT	635 SE Oralabor Rd	Kyle Wooton	Kyle Wooton
Mixed Use	Fuel Tanks	2/3/2026	$0	26-0443-FUEL	2295 SW State St	DRA Properties	DRA Properties LLC
Other	Fuel Tanks	2/17/2026	$0	26-0387-FUEL	2006 S Ankeny Blvd	Agriland FS, Inc.	Agriland FS, Inc.
Single Family Detached	Sidewalk	2/22/2026	$0	26-0702-RSWRP	4007 SW Stonegate Cir	Aaron Jensen	Aaron Jensen

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to receive and file the Utility Billing Report for February 2026.

ORIGINATING DEPARTMENT
Finance

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Utility Billing Report FY26

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

Month	Customers Billed	Billed Consumption (Gallons)	Water Billings	Revenue / 1000 Gal	Water Svc . Avail.	# W.A. Chg.	Water Tax	Sewer Tax	Storm Water Tax	Total Tax	Misc. Charges	Sewer Billings	Sewer Svc. Avail.	# S.A. Chg.	Storm Water Billings	Total Monthly Billings
July	31,200	162,923,336	$ 1,202,102	$ 7.38	$ 359,978	28,507	87,344	21,944	7,440	$ 116,728	$ 15,858	$ 875,670	$ 615,825	27,952	$ 363,056	$ 3,432,489
August	31,373	181,829,986	$ 1,382,154	$ 7.60	$ 361,877	28,684	97,490	23,456	7,474	$ 128,420	$ 15,964	$ 968,502	$ 619,148	28,128	$ 364,894	$ 3,712,538
September	31,256	218,220,451	$ 1,681,646	$ 7.71	$ 362,134	28,687	115,504	22,752	7,473	$ 145,730	$ 15,959	$ 926,928	$ 619,506	28,129	$ 364,935	$ 3,971,109
October	31,420	218,995,284	$ 1,716,625	$ 7.84	$ 362,891	28,752	116,961	23,271	7,509	$ 147,741	$ 15,994	$ 948,086	$ 620,872	28,189	$ 365,989	$ 4,030,457
November	31,293	152,934,312	$ 1,173,977	$ 7.68	$ 362,209	28,756	85,970	21,730	7,510	$ 115,210	$ 16,028	$ 909,239	$ 623,378	28,250	$ 366,941	$ 3,451,771
December	31,216	131,775,851	$ 1,013,483	$ 7.69	$ 361,226	28,747	76,577	22,282	7,536	$ 106,395	$ 16,033	$ 885,543	$ 622,762	28,220	$ 367,399	$ 3,266,447
January	31,207	137,824,603	$ 1,058,641	$ 7.68	$ 361,712	28,785	79,028	22,913	7,497	$ 109,438	$ 16,057	$ 930,806	$ 623,739	28,293	$ 367,586	$ 3,358,542
February	31,244	133,361,494	$ 1,024,213	$ 7.68	$ 362,111	28,845	77,010	22,153	7,495	$ 106,657	$ 16,087	$ 900,284	$ 624,559	28,354	$ 367,894	$ 3,295,148
March																
April																
May																
June																
FY Total	250,209	1,337,865,317	$ 10,252,841	$ 61.26	$ 2,894,138	229,763	$ 735,883	$ 180,501	$ 59,935	$ 976,320	$ 127,981	$ 7,345,058	$ 4,969,789	225,515	$ 2,928,694	$ 28,518,501
FY 26 Average	31,276	167,233,165	$ 1,281,605	$ 7.66	$ 361,767	28,720	$ 91,985	$ 22,563	$ 7,492	$ 122,040	$ 15,998	$ 918,132	$ 621,224	28,189	$ 366,087	$ 3,564,813
FY 25 Average	30,427	180,456,272	1,337,726	$ 7.42	343,839	28,117	94,915	21,118	7,164	123,198	15,656	852,429	565,876	27,602	354,699	3,470,225
FY 24 Average	29,518	184,849,235	$ 1,277,823	$ 6.90	$ 322,576	27,466	122,180	21,155	5,786	$ 117,868	$ 15,297	$ 814,787	$ 551,982	26,961	$ 294,717	$ 3,277,182
FY 23 Average	28,338	188,099,141	$ 1,183,291	$ 6.32	$ 299,367	26,581				$ 110,645	$ 14,818	$ 821,186	$ 533,485	26,102	$ 284,256	$ 3,136,403
FY 22 Average	27,012	173,720,262	$ 1,039,721	$ 5.96	$ 279,636	25,615				$ 100,602	$ 14,280	$ 839,667	$ 531,081	25,155	$ 270,547	$ 2,974,932
FY 21 Average	25,514	175,191,103	$ 1,004,651	$ 5.65	$ 261,517	24,564				$ 97,325	$ 13,675	$ 893,718	$ 543,516	24,102	$ 255,531	$ 2,972,609
FY 20 Average	24,069	148,457,846	$ 790,912	$ 5.23	$ 248,219	23,477				$ 81,443	$ 13,067	$ 790,209	$ 519,384	23,018	$ 198,220	$ 2,560,012
FY 19 Average	23,157	141,721,265	$ 703,451	$ 4.89	$ 239,513	22,642				$ 76,042	$ 12,604	$ 765,640	$ 500,957	22,194	$ 191,607	$ 2,413,772
FY 18 Average	22,199	148,299,683	$ 717,639	$ 4.75	$ 229,309	21,696				$ 74,396	$ 12,079	$ 732,055	$ 479,581	21,257	$ 168,141	$ 2,338,804
FY 17 Average	21,118	130,754,905	$ 573,655	$ 4.34	$ 203,156	20,629				$ 63,715	$ 11,495	$ 715,618	$ 454,144	20,208	$ 160,807	$ 2,118,875
FY 16 Average	20,144	122,786,371	$ 498,547	$ 4.03	$ 181,657	19,695				$ 57,931	$ 10,977	$ 700,667	$ 432,333	19,276	$ 154,242	$ 1,978,423
FY 15 Average	19,002	114,382,217	$ 448,375	$ 3.89	$ 165,892	18,592				$ 52,152	$ 9,481	$ 621,465	$ 381,931	18,171	$ 146,989	$ 1,774,134
FY 14 Average	18,188	130,473,575	$ 524,615	$ 3.93	$ 157,676	17,824				$ 54,495	$ 9,082	$ 575,219	$ 347,744	17,409	$ 141,544	$ 1,755,881
FY 13 Average	17,461	127,259,667	$ 498,872	$ 3.84	$ 147,519	17,146				$ 49,939	$ 8,749	$ 516,957	$ 308,223	16,745	$ 96,329	$ 1,576,649
FY 12 Average	16,898	119,790,894	$ 443,102	$ 3.64	$ 135,767	16,620				$ 44,904	$ 8,477	$ 459,863	$ 271,187	16,213	$ 93,307	$ 1,411,702
FY 11 Average	16,415	105,824,267	$ 343,916	$ 3.24	$ 118,519	16,175				$ 36,560	$ 7,621	$ 427,041	$ 247,677	15,724	$ 90,746	$ 1,235,520
FY 10 Average	15,932	109,564,150	$ 325,559	$ 2.94	$ 104,065	15,673				$ 32,792	$ 7,243	$ 375,098	$ 210,202	15,216	$ 88,351	$ 1,110,519
FY 09 Average	15,325	109,776,358	$ 316,943	$ 2.84	$ 96,801	15,261				$ 30,993	$ 7,060	$ 350,002	$ 195,507	14,806	$ -	$ 966,313
FY 08 Average	14,934	112,497,657	$ 326,578	$ 2.86	$ 90,607	14,742				$ 28,423	$ 12,328	$ 309,562	$ 163,141	14,274	$ -	$ 930,639
FY 07 Average	14,345	111,387,042	$ 310,964	$ 2.74	$ 83,528	14,099				$ 26,133	$ 10,755	$ 257,067	$ 137,350	13,634	$ -	$ 825,795
FY 06 Average	13,420	108,202,296	$ 291,748	$ 2.66	$ 73,332	13,109				$ 23,924	$ 9,694	$ 233,797	$ 109,441	12,668	$ -	$ 741,937
FY 05 Average	12,259	99,314,970	$ 220,166	$ 2.24	$ 63,148	14,096				$ 18,767	$ 7,304	$ 209,495	$ 80,757	13,687	$ -	$ 599,637
FY 04 Average	11,160	106,031,112	$ 223,285	$ 2.10	$ 57,886	13,782				$ 17,891	$ 4,312	$ 189,435	$ 70,582	13,393	$ -	$ 563,392
FY 03 Average	10,241	90,622,843	$ 190,558	$ 2.09	$ 54,239	12,914				$ 15,965	$ 2,836	$ 179,169	$ 66,118	12,546	$ -	$ 508,886
FY 02 Average	9,538	86,506,417	$ 179,109	$ 2.06	$ 51,377	12,233				$ 15,237	$ 2,865	$ 175,727	$ 62,666	11,891	$ -	$ 486,982
FY 01 Average	8,968	75,203,817	$ 161,137	$ 2.13	$ 49,015	11,670				$ 14,113	$ 2,386	$ 169,540	$ 59,883	11,363	$ -	$ 456,075
FY 00 Average	8,943	76,589,060	$ 161,036	$ 2.10	$ 46,920	11,171				$ 11,686	$ 2,411	$ 163,674	$ 57,273	10,868	$ -	$ 442,999
FY 99 Average	8,402	66,329,874	$ 137,536	$ 2.07	$ 44,676	10,637				$ 10,510	$ 2,168	$ 156,069	$ 55,530	10,537	$ -	$ 406,489
FY 98 Average	8,014	63,130,217	$ 135,586	$ 2.15	$ 42,754	10,180				$ 10,520	$ 2,445	$ 153,575	$ 52,226	9,910	$ -	$ 396,835
FY 97 Average	7,631	62,277,745	$ 130,853	$ 2.10	$ 41,003	9,763				$ 9,892	$ 2,373	$ 146,976	$ 50,743	9,629	$ -	$ 381,841

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Change Order #1 increasing the contract amount by $8,398.83 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) Project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

This change order for additional pipe length and bends for the deeper than expected water main connection.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Manatts - CO #1

CHANGE ORDER FORM

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

Change Order Number: 1

Change Order Date: March 16, 2026

Purpose of Change Order:

Item 12.01 - The contractor requested additional pipe length and bends for the deeper than expected water main connection near STA 3+28.70, price includes 10% prime markup.
Item 12.02 - The fire hydrant connection to the existing water main was deeper than expected, an additional 2' riser was required at STA 12+01.20, price includes 10% prime markup.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
12.01	Fire Hydrant Adjustment, (STA 3+28.70)	EA	1.00	$ 5,443.35	$ 5,443.35
12.02	Fire Hydrant Adjustment, (STA 12+01.20)	EA	1.00	$ 2,955.48	$ 2,955.48
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
Change Order Number: 1 makes the following adjustments to the Contract:					**$ 8,398.83**

Contractor Accepted: Manatt's Inc.
Firm Name
Connor Young
Signature
2/16/2026
Date

Engineer Approved: Civil Design Advantage
Firm Name
Signature
02/16/2026
Date

Owner Accepted: City of Ankeny
Signature
Mayor
Title
3/16/2026
Date

Attest for Owner:
Signature
City Clerk
Title
3/16/2026
Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 1,180,130.25
1	March 16, 2026	$ 8,398.83
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Revised Contract Amount **$ 1,188,529.08**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #11 in the amount of $10,859.29 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. AECOM - Pymt #11

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: March 16, 2026 **Payment Application #:** 11

Payment Period: From: January 31, 2026 Through: February 27, 2026

Contract Summary:

Original Contract Amount:	$ 141,600.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 141,600.00		
Total Completed and Stored to Date:	$ 88,942.14			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 88,942.14		
Less Previous Applications for Payment:		$ 78,082.85		
SUBTOTAL:			$	10,859.29
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**10,859.29**
Balance to Finish, Including Retainage:		$ 52,657.86		
Contract Time Remaining (Substantial):	- #			
Contract Time Remaining (Full):	- #			

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

Construction Contractor Approval: N/A
Firm Name

Signature Date

Engineer / Consultant Approval: AECOM Technical Services, Inc.
Firm Name

Todd Lacey Michelle M. Sweeney March 4, 2026
Signature Date

City of Ankeny Staff Approval:

Leslie Hart 3/5/2026
Signature Date

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

Date Printed: 3/4/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 21, 2025	$ 6,106.32
2	May 19, 2025	$ 2,409.25
3	June 16, 2025	$ 11,287.43
4	July 7, 2025	$ 7,317.00
5	August 18, 2025	$ 4,982.27
6	September 15, 2025	$ 4,479.74
7	October 6, 2025	$ 6,192.38
8	November 17, 2025	$ 1,839.95
9	January 19, 2026	$ 14,952.44
10	February 16, 2026	$ 18,516.07
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Previous Applications for Payment:

No.	Date	Amount
36		
37		
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39		
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PREVIOUS PAY APPS TOTAL = $ 78,082.85

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining: N/A

Contract Period:

Construction Start Date:

Substantial Completion:

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

Full Completion:

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

Date Printed: 3/5/2026

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

515.323.7910 tel
515.244.4803 fax

March 4, 2026

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

Subject: **I35 and NE 36th Street Interchange Improvements**
Progress Report No. 11
AECOM #60751780

Dear Ms. Hart:

This progress report summarizes the work completed on the I35 and NE 36th Street Interchange project from January 31, 2026, through February 27, 2026. The following activities were accomplished during this time period:

1. Revised Methods and Assumptions Memo and Traffic Forecast Memo per Iowa DOT and City of Ankeny comments.

The following work is anticipated during the upcoming weeks:

1. Revise Safety Analysis Memo per City of Ankeny comments and revised Traffic Forecast.
2. Coordinate Operational Analysis findings with the City of Ankeny and Iowa DOT.

The project is proceeding within the current contract budget. With the additional coordination with the Iowa DOT on the necessary updates and review of the Traffic Forecast, our anticipated schedule for completion has been impacted by the delay in response from the Iowa DOT. Once we have Iowa DOT approval of the Methods and Assumptions Memo and Traffic Forecast Memo, we will revise the schedule and complete the remaining tasks in a timely manner. Please contact us if you have any questions regarding this report.

Yours sincerely,

Todd L. Allyn, PE

Michelle M. Sweeney, PE, PTOE

L:\DCS\Projects\TRN\60751780_ANK_I35-NE_36th_Interchan\300_Communications\310_Client\PR 11 - I35 and NE 36th.docx

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

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

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

AECOM

501 Sycamore Street, Suite 222, Waterloo, IA 50703
Tel: 319-232-6531
Fax:319-232-0271

Federal Tax ID No. 95-2661922

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

Invoice Date: 04-MAR-26
Invoice Number: 2001119041

Agreement Number: 60751780
Agreement Description:

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

Project Number : 60751780
Project Name : ANK - I35 and NE 36th St Interchange
Bill Through Date : 31-JAN-26 - 27-FEB-26
AECOM Project Manager:Allyn, Todd L
Agreement Dated 02/17/2025

Labor Multiplier

Employee Name/Title	Title/Expenditure	Date	Hours	Rate	Raw Cost	Billed Amt
Adhikari, Rosy (Rosy)	Professional	13-FEB-26	14.50	35.38	512.98	
Adhikari, Rosy (Rosy)	Professional	20-FEB-26	13.00	35.38	459.90	
Allyn, Todd L	Project Professional	06-FEB-26	4.00	75.66	302.64	
Allyn, Todd L	Project Professional	13-FEB-26	6.00	75.66	453.96	
Allyn, Todd L	Project Professional	20-FEB-26	5.00	75.66	378.30	
Bernhardt, Mary E	Project Support	06-FEB-26	1.00	45.75	45.75	
Salomonsen, Derek A	Staff Professional	06-FEB-26	9.50	64.54	613.13	
Salomonsen, Derek A	Staff Professional	13-FEB-26	2.00	64.54	129.08	
Salomonsen, Derek A	Staff Professional	20-FEB-26	1.00	64.54	64.54	
Salomonsen, Derek A	Staff Professional	27-FEB-26	6.00	64.54	387.24	
Van Sickle, Ethan (Ethan)	Professional	06-FEB-26	2.00	39.59	79.18	
Van Sickle, Ethan (Ethan)	Professional	13-FEB-26	5.00	43.94	219.72	
Van Sickle, Ethan (Ethan)	Professional	20-FEB-26	14.00	43.94	615.21	
Total Labor Multiplier			**83.00**		**4,261.63**	**4,261.63**
OverHead Markup						**5,348.36**
Labor CPFF Total						**9,609.99**

Lump Sum

Description	Billed Amt
Fixed Fee Labor	1,249.30
Total Lump Sum	**1,249.30**
Project Total : ANK - I35 and NE 36th St Interchange	**10,859.29**

Invoice Summaries

Total Current Amount :	10,859.29
Retention Amount :	0.00
Pre-Tax Amount :	10,859.29
Tax Amount :	0.00
Total Invoice Amount :	**10,859.29**

Billing Summaries

Billing Summary	Current	Prior	Total	Limit	Remain
Billings	10,859.29	78,082.85	88,942.14	141,600.00	52,657.86
Tax	0.00	0.00	0.00		

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2001119041
Invoice Date: 04-MAR-26
Invoice Due Date: 03-APR-26
Amount Due: $10,859.29 USD
Project Number: 60751780

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

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

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

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

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

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #2 in the amount of $73,050.50 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Bolton & Menk - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: March ~~2~~ 16, 2026 ✓ **Payment Application #:** 2 ✓

Payment Period: From: December 27, 2025 Through: January 16, 2026

Contract Summary:

Original Contract Amount:	$ 658,632.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 658,632.00		
Total Completed and Stored to Date:	$ 136,298.50			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 136,298.50		
Less Previous Applications for Payment:		$ 63,248.00		
SUBTOTAL:			$	73,050.50
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**73,050.50** ✓
Balance to Finish, Including Retainage:		$ 522,333.50 ✓		
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: Bolton & Menk, Inc.
Firm Name

Zach Parsons February 19, 2026
Signature Date

City of Ankeny Staff Approval:

2/19/2026
Signature Date

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

Date Printed: 2/19/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	February 2, 2026	$ 63,248.00
2		
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 63,248.00

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

BOLTON & MENK
Real People. Real Solutions.

NW 18th St Reconstruction
Monthly Progress Report

Date: February 19, 2026
To: Matt Grgurich
From: Zach Parsons

Billing Range: through 1/16/26
Invoice No.: 0386094
BMI Project No. 25X.141733

Work Completed Last Period

Wetland Delineation Report, Preliminary Design

Upcoming Major Work Items

Preliminary Design

Value Added / Potential Scope-Schedule Changes

Budget Status/Percent Complete

	Task Number and Description	Budget Amount	Billed This Period	Billed Prior	Total Billed to Date	Budget Remaining	% of Budget Complete (Billed)	Estimated % of Work Complete
1	Project Management	$ 21,360.00	$ 335.00	$ 626.00	$ 961.00	$ 20,399.00	4.5%	6%
2	Project Coordination, Meetings, Utility Coordination, & Public Involvement	$ 44,168.00	$ 1,012.00	$ -	$ 1,012.00	$ 43,156.00	2.3%	5%
3	Traffic Analysis	$ 5,507.00	$ -	$ 6,186.00	$ 6,186.00	$ (679.00)	112.3%	100%
4	Property Acquisition	$ 73,434.00	$ -	$ -	$ -	$ 73,434.00	0.0%	0%
5	Geotechnical Services	$ 9,500.00	$ -	$ -	$ -	$ 9,500.00	0.0%	0%
6	Utility Potholing	$ 29,078.00	$ -	$ -	$ -	$ 29,078.00	0.0%	0%
7	Aquatic Resource Delineation	$ 9,699.00	$ 2,312.50	$ 937.50	$ 3,250.00	$ 6,449.00	33.5%	65%
8	Preliminary Design	$ 235,439.00	$ 69,391.00	$ 55,498.50	$ 124,889.50	$ 110,549.50	53.0%	50%
9	Final Design	$ 226,087.00	$ -	$ -	$ -	$ 226,087.00	0.0%	0%
10	Bidding Phase Services	$ 4,360.00	$ -	$ -	$ -	$ 4,360.00	0.0%	0%
TOTAL		$ 658,632.00	$ 73,050.50	$ 63,248.00	$ 136,298.50	$ 522,333.50	20.7%	20%

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

Sincerely,
Bolton & Menk, Inc.

Zach Parsons, PE
Principal Transportation Project Manager

BOLTON & MENK
Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
1960 Premier Drive | Mankato, MN 56001-5900
507-625-4171 | 507-625-4177 (fax)
Payment by Credit Card Available Online at www.Bolton-Menk.com
To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Ankeny
MGrgurich@Ankenyiowa.gov
Matt Grgurich, Civil Engineer II
Ankeny, IA 50023

January 30, 2026
Project No: 25X.141733.000
Invoice No: 0386094
Client Account: ANKENY_CI_IA

Ankeny/NW 18th Street Recon Final Design

Project Management (0000001)
Professional Services

	Hours	Amount	
Principal	.50	99.00	
Administrative	1.50	236.00	
Totals	2.00	335.00	
Total Labor			**335.00**
		Total this Task	**$335.00**

Project Coordination, Meetings, Utility (0000002)
Professional Services

	Hours	Amount	
Principal	1.00	196.00	
Senior Project Engineer	4.00	816.00	
Totals	5.00	1,012.00	
Total Labor			**1,012.00**
		Total this Task	**$1,012.00**

Aquatic Resource Delineation (0000007)
Professional Services

	Hours	Amount	
Specialist	18.50	2,312.50	
Totals	18.50	2,312.50	
Total Labor			**2,312.50**
		Total this Task	**$2,312.50**

Preliminary Design (0000008)
Professional Services

	Hours	Amount
Principal	6.50	1,283.00
Project Manager	10.00	1,796.00
Senior Project Engineer	268.00	52,877.00
Design Engineer	1.50	247.50
Graduate Engineer	55.00	7,720.00

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

Project Engineer	30.50	5,137.50	
Survey Technician	2.00	330.00	
Totals	373.50	69,391.00	
Total Labor			**69,391.00**
		Total this Task	**$69,391.00**
		Total this Invoice	**$73,050.50**

Billings to Date

	Current	Prior	Total
Labor	73,050.50	63,248.00	136,298.50
Totals	**73,050.50**	**63,248.00**	**136,298.50**

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

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve Payment #12 in the amount of $991,546.75 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CB&I - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	NW Irvinedale Drive - Elevated Water Storage Tank		
Contractor:	CB&I Storage Tank Solutions LLC		
Address:	915 N. Eldridge Parkway, Houston, TX 77079		
Finance Budget Code:	611.3611.4450	**Finance Project #:**	661.4450
Vendor Project #:		**Purchase Order #:**	
Original Contract Date:	October 16, 2023	**Vendor Account #:**	522

Date of Council Meeting: MARCH 16 2026 **Payment Application #:** 12

Payment Period: From: September 6, 2025 Through: December 16, 2025

Contract Summary:

Original Contract Amount:	$ 9,751,758.59			
Net Change by Change Orders:	$ (71,100.00)			
Contract Amount to Date: (line 1 ± 2)		$ 9,680,658.59		
Total Completed and Stored to Date:	$ 8,637,774.29			
Retainage: 5 % of Completed Work:	$ 431,888.712 DC			
Total Earned Less Retainage:		$ 8,205,885.587 DC		
Less Previous Applications for Payment:		$ 7,214,338.82		
SUBTOTAL:			$ 991,546.765 DC	
OTHER CHARGES:			$ -	
CURRENT PAYMENT DUE:			**$ 991,546.765 DC**	
Balance to Finish, Including Retainage:		$ 1,474,773.012 DC		
Contract Time Remaining (Substantial):	(46.0) #			
Contract Time Remaining (Full):	(16.0) #			

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: CB&I Storage Tank Solutions LLC (Firm Name)

Brett Keller (Signature) 1/20/26 (Date)

Engineer / Consultant Approval: HDR Engineering, Inc. (Firm Name)

Scott Fleming (Signature) Digitally signed by Scott Fleming Reason: I have reviewed this document Date: 2026.01.16 14:56:18-06'00' January 16, 2026 (Date)

City of Ankeny Staff Approval:

Donald Clark (Signature) 3/3/26 (Date)

Submit to: Don Clark

E-mail: dclark@ankenyiowa.gov Phone Number: 515.963.3529

Date Printed: 1/16/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	March 18, 2024	$ 583,062.50
2	April 26, 2024	$ 544,660.03
3	May 31, 2024	$ 430,882.00
4	July 11, 2024	$ 593,070.75
5	January 21, 2025	$ 1,768,701.59
6	February 17, 2025	$ 746,512.04
7	March 16, 2025	$ 359,009.76
8	June 19, 2025	$ 655,232.53
9	August 18, 2025	$ 431,015.00
10	October 20, 2025	$ 636,127.21
11	November 7, 2025	$ 466,065.41
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 7,214,338.82

Record of Change Orders:

No.	Date	Amount
1	March 18, 2024	$ (83,000.00)
2	January 21, 2025	$ 11,900.00
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CHANGE ORDER TOTAL = $ (71,100.00)

Contract Time Remaining:

Contract Period:	755
Construction Start Date:	November 6, 2023
Contract Full Completion Date:	November 30, 2025

Substantial Completion:

Contract Working Days:	725.0
Added by Change Order:	0.0
Total Working Days:	725.0
Working Days Used to Date:	771.0
Working Days Remaining:	(46.0)

Full Completion:

Contract Working Days:	755.0
Added by Change Order:	0.0
Total Working Days:	755.0
Working Days Used to Date:	771.0
Working Days Remaining:	(16.0)

INVOICE

INVOICE NO.	252422-12
APPLICATION NO.	11
INVOICE DATE	12/17/25
DUE DATE	01/16/26
TERMS	Net 30
A/P VENDOR NO.	0

MAIL TO:	SOLD TO:
HDR Attn Rob Baker 2901 South loop Drive, Suite 3300 Attn: Rob Baker Ph. 515-473-5785 Ema Rob.Baker@hdrinc	City of Ankeny, IA Attn: Don Clark 1210 NW Prarie Ridge Rd
Job Location:	ANKENY, IA
Project No.:	10345779

Work From Date: 09/06/25
Work Thru Date: 12/16/25
CBI Contract No. 374252422
CBI Customer No. 11491052

DESCRIPTION
New Elevated Water Storage Tank (Oakton and Busse) Contract

Original Contract Price	$9,751,758.59
Change Order	($71,100.00)
Total Contract Price	$9,680,658.59

	SCHEDULE OF VALUES	UNITS OF MEASURE	TOTAL UNITS	UNIT PRICE	TOTAL PRICE	TOTAL UNITS OR % COMPLETE	AMOUNT DUE
	General Provisions and Covenants						
1.01	Mobilization, Demobilization, General Provisions and Covenai	LS	1	$175,000.00	$175,000.00	90%	$157,500.00
	Earthwork						
2.01	General Clearing and Grubbing	LS	1	$26,525.00	$26,525.00	100%	$26,525.00
2.02	Topsoil and Finished Grading	CY	1358	$7.43	$10,085.87	53%	$5,347.44
2.03	Excavation and Haul-Off, Class 10	CY	2700	$15.92	$42,984.00	500 Units	$42,984.00
2.04	Excavation and Embankment, Class 10	CY	700	$40.32	$28,224.00	48%	$13,547.52
2.05	4" Granular Subbase for 9" PCC and 7" PCC Pavements	SY	2057	$40.32	$82,938.24	0%	$0.00
	Sewers and Drains						
4.01	15" Storm Sewer Pipe, RCP	LF	271	$125.20	$33,929.20	0%	$0.00
4.02	15" Storm Sewer Circular Pipe Aprons, Type 1, RCP	EA	2	$1,591.50	$3,183.00	0%	$0.00
4.03	6" Subdrains, Case B, Type 1	LF	376	$10.03	$3,771.28	0%	$0.00
4.04	6" Subdrains, Case C, Type 1	LF	387	$8.22	$3,181.14	0%	$0.00
4.05	6" Subrdains, Detention Pond	LF	203	$8.62	$1,749.86	0%	$0.00
4.06	6" Subdrain Cleanouts, Type A-1	EA	11	$835.01	$9,185.11	0%	$0.00
4.07	6" Subdrain Outlets Into Structure	EA	5	$795.75	$3,978.75	0%	$0.00
	Water Mains and Appurtenances						
5.01	Water Main and Fittings Removal At and Including Connectior	LS	1	$14,854.00	$14,854.00	100%	$14,854.00
5.02	24" Water Main Open Cut, PVC or DIP, RJ	LF	1	$721.48	$248,910.60	60 Units	$239,526.67
5.03	4" Water Main Open Cut, PVC or DIP, RJ	LF	1	$122.02	$5,490.90	100%	$5,490.90
5.04	24" 45 Degree Bend	EA	1	$9,283.75	$27,851.25	100%	$27,851.25
5.05	24" x 6" Tee	EA	1	$8,391.18	$16,782.36	100%	$16,782.36
5.06	12" x 4" Tee, Cut Into Existing 12" Main	EA	1	$10,079.50	$10,079.50	100%	$10,079.50
5.07	24" Gate Valve	EA	1	$34,117.52	$34,117.52	100%	$34,117.52
5.08	4" Gate Valve	EA	1	$3,705.01	$3,705.01	100%	$3,705.01
5.09	Fire Hydrant Assembly Removal	EA	1	$1,591.50	$4,774.50	100%	$4,774.50
5.10	Fire Hydrant Assembly: 6" Gate Valve & Box, 6" Piping & Fittir	EA	1	$5,305.00	$15,915.00	100%	$15,915.00
	Structures for Sanitary and Storm Sewers						
6.01	48" Circular Storm Sewer Manhole Over Existing Sewer, Type	EA	1	$12,732.00	$12,732.00	50%	$6,366.00
6.02	Single Open-Throat Curb Intake, Small Box, Type SW-507	EA	3	$2,652.50	$7,957.50	0%	$0.00
6.03	Circular Area Intake, Type SW-512	EA	3	$822.28	$2,466.84	50%	$1,233.42
6.04	Detention Basin Outlet Structure	EA	1	$7,957.50	$7,957.50	0%	$0.00
	Streets and Related Work						
7.01	9" PCC Pavement, Driveway	SY	1023	$152.78	$156,293.94	0%	$0.00
7.02	7" PCC Pavement, Driveway	SY	787	$159.15	$125,251.05	0%	$0.00
7.03	6" PCC Curb and Gutter	LF	30	$159.15	$4,774.50	0%	$0.00
7.04	6" River Rock Surfacing	SY	49	$51.99	$2,547.51	0%	$0.00
7.05	Detectable Warnings	SF	60	$63.66	$3,819.60	0%	$0.00
	Site Work and Landscaping						
8.01	Temporary Seeding, Fertilizing, and Mulching for Conventiona	AC	1.3	$11,305.36	$14,696.97	69%	$10,126.21
8.02	Permanent Seeding, Fertilizing, and Mulching for Hydraulic Se	AC	1.15	$5,580.86	$6,417.99	0%	$0.00
8.03	Rip Rap for Pipe Outlet, Class E	TON	25	$65.78	$1,644.50	0%	$0.00
8.04	Silt Fence	LF	1135	$5.29	$6,004.15	100%	$6,004.15
8.05	Inlet Protection	EA	7	$122.02	$854.14	38%	$324.57
8.06	Stabilized Construction Entrance	EA	1	$4,836.16	$4,836.16	100%	$4,836.16
8.07	Concrete Washout	EA	1	$2,652.50	$2,652.50	50%	$1,326.25
8.08	Chain Link Fence	LF	1061	$65.25	$69,230.25	0%	$0.00
8.09	Swing Gate	EA	1	$2,652.50	$2,652.50	0%	$0.00
8.10	Retaining Wall	LS	1	$291,775.00	$291,775.00	19%	$55,437.25
8.11	Bollards	EA	2	$1,061.00	$2,122.00	0%	$0.00
8.12	Permanent Seeding, Fertilizing, and Mulching for Hydraulic Se	AC	0.15	$202,078.06	$30,311.71	0%	$0.00
8.13	Wattle	LF	406	$15.69	$6,370.14	68%	$4,330.44
8.14	Temporary Rolled Erosion Control Product (RECP)	SY	976	$8.49	$8,286.24	0%	$0.00
8.15	Tree - Maidenhair Tree	EA	5	$689.65	$3,448.25	0%	$0.00
8.16	Tree - Moraine Sweet Gum	EA	7	$497.61	$3,483.27	0%	$0.00
8.17	Tree - Redmond American Linden	EA	4	$419.10	$1,676.40	0%	$0.00
8.18	Tree - White Fir	EA	4	$530.50	$2,122.00	0%	$0.00
8.19	Tree - Eastern Redcedar	EA	7	$466.84	$3,267.88	0%	$0.00
8.20	Tree - Norway Spruce	EA	4	$530.50	$2,122.00	0%	$0.00
8.21	Shrub - Iroquis Beauty Black Chokeberry	EA	8	$50.93	$407.44	0%	$0.00
8.22	Shrub - Lo & Behold Purple Haze Butterfly Bush	EA	13	$50.93	$662.09	0%	$0.00

8.23	Shrub - Hummingbird Summersweet	EA	9	$55.17	$496.53	0%	$0.00
	Special Provisions Items					0%	$0.00
200	Base Bid - 2,500,000 Gallon Composite Elevated Storage Tai	0	0	$0.00			
201	Bonds & Insuarnace	LS	1	$437,500.00	$437,500.00	100%	$437,500.00
202	Engineering	LS	1	$587,500.00	$587,500.00	100%	$587,500.00
203	Tank Material	LS	1	$1,485,051.65	$1,485,051.65	100%	$1,485,051.65
204	Fabrication & Ship (Concrete Shaft)	LS	1	$123,500.00	$123,500.00	100%	$123,500.00
205	Fabrication & Ship (Tank Erection @ Grade)	LS	1	$426,000.00	$426,000.00	100%	$426,000.00
206	Fabricaiton and Ship (Hoist Tank)	LS	1	$57,600.00	$57,600.00	100%	$57,600.00
207	Temporary Construction Fence	LS	1	$59,000.00	$59,000.00	100%	$59,000.00
208	Deep Foundation (ACP)	LS	1	$398,300.00	$398,300.00	100%	$398,300.00
209	Pile Cap Foundation	LS	1	$798,700.00	$798,700.00	100%	$798,700.00
210	Site Prep for CB&I	LS	1	$59,000.00	$59,000.00	100%	$59,000.00
211	Set Derrick	LS	1	$98,400.00	$98,400.00	100%	$98,400.00
212	Concrete Shaft	LS	1	$1,078,500.00	$1,078,500.00	100%	$1,078,500.00
213	Tank Erection @ Grade	LS	1	$698,000.00	$698,000.00	100%	$698,000.00
214	Paint Tank at Grade	LS	1	$359,000.00	$359,000.00	100%	$359,000.00
215	Hoist and Complete Tank	LS	1	$193,500.00	$193,500.00	100%	$193,500.00
216	Paint Tank in Air	LS	1	$269,500.00	$269,500.00	100%	$269,500.00
217	Concrete Floor	LS	1	$40,000.00	$40,000.00	100%	$40,000.00
218	Equipment Pads	LS	1	$5,000.00	$5,000.00	100%	$5,000.00
219	Splash Pad	LS	1	$5,000.00	$5,000.00	0%	$0.00
220	Interior base/floor piping.	LS	1	$100,000.00	$100,000.00	100%	$100,000.00
221	Doors (Oeverhead & Personnel)	LS	1	$24,000.00	$24,000.00	0%	$0.00
222	Stelize and Fill	LS	1	$8,000.00	$8,000.00	0%	$0.00
300	Bulk Water Station Package Equipment	LS	1	$327,583.75	$327,583.75	99%	$324,307.91
301	Bulk Water Station Installation (Shipping/Unloading, Concrete	LS	1	$79,575.00	$79,575.00	90%	$71,617.50
600	Electrical for Site Service, Elevated Storage Tank, Bulk Wate	LS	1	$171,648.58	$171,648.58	90%	$154,483.72
601	Area Lights Pole Mounted	EA	2	$10,037.06	$20,074.12	0%	$0.00
602	SCADA Equipment Installation (Level Transducer, PLC Panel	LS	1	$12,519.80	$12,519.80	0%	$0.00
	ADD ALTERNATE NO. 1						
1001	6" Granular Subbase for 6" HMA Pavement	SY	488	$50.93	$24,853.84	0%	$0.00
1002	8" Sanitary Sewer Gravity Main, Truss Type PVC	LF	426	$94.43	$40,227.18	100%	$40,227.18
1003	4" Sanitary Sewer Service Stub, PVC	LF	38	$159.15	$6,047.70	100%	$6,047.70
1004	48" Circular Sanitary Sewer Manhole, Type SW-301	EA	3	$12,732.00	$38,196.00	100%	$38,196.00
1005	Connection to Existing Sanitary Sewer Manhole	EA	1	$7,957.50	$7,957.50	100%	$7,957.50
1006	6" HMA Pavement, Driveway	SY	488	$97.03	$47,350.64	0%	$0.00
1007	5" PCC Pavement, Sidewalk/Trail	SY	428	$159.15	$68,116.20	0%	$0.00
CO	Catwalk Modifications	LS	1	($3,000.00)	($3,000.00)	0%	$0.00
CO	Welded Stainless Steel Fresh Mix System	LS	1	($80,000.00)	($80,000.00)	0%	$0.00
CO-02	Couplings, Brass Plugs	LS	1	$11,900.00	$11,900.00	100%	$11,900.00
					$ 9,680,658.59	89%	$8,637,774.29

Progress Completed to Date		$8,637,774.29
Less: Retention	5%	$431,888.71
Total Amount Billed to Date		$8,205,885.57
Less: Amount Previously Invoiced		$7,214,338.82
Current Amount Due		**$991,546.75**

REMITTANCE / PAYMENT INFORMATION:

Regular Mail:
CB&I Storage Tank Solutions LLC
P.O. Box 201213
Dallas, TX 75320-1213

Overnight Mail:
Lockbox Services 201213
CB&I Storage Tank Solutions LLC
2975 Regent Blvd, Suite 100
Irving, TX 75063

Wells Fargo EFT Information
Account Name: CB&I Storage Tank Solutions LLC
Bank: Wells Fargo Bank
Account Number: 4941981706
ABA: 121000248
Swift Code: WFBIUS6S
Location: 420 Montgomery Street San Francisco, CA 94104

Questions Regarding Invoices Contact: CBIAccounts-Receivable@cbi.com

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF TWO PAGES

TO: (OWNER) City of Ankeny, IA
Attn: Don Clark
1210 NW Prarie Ridge Rd

CUSTOMER PROJECT: 10345779

CB&I INVOICE NO. 252422-12
APPLICATION NO. 11
WORK FROM DATE: 09/06/25
WORK THRU DATE: 12/16/25

Distribution to:
☐ OWNER
☐ ENGINEER
☐ CONTRACTOR
☐ OTHER

FROM (CONTRACTOR):
CB&I Storage Tank Solutions LLC
1725 Hughes Landing Blvd STE 600
The Woodlands, TX 77380

VIA (ENGINEER):

ENG. PROJECT NO: 10345779

CONTRACT FOR:
New Elevated Water Storage Tank (Oakton and Busse) Contract

CONTRACT DATE: 10/16/23

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		
TOTAL	11,900.00	(83,000.00)
Approved this Application		
Number / Date Approved		
TOTALS	0.00	0.00
Net change by Change Orders	(71,100.00)	

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

CONTRACTOR: CB&I Storage Tank Solutions LLC

By: _____ Date: 12/17/25
A/R Administrator

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1.	ORIGINAL CONTRACT SUM		$9,751,758.59
2.	Net change by Change Orders		($71,100.00)
3.	CONTRACT SUM TO DATE (Line 1+/- 2)		$9,680,658.59
4.	TOTAL COMPLETED & STORED TO DATE (Col G on G703)		$8,637,774.29
5.	RETAINAGE:		
	a. 5% of Completed Work (Col D + E on G703)	$431,888.71	
	b. 0% of Stored Material Col F on G703)	0.00	
	Total Retainage (Line 5a + 5b or (Total in Col I of G703)		$431,888.71
6.	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$8,205,885.575
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$7,214,338.82
8.	CURRENT PAYMENT DUE		$991,546.76
9.	BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		$1,474,773.02

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above appplication, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER: 0
By: Scott Fleming Digitally signed by Scott Fleming Reason: I have reviewed this document Date: 2026.01.16 14:56:33-06'00' Date: _____

OWNER: City of Ankeny, IA
By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

INVOICE NUMBER: 252422-12
APPLICATION NUMBER: 12
APPLICATION DATE: 12/17/25
WORK FROM DATE: 09/06/25
WORK THRU DATE: 12/16/25

A	B			C	D		E	F	G		H	I	J	K
ITEM NO.	DESCRIPTION OF WORK	TOTAL QUANTITY	COST PER UNIT	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATIONS	PREVIOUS % (D div C)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	TOTAL TO DATE % (G div.C)	BALANCE TO FINISH (C - G)	PREVIOUS RETAINAGE 5%	CURRENT RETAINAGE 5%	TOTAL RETAINAGE 5%
	General Provisions and Covenants	0												
1.01	Mobilization, Demobilization, General Provisions and Cov	1	175,000	175,000.00	148,750.00	85%	8,750.00		157,500.00	90%	17,500.00	7,437.50	437.50	7,875.00
	Earthwork													
2.01	General Clearing and Grubbing	1	26,525	26,525.00	26,525.00	100%	0.00		26,525.00	100%	0.00	1,326.25	0.00	1,326.25
2.02	Topsoil and Finished Grading	1358	7	10,085.87	719.74	7%	4,627.70		5,347.44	53%	4,738.43	35.99	231.39	267.37
2.03	Excavation and Haul-Off, Class 10	2700	16	42,984.00	7,960.00	19%	35,024.00		42,984.00	100%	0.00	398.00	1,751.20	2,149.20
2.04	Excavation and Embankment, Class 10	700	40	28,224.00	0.00	0%	13,547.52		13,547.52	48%	14,676.48	0.00	677.38	677.38
2.05	4" Granular Subbase for 9" PCC and 7" PCC Pavements	2057	40	82,938.24	0.00	0%	0.00		0.00	0%	82,938.24	0.00	0.00	0.00
	Sewers and Drains													
4.01	15" Storm Sewer Pipe, RCP	271	125	33,929.20	0.00	0%	0.00		0.00	0%	33,929.20	0.00	0.00	0.00
4.02	15" Storm Sewer Circular Pipe Aprons, Type 1, RCP	2	1,592	3,183.00	0.00	0%	0.00		0.00	0%	3,183.00	0.00	0.00	0.00
4.03	6" Subdrains, Case B, Type 1	376	10	3,771.28	0.00	0%	0.00		0.00	0%	3,771.28	0.00	0.00	0.00
4.04	6" Subdrains, Case C, Type 1	387	8	3,181.14	0.00	0%	0.00		0.00	0%	3,181.14	0.00	0.00	0.00
4.05	6" Subrdains, Detention Pond	203	9	1,749.86	0.00	0%	0.00		0.00	0%	1,749.86	0.00	0.00	0.00
4.06	6" Subdrain Cleanouts, Type A-1	11	835	9,185.11	0.00	0%	0.00		0.00	0%	9,185.11	0.00	0.00	0.00
4.07	6" Subdrain Outlets Into Structure	5	796	3,978.75	0.00	0%	0.00		0.00	0%	3,978.75	0.00	0.00	0.00
	Water Mains and Appurtenances													
5.01	Water Main and Fittings Removal At and Including Conne	1	14,854	14,854.00	0.00	0%	14,854.00		14,854.00	100%	0.00	0.00	742.70	742.70
5.02	24" Water Main Open Cut, PVC or DIP, RJ	1	721	248,910.60	147,903.40	59%	91,623.27		239,526.67	96%	9,383.93	7,395.17	4,581.16	11,976.33
5.03	4" Water Main Open Cut, PVC or DIP, RJ	1	122	5,490.90	2,199.96	40%	3,290.94		5,490.90	100%	0.00	110.00	164.55	274.55
5.04	24" 45 Degree Bend	1	9,284	27,851.25	11,140.50	40%	16,710.75		27,851.25	100%	0.00	557.03	835.54	1,392.56
5.05	24" x 6" Tee	1	8,391	16,782.36	9,230.30	55%	7,552.06		16,782.36	100%	0.00	461.51	377.60	839.12
5.06	12" x 4" Tee, Cut Into Existing 12" Main	1	10,080	10,079.50	2,015.90	20%	8,063.60		10,079.50	100%	0.00	100.80	403.18	503.98
5.07	24" Gate Valve	1	34,118	34,117.52	30,705.77	90%	3,411.75		34,117.52	100%	0.00	1,535.29	170.59	1,705.88
5.08	4" Gate Valve	1	3,705	3,705.01	3,334.51	90%	370.50		3,705.01	100%	0.00	166.73	18.53	185.25
5.09	Fire Hydrant Assembly Removal	1	1,592	4,774.50	0.00	0%	4,774.50		4,774.50	100%	0.00	0.00	238.73	238.73
5.10	Fire Hydrant Assembly: 6" Gate Valve & Box, 6" Piping &	1	5,305	15,915.00	530.50	3%	15,384.50		15,915.00	100%	0.00	26.52	769.23	795.75
	Structures for Sanitary and Storm Sewers													
6.01	48" Circular Storm Sewer Manhole Over Existing Sewer,	1	12,732	12,732.00	6,366.00	50%	0.00		6,366.00	50%	6,366.00	318.30	0.00	318.30
6.02	Single Open-Throat Curb Intake, Small Box, Type SW-5	3	2,653	7,957.50	0.00	0%	0.00		0.00	0%	7,957.50	0.00	0.00	0.00
6.03	Circular Area Intake, Type SW-512	3	822	2,466.84	1,233.42	50%	0.00		1,233.42	50%	1,233.42	61.67	0.00	61.67
6.04	Detention Basin Outlet Structure	1	7,958	7,957.50	0.00	0%	0.00		0.00	0%	7,957.50	0.00	0.00	0.00
0	Streets and Related Work	0	-	0.00	0.00	0%	0.00		0.00	#DIV/0!	0.00	0.00	0.00	0.00
7.01	9" PCC Pavement, Driveway	1023	153	156,293.94	0.00	0%	0.00		0.00	0%	156,293.94	0.00	0.00	0.00
7.02	7" PCC Pavement, Driveway	787	159	125,251.05	0.00	0%	0.00		0.00	0%	125,251.05	0.00	0.00	0.00
7.03	6" PCC Curb and Gutter	30	159	4,774.50	0.00	0%	0.00		0.00	0%	4,774.50	0.00	0.00	0.00
7.04	6" River Rock Surfacing	49	52	2,547.51	0.00	0%	0.00		0.00	0%	2,547.51	0.00	0.00	0.00
7.05	Detectable Warnings	60	64	3,819.60	0.00	0%	0.00		0.00	0%	3,819.60	0.00	0.00	0.00
	Site Work and Landscaping													
8.01	Temporary Seeding, Fertilizing, and Mulching for Conver	1	11,305	14,696.97	10,126.21	69%	0.00		10,126.21	69%	4,570.76	506.31	0.00	506.31
8.02	Permanent Seeding, Fertilizing, and Mulching for Hydrau	1	5,581	6,417.99	0.00	0%	0.00		0.00	0%	6,417.99	0.00	0.00	0.00
8.03	Rip Rap for Pipe Outlet, Class E	25	66	1,644.50	0.00	0%	0.00		0.00	0%	1,644.50	0.00	0.00	0.00
8.04	Silt Fence	1135	5	6,004.15	2,610.00	43%	3,394.15		6,004.15	100%	0.00	130.50	169.71	300.21
8.05	Inlet Protection	7	122	854.14	122.00	14%	202.58		324.57	38%	529.57	6.10	10.13	16.23
8.06	Stabilized Construction Entrance	1	4,836	4,836.16	4,836.16	100%	0.00		4,836.16	100%	0.00	241.81	0.00	241.81
8.07	Concrete Washout	1	2,653	2,652.50	1,326.25	50%	0.00		1,326.25	50%	1,326.25	66.31	0.00	66.31
8.08	Chain Link Fence	1061	65	69,230.25	0.00	0%	0.00		0.00	0%	69,230.25	0.00	0.00	0.00
8.09	Swing Gate	1	2,653	2,652.50	0.00	0%	0.00		0.00	0%	2,652.50	0.00	0.00	0.00
8.10	Retaining Wall	1	291,775	291,775.00	0.00	0%	55,437.25		55,437.25	19%	236,337.75	0.00	2,771.86	2,771.86
8.11	Bollards	2	1,061	2,122.00	0.00	0%	0.00		0.00	0%	2,122.00	0.00	0.00	0.00
8.12	Permanent Seeding, Fertilizing, and Mulching for Hydrau	0	202,078	30,311.71	0.00	0%	0.00		0.00	0%	30,311.71	0.00	0.00	0.00
8.13	Wattle	406	16	6,370.14	2,335.99	37%	1,994.45		4,330.44	68%	2,039.70	116.80	99.72	216.52
8.14	Temporary Rolled Erosion Control Product (RECP)	976	8	8,286.24	0.00	0%	0.00		0.00	0%	8,286.24	0.00	0.00	0.00
8.15	Tree - Maidenhair Tree	5	690	3,448.25	0.00	0%	0.00		0.00	0%	3,448.25	0.00	0.00	0.00
8.16	Tree - Moraine Sweet Gum	7	498	3,483.27	0.00	0%	0.00		0.00	0%	3,483.27	0.00	0.00	0.00
8.17	Tree - Redmond American Linden	4	419	1,676.40	0.00	0%	0.00		0.00	0%	1,676.40	0.00	0.00	0.00
8.18	Tree - White Fir	4	531	2,122.00	0.00	0%	0.00		0.00	0%	2,122.00	0.00	0.00	0.00
8.19	Tree - Eastern Redcedar	7	467	3,267.88	0.00	0%	0.00		0.00	0%	3,267.88	0.00	0.00	0.00
8.2	Tree - Norway Spruce	4	531	2,122.00	0.00	0%	0.00		0.00	0%	2,122.00	0.00	0.00	0.00

8.21	Shrub - Iroquis Beauty Black Chokeberry	8	51	407.44	0.00	0%	0.00		0.00	0%	407.44	0.00	0.00	0.00
8.22	Shrub - Lo & Behold Purple Haze Butterfly Bush	13	51	662.09	0.00	0%	0.00		0.00	0%	662.09	0.00	0.00	0.00
8.23	Shrub - Hummingbird Summersweet	9	55	496.53	0.00	0%	0.00		0.00	0%	496.53	0.00	0.00	0.00
	Special Provisions Items													
200	Base Bid - 2,500,000 Gallon Composite Elevated Storage Tank													
201	Bonds & Insuarnace	1	437,500	437,500.00	437,500.00	100%	0.00		437,500.00	100%	0.00	21,875.00	0.00	21,875.00
202	Engineering	1	587,500	587,500.00	587,500.00	100%	0.00		587,500.00	100%	0.00	29,375.00	0.00	29,375.00
203	Tank Material	1	1,485,052	1,485,051.65	1,485,051.65	100%	0.00		1,485,051.65	100%	0.00	74,252.58	0.00	74,252.58
204	Fabrication & Ship (Concrete Shaft)	1	123,500	123,500.00	123,500.00	100%	0.00		123,500.00	100%	0.00	6,175.00	0.00	6,175.00
205	Fabrication & Ship (Tank Erection @ Grade)	1	426,000	426,000.00	426,000.00	100%	0.00		426,000.00	100%	0.00	21,300.00	0.00	21,300.00
206	Fabricaiton and Ship (Hoist Tank)	1	57,600	57,600.00	57,600.00	100%	0.00		57,600.00	100%	0.00	2,880.00	0.00	2,880.00
207	Temporary Construction Fence	1	59,000	59,000.00	59,000.00	100%	0.00		59,000.00	100%	0.00	2,950.00	0.00	2,950.00
208	Deep Foundation (ACP)	1	398,300	398,300.00	398,300.00	100%	0.00		398,300.00	100%	0.00	19,915.00	0.00	19,915.00
209	Pile Cap Foundation	1	798,700	798,700.00	798,700.00	100%	0.00		798,700.00	100%	0.00	39,935.00	0.00	39,935.00
210	Site Prep for CB&I	1	59,000	59,000.00	59,000.00	100%	0.00		59,000.00	100%	0.00	2,950.00	0.00	2,950.00
211	Set Derrick	1	98,400	98,400.00	98,400.00	100%	0.00		98,400.00	100%	0.00	4,920.00	0.00	4,920.00
212	Concrete Shaft	1	1,078,500	1,078,500.00	1,078,500.00	100%	0.00		1,078,500.00	100%	0.00	53,925.00	0.00	53,925.00
213	Tank Erection @ Grade	1	698,000	698,000.00	698,000.00	100%	0.00		698,000.00	100%	0.00	34,900.00	0.00	34,900.00
214	Paint Tank at Grade	1	359,000	359,000.00	323,100.00	90%	35,900.00		359,000.00	100%	0.00	16,155.00	1,795.00	17,950.00
215	Hoist and Complete Tank	1	193,500	193,500.00	96,750.00	50%	96,750.00		193,500.00	100%	0.00	4,837.50	4,837.50	9,675.00
216	Paint Tank in Air	1	269,500	269,500.00	0.00	0%	269,500.00		269,500.00	100%	0.00	0.00	13,475.00	13,475.00
217	Concrete Floor	1	40,000	40,000.00	0.00	0%	40,000.00		40,000.00	100%	0.00	0.00	2,000.00	2,000.00
218	Equipment Pads	1	5,000	5,000.00	0.00	0%	5,000.00		5,000.00	100%	0.00	0.00	250.00	250.00
219	Splash Pad	1	5,000	5,000.00	0.00	0%	0.00		0.00	0%	5,000.00	0.00	0.00	0.00
220	Interior base/floor piping.	1	100,000	100,000.00	100,000.00	100%	0.00		100,000.00	100%	0.00	5,000.00	0.00	5,000.00
221	Doors (Oeverhead & Personnel)	1	24,000	24,000.00	0.00	0%	0.00		0.00	0%	24,000.00	0.00	0.00	0.00
222	Stelize and Fill	1	8,000	8,000.00	0.00	0%	0.00		0.00	0%	8,000.00	0.00	0.00	0.00
300	Bulk Water Station Package Equipment	1	327,584	327,583.75	275,170.35	84%	49,137.56		324,307.91	99%	3,275.84	13,758.52	2,456.88	16,215.40
301	Bulk Water Station Installation (Shipping/Unloading, Cond	1	79,575	79,575.00	53,315.25	67%	18,302.25		71,617.50	90%	7,957.50	2,665.76	915.11	3,580.88
600	Electrical for Site Service, Elevated Storage Tank, Bulk V	1	171,649	171,648.58	0.00	0%	154,483.72		154,483.72	90%	17,164.86	0.00	7,724.19	7,724.19
601	Area Lights Pole Mounted	2	10,037	20,074.12	0.00	0%	0.00		0.00	0%	20,074.12	0.00	0.00	0.00
602	SCADA Equipment Installation (Level Transducer, PLC F	1	12,520	12,519.80	0.00	0%	0.00		0.00	0%	12,519.80	0.00	0.00	0.00
	ADD ALTERNATE NO. 1													
1001	6" Granular Subbase for 6" HMA Pavement	488	51	24,853.84	0.00	0%	0.00		0.00	0%	24,853.84	0.00	0.00	0.00
1002	8" Sanitary Sewer Gravity Main, Truss Type PVC	426	94	40,227.18	0.00	0%	40,227.18		40,227.18	100%	0.00	0.00	2,011.36	2,011.36
1003	4" Sanitary Sewer Service Stub, PVC	38	159	6,047.70	0.00	0%	6,047.70		6,047.70	100%	0.00	0.00	302.39	302.39
1004	48" Circular Sanitary Sewer Manhole, Type SW-301	3	12,732	38,196.00	12,732.00	33%	25,464.00		38,196.00	100%	0.00	636.60	1,273.20	1,909.80
1005	Connection to Existing Sanitary Sewer Manhole	1	7,958	7,957.50	0.00	0%	7,957.50		7,957.50	100%	0.00	0.00	397.88	397.88
1006	6" HMA Pavement, Driveway	488	97	47,350.64	0.00	0%	0.00		0.00	0%	47,350.64	0.00	0.00	0.00
1007	5" PCC Pavement, Sidewalk/Trail	428	159	68,116.20	0.00	0%	0.00		0.00	0%	68,116.20	0.00	0.00	0.00
	Change Orders													
CO	Catwalk Modifications	LS	1	(3,000.00)	0.00	0%	0.00		0.00	0%	(3,000.00)	0.00	0.00	0.00
CO	Welded Stainless Steel Fresh Mix System	LS	1	(80,000.00)	0.00	0%	0.00		0.00	0%	(80,000.00)	0.00	0.00	0.00
CO-02	Couplings, Brass Plugs	LS	1	11,900.00	5,950.00	50%	5,950.00		11,900.00	100%	0.00	297.50	297.50	595.00
				9,680,658.59	7,594,040.86	78%	1,043,733.43	0.00	8,637,774.29	89.23%	1,042,884.30	379,702.04	52,186.67	431,888.71

PARTIAL WAIVER OF LIEN

To: City of Ankeny, IA
Attn: Don Clark
1210 NW Prarie Ridge Rd

CB&I Inc. Contract Number: 374252422

We, having been engaged by you to perform work in the construction of

New Elevated Water Storage Tank (Oakton and Busse) Contract

Project No.: 10345779

at job location site: ANKENY, IA

in accordance with the Agreement Signed/Effective Date of 10/16/23 , certify that we have fully paid for all work, labor, material, supplies and equipment furnished to date by us, or by our subcontractors, or material men then due and owing. In consideration of payments to us of: $991,546.75

for the following invoice(s),

Invoice Number	Invoice Amount	Work Thru Date
252422-12	$991,546.75	12/16/25

we hereby release to the extent of payment for said invoice(s) any and all lien, or claim of lien or right of claim of lien, on account of labor and/or material furnished in the performance of our work. This partial waiver of lien is limited to the work included in said invoice(s), and this waiver does not extend to any labor and/or material furnished by us on prior or subsequent invoice(s).

Executed this 17th day of December , 2025.

A/R Administrator
CB&I Storage Tank Solutions LLC

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #15 in the amount of $8,552.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #15

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: Otter Creek Trunk Sewer Extension - Phase 4
Contractor: Civil Design Advantage
Address: 4121 NW Urbandale Drive, Urbandale, IA 50322
Finance Budget Code: 655.3655.4210 ***Finance Project Code:*** 655.4210

Vendor Project or Invoice #: ***PO #***
Original Contract Date: May 15, 2023 ***Vendor #*** 2407

Date of Council Meeting 3/16/2026 **PAYMENT REQUEST #** 15

PAYMENT PERIOD: From: 02/02/26 through: 03/01/26

Contract Summary

Original Contract Amount:	$ 148,500.00		
Net change by Change Orders:	$ 85,577.00		
Contract Amount to Date: (line 1 ± 2)		$ 234,077.00	
Total completed and stored to date:	$ 115,781.26		
Retainage: ____ % of Completed Work:	$ -		
Total Earned less Retainage:		$ 115,781.26	
Less previous applications for payment:		$ 107,229.26	
SUBTOTAL			$ 8,552.00
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 8,552.00
Balance to finish, including retainage:		$ 118,295.74	
Contract Time Remaining (If applicable)	- CALENDAR DAYS		

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

Construction Contractor Approval: _____
Firm Name

_____ _____
Signature Date

Engineer/Consultant Approval: Civil Design Advantage
Firm Name

Eric Schultz _____ 03/05/2026
Signature Date

City of Ankeny Staff Approval

Donald Clark _____ 3-5-26
Signature Date

Submit to: _____

Email: _____ *Phone:* _____ *Fax:* _____

Date Printed: 3/4/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	6/19/2023	$ 15,410.28
2	7/17/2023	$ 25,623.00
3	8/21/2023	$ 8,896.50
4	9/18/2023	$ 14,921.00
5	10/16/2023	$ 8,096.50
6	11/20/2023	$ 2,216.00
7	12/18/2023	$ 1,151.00
8	1/4/2024	$ 1,358.00
9	9/15/2025	$ 3,126.00
10	10/20/2025	$ 4,257.03
11	11/17/2025	$ 4,956.95
12	12/15/2025	$ 5,085.00
13	1/20/2026	$ 4,896.00
14	2/16/2026	$ 7,236.00
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TOTAL $ 107,229.26

Record of Change Orders

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

Contract Time Remaining:

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

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

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

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

March 4, 2026
Project No: 2304.288
Invoice No: 51854
Due Date: April 3, 2026

Project 2304.288 C. Ankeny - Otter Creek Trunk Sewer Ph 4

Professional Services from February 2, 2026 through March 1, 2026

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

Professional Personnel

	Hours	**Rate**	**Amount**	
Engineer 7	2.50	181.00	452.50	
Total Labor				**452.50**
			Total this Task	**$452.50**
Task 504	Bidding Services/Construction Letting			
			Total this Task	**0.00**
Task 601	Construction Staking			
			Total this Task	**0.00**
Task 603	Construction Administration			

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	3.00	181.00	543.00	
Total Labor				**543.00**
			Total this Task	**$543.00**

Task 604 Construction Observation

Professional Personnel

	Hours	Rate	Amount	
Technician 2	1.00	79.00	79.00	
Total Labor				**79.00**
			Total this Task	**$79.00**

Task 605 Record Drawings

Total this Task **0.00**

Task 607 Shop Drawing Review

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	5.00	141.00	705.00	
Engineer 7	5.00	181.00	905.00	
Technician 3	.75	90.00	67.50	
Total Labor				**1,677.50**
			Total this Task	**$1,677.50**

Task 701 Soils Investigation (ABE)

Total this Task **0.00**

Task 702 Subconsultant Construction Services

Consultants

Sub-consultant

2/9/2026	Tometich Engineering Inc	Engineering and drafting services	5,800.00	
Total Consultants			**5,800.00**	**5,800.00**
			Total this Task	**$5,800.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Total this Task **0.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	8,552.00	107,229.26	115,781.26	
Limit			234,077.00	
Remaining			118,295.74	
			Total this Invoice	**$8,552.00**

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

Project Manager Eric Schulte

March 05, 2026

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

RE: Billing Information Report #15
Otter Creek Trunk Sewer Extension – Phase 4
Ankeny, Iowa
CDA 2304.288

Dear Don:

Enclosed is a copy of Billing Information Report #15 for Otter Creek Trunk Sewer Extension – Phase 4.

During this time, Civil Design Advantage has reviewed shop drawings & material submittals, coordinated existing with private utilities, coordinated with the contractor, and drafted a Precon Meeting Agenda for the Otter Creek Trunk Sewer Extension – Phase 4 project.

Please contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Eric Schulte, P.E.
Project Manager

Enclosures

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve Payment #11 in the amount of $16,998.75 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #11

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: SE Creekview Drive Extension (RISE)
Contractor: Civil Design Advantage, LLC
Address: 4121 NW Urbandale Drive Urbandale, Iowa 50322
Finance Budget Code: 954.3954.4210 **Finance Project #:** 954.4210

Vendor Project #: **Purchase Order #:**
Original Contract Date: July 1, 2024 **Vendor Account #:** 2407

Date of Council Meeting: March 16, 2026 **Payment Application #:** 11

Payment Period: From: February 2, 2026 Through: March 1, 2026

Contract Summary:

Original Contract Amount:	$ 177,500.00			
Net Change by Change Orders:	$ 139,576.00			
Contract Amount to Date: (line 1 ± 2)		$ 317,076.00		
Total Completed and Stored to Date:	$ 257,604.79			
Retainage: ____ % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 257,604.79		
Less Previous Applications for Payment:		$ 240,606.04		
SUBTOTAL:			$	16,998.75
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**16,998.75**
Balance to Finish, Including Retainage:		$ 59,471.21		
Contract Time Remaining (Substantial):	- #			
Contract Time Remaining (Full):	- #			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Civil Design Advantage

Firm Name

Eric Schultz 03/05/2026

Signature Date

City of Ankeny Staff Approval:

Mitch Wedell 3/5/26

Signature Date

Submit to: Mitch Wedell, Development Engineering Manager
E-mail: MWeddell@Ankenylowa.gov Phone Number: (515) 963-3523

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	August 19, 2024	$ 63,913.10
2	September 16, 2024	$ 45,238.73
3	October 21, 2024	$ 42,903.50
4	November 18, 2024	$ 5,448.75
5	December 16, 2024	$ 17,693.50
6	November 3, 2025	$ 2,302.42
7	November 17, 2025	$ 30,844.94
8	December 15, 2025	$ 7,965.10
9	January 20, 2026	$ 10,908.50
10	February 16, 2026	$ 13,387.50
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 240,606.04

Record of Change Orders:

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

Contract Time Remaining:

Contract Period:

Construction Start Date:

Substantial Completion:

Contract Working Days:

Added by Change Order:

Total Working Days:

Working Days Used to Date:

Working Days Remaining:

Full Completion:

Contract Working Days:

Added by Change Order:

Total Working Days:

Working Days Used to Date:

Working Days Remaining:

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

INVOICE

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

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

March 4, 2026
Project No: 2404.267
Invoice No: 51855
Due Date: April 3, 2026

Project 2404.267 C. Ankeny SE Creekview Drive Extension

Professional Services from February 2, 2026 through March 1, 2026

Task 103 Topo Survey & Boundary Research

Professional Personnel

	Hours	Rate	Amount	
Technician 6	.50	127.00	63.50	
Total Labor				**63.50**
			Total this Task	**$63.50**

Task 106 Ex Utility Info/Coordination

			Total this Task	**0.00**

Task 601 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Technician 1	9.50	62.00	589.00	
Technician 4	6.00	101.00	606.00	
Senior Technician	4.50	158.00	711.00	
Total Labor				**1,906.00**
			Total this Task	**$1,906.00**

Task 603 Construction Administration

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	2.00	136.00	272.00	
Engineer 7	17.00	174.00	2,958.00	
Total Labor				**3,230.00**
			Total this Task	**$3,230.00**

Task 604 Construction Observation

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	39.50	174.00	6,873.00	
Technician 2	51.00	76.00	3,876.00	
Total Labor				**10,749.00**
			Total this Task	**$10,749.00**

Task 605 Record Drawings

Project	2404.267	C. Ankeny SE Creekview Drive Extension	Invoice	51855

Professional Personnel

		Hours	Rate	Amount	
Engineer 7		4.00	181.00	724.00	
	Total Labor				**724.00**
			Total this Task		**$724.00**

Task 607 Shop Drawing Review

Total this Task **0.00**

Task 701 Geotechnical Investigation

Total this Task **0.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Unit Billing

2/3/2026	Mileage	450.0 miles @ 0.725	326.25	
	Total Units		**326.25**	**326.25**
		Total this Task		**$326.25**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	16,998.75	240,606.04	257,604.79
Limit			317,076.00
Remaining			59,471.21

Total this Invoice **$16,998.75**

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

Project Manager Eric Schulte

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #1 in the amount of $117,234.38 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #1-ConEng

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering
Contractor: Civil Design Advantage, LLC
Address: 4121 NW Urbandale Drive Urbandale, Iowa 50322
Finance Budget Code: 25% to Each — 610.3610.4210/650.3650.4210/963.3963.4210/680.3680.4210
Finance Project #: 25% to Each — 610.4210/650.4210/963.4210/680.4210
Vendor Project #:
Purchase Order #:
Original Contract Date: February 16, 2026
Vendor Account #: 2407

Date of Council Meeting: March 16, 2026 **Payment Application #:** 1

Payment Period: From: February 16, 2026 Through: March 1, 2026

Contract Summary:

Original Contract Amount:	$ 274,353.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 274,353.00	
Total Completed and Stored to Date:	$ 117,234.38		
Retainage: ____ % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 117,234.38	
Less Previous Applications for Payment:		$ -	
SUBTOTAL:			$ 117,234.38
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 117,234.38**
Balance to Finish, Including Retainage:		$ 157,118.62	
Contract Time Remaining (Substantial):	- #		
Contract Time Remaining (Full):	- #		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Civil Design Advantage

Firm Name

Eric Schultz 03/05/2026

Signature Date

City of Ankeny Staff Approval:

Adam Lust 03/05/26

Signature Date

Submit to: Adam Lust, Public Works Engineering Manager

E-mail: Alust@Ankenylowa.gov Phone Number: (515) 963-3537

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ -

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:

Construction Start Date:

Substantial Completion:

Contract Working Days:

Added by Change Order:

Total Working Days:

Working Days Used to Date:

Working Days Remaining:

Full Completion:

Contract Working Days:

Added by Change Order:

Total Working Days:

Working Days Used to Date:

Working Days Remaining:

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

March 05, 2026

Attn: Adam Lust, P.E.
City of Ankeny, Public Works Engineering Manager
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: Billing Information Report #1
Westlawn Place Area Utility Improvements – Phase 1: Construction Engineering Services
Ankeny, Iowa
CDA 2512.922

Dear Adam:

Enclosed is a copy of Billing Information Report #1 for Westlawn Place Area Utility Improvements – Phase 1: Construction Engineering Services.

During this time, Civil Design Advantage and subconsultants have performed construction engineering services, including reviewing and submitting numerous material reviews (shop drawings), Additional Design Engineering, coordinating and conducting a Preconstruction Meeting, construction staking, construction administration, coordinated and reviewed plans from private utility companies, and completed Plan Revision #1 for the Westlawn Place Area Utility Improvements – Phase 1 construction project.

Please feel free to contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Eric Schulte, P.E.
Project Manager

Enclosures

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

INVOICE

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

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

March 4, 2026
Project No: 2512.922
Invoice No: 51853
Due Date: April 3, 2026

Project 2512.922 C. Ankeny- Westlawn Phase 1- Const. Serv

Professional Services from February 16, 2026 through March 1, 2026

Task 101 Shop Drawing Review

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	28.25	141.00	3,983.25	
Engineer 7	67.00	181.00	12,127.00	
Technician 3	2.25	90.00	202.50	
Total Labor				**16,312.75**
			Total this Task	**$16,312.75**

Task 401 Additional Design Engineering

Fee

Total Fee	69,067.00			
Percent Complete	100.00	Total Earned	69,067.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	69,067.00	
		Total Fee		**69,067.00**
			Total this Task	**$69,067.00**

Task 501 Preconstruction Meeting

Professional Personnel

	Hours	Rate	Amount	
Principal	4.00	225.00	900.00	
Engineer 4	4.00	141.00	564.00	
Engineer 7	12.00	181.00	2,172.00	
Total Labor				**3,636.00**
			Total this Task	**$3,636.00**

Task 601 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Technician 1	15.00	65.00	975.00	
Senior Technician	19.50	164.00	3,198.00	
Total Labor				**4,173.00**
			Total this Task	**$4,173.00**

Task 603 Limited Construction Administration

Project	2512.922	C. Ankeny- Westlawn Phase 1- Const. Serv	Invoice	51853

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	16.00	141.00	2,256.00	
Engineer 7	51.50	181.00	9,321.50	
Total Labor				**11,577.50**
			Total this Task	**$11,577.50**

Task 605 Record Drawings

Total this Task **0.00**

Task 701 Sub - Structural Construction Services

Consultants

Sub-consultant

2/28/2026	Tometich Engineering Inc	Engineering services	12,400.00	
Total Consultants			**12,400.00**	**12,400.00**
			Total this Task	**$12,400.00**

Task 702 Sub - Geotechnical Construction Services

Total this Task **0.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Unit Billing

10/1/2025	Mileage	30.0 miles @ 0.70	21.00	
2/19/2026	Mileage	65.0 miles @ 0.725	47.13	
Total Units			**68.13**	**68.13**
			Total this Task	**$68.13**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	117,234.38	0.00	117,234.38	
Limit			274,353.00	
Remaining			157,118.62	
			Total this Invoice	**$117,234.38**

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

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

Project Manager Eric Schulte

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #3 in the amount of $46,621.45 to HR Green, Inc., for engineering services on the SE Oralabor Road & SE Four Mile Drive Intersection Improvements project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HR Green - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	Ankeny, IA - SE Oralabor Road & SE Four Mile Drive Intersection Improvements		
Contractor:	HR Green, Inc.		
Address:	5525 Merle Hay Road, Suite,200, Johhnston, IA 50131		
Finance Budget Code:	922.3922.4210	**Finance Project #:**	922.4210
Vendor Project #:	2502090.01	**Purchase Order #:**	NA
Original Contract Date:	September 4, 2025	**Vendor Account #:**	5531

Date of Council Meeting: March 16, 2026 **Payment Application #:** 3

Payment Period: From: November 29, 2025 Through: January 30, 2025

Contract Summary:

Original Contract Amount:	$ 138,200.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 138,200.00	
Total Completed and Stored to Date:	$ 114,825.95		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 114,825.95	
Less Previous Applications for Payment:		$ 68,204.50	
SUBTOTAL:			$ 46,621.45
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 46,621.45**
Balance to Finish, Including Retainage:		$ 23,374.05	
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 February 26, 2026
Date

City of Ankeny Staff Approval:

Signature 2/26/2026
Date

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

Date Printed: 2/26/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
1.00	PROJECT MANAGEMENT & ADMINISTRATION													
	Engineering	EA	1.00		1.00	$ 67.50	$ 67.50	1.00	$ 67.50		1.00	$ 67.50	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 1,830.00	$ 1,830.00	1.00	$ 1,830.00		1.00	$ 1,830.00	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 731.25	$ 731.25	1.00	$ 731.25		1.00	$ 731.25	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 877.50	$ 877.50	1.00	$ 877.50		1.00	$ 877.50	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 780.00	$ 780.00	1.00	$ 780.00		1.00	$ 780.00	0.00	100.00%
					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	0.00%
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
2.00	UTILITY COORDINATION													
	Engineering	EA	1.00		1.00	$ 142.50	$ 142.50	1.00	$ 142.50		1.00	$ 142.50	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 465.00	$ 465.00	1.00	$ 465.00		1.00	$ 465.00	0.00	100.00%
					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	0.00%
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
3.00	SURVEY & MAPPING													
	Engineering	EA	1.00		1.00	$ 12,028.25	$ 12,028.25	1.00	$ 12,028.25		1.00	$ 12,028.25	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 75.00	$ 75.00	1.00	$ 75.00		1.00	$ 75.00	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 1,814.70	$ 1,814.70	1.00	$ 1,814.70		1.00	$ 1,814.70	0.00	100.00%
					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	0.00%
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					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
4.00	PRELIMINARY DESIGN													
	Engineering	EA	1.00		1.00	$ 36,277.50	$ 36,277.50	1.00	$ 36,277.50		1.00	$ 36,277.50	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 4,720.00	$ 4,720.00	1.00	$ 4,720.00		1.00	$ 4,720.00	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 320.00	$ 320.00	1.00	$ 320.00		1.00	$ 320.00	0.00	100.00%
					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	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%
5.00	GEOTECHNICAL SERVICES													
	Engineering	EA	1.00		1.00	$ 195.00	$ 195.00	1.00	$ 195.00		1.00	$ 195.00	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 341.25	$ 341.25	1.00	$ 341.25		1.00	$ 341.25	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 3,100.00	$ 3,100.00	1.00	$ 3,100.00		1.00	$ 3,100.00	0.00	100.00%
					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	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%
6.00	FINAL DESIGN													
	Engineering	EA	1.00		1.00	$ 12,280.00	$ 12,280.00	1.00	$ 12,280.00		1.00	$ 12,280.00	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 29,056.25	$ 29,056.25	1.00	$ 29,056.25		1.00	$ 29,056.25	0.00	100.00%
	Engineering	EA	1.00		1.00	$ 9,724.25	$ 9,724.25	1.00	$ 9,724.25		1.00	$ 9,724.25	0.00	100.00%

Date printed: 2/26/2026

7.00	BID PHASE SERVICES													
					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%
					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%
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK CONTRACT = **$ 114,825.95** PAY PERIOD = **$ 114,825.95** COMPLETED = **$ 114,825.95** **100.00%**

Date printed: 2/26/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	November 3, 2025	$ 12,095.75
2	January 5, 2026	$ 56,108.75
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 68,204.50

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**

Date Printed: 2/26/2026

HRGreen®

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

▷HRGREEN.COM

February 26, 2026

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

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

Dear Leslie:

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

Attached Invoice #	197103 - 198752
Period covered by invoice	11/29/25 – 1/30/26
Amount this invoice	$46,621.45
Total billings to date, including this invoice	$114,825.95
Contract maximum fee	$138,200.00
% of Contract billed to date	83.09%

Summary of services during this billing period:
- Project management
- Utility pothole staking and coordination
- Geotechnical services
- Review and address city comments on Check Plans
- Staging and working days review
- Final Design and OPC

Comments:
- N/A

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

HR GREEN, INC.

Erin Tyrrell, P.E.

HRGreen®

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

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

December 26, 2025
Project No: 2502090.01
Invoice No: 197103
Invoice Total: $32,552.20

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

Professional Services Through December 26, 2025

Phase 1 Project Management and Administration

Professional Personnel

	Hours	Amount	
Professional	4.50	877.50	
Totals	4.50	877.50	
Total Labor			**877.50**
		Total this Phase	**$877.50**

Phase 2 Utility Coordination

Professional Personnel

	Hours	Amount	
Professional	.25	48.75	
Technician	.75	93.75	
Totals	1.00	142.50	
Total Labor			**142.50**
		Total this Phase	**$142.50**

Phase 3 Surveying and Mapping

Professional Personnel

	Hours	Amount	
Junior Professional	12.00	1,800.00	
Totals	12.00	1,800.00	
Total Labor			**1,800.00**

Unit Charges

2025 IRS Mileage Rate 0.70		14.70	
Total Unit Charges		**14.70**	**14.70**
		Total this Phase	**$1,814.70**

Phase 4 Preliminary Design

Professional Personnel

	Hours	Amount
Professional	1.00	195.00

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

Technician	1.00	125.00	
Totals	2.00	320.00	
Total Labor			**320.00**
		Total this Phase	**$320.00**

Phase 5 Geotechnical Services

Professional Personnel

	Hours	Amount	
Professional	1.75	341.25	
Totals	1.75	341.25	
Total Labor			**341.25**
		Total this Phase	**$341.25**

Phase 6 Final Design

Professional Personnel

	Hours	Amount	
Professional	38.50	7,440.00	
Junior Professional	140.50	21,335.00	
Technician	2.25	281.25	
Totals	181.25	29,056.25	
Total Labor			**29,056.25**
		Total this Phase	**$29,056.25**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	32,552.20	68,204.50	100,756.70	
Limit			138,200.00	
Remaining			37,443.30	
		Total this Invoice		**$32,552.20**

HRGreen®

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

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

February 13, 2026
Project No: 2502090.01
Invoice No: 198752
Invoice Total: $14,069.25

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

Professional Services Through January 30, 2026

Phase 1 Project Management and Administration

Professional Personnel

	Hours	Amount	
Professional	2.50	500.00	
Senior Administrative	2.00	280.00	
Totals	4.50	780.00	
Total Labor			**780.00**
		Total this Phase	**$780.00**

Phase 2 Utility Coordination

Professional Personnel

	Hours	Amount	
Junior Professional	3.00	465.00	
Totals	3.00	465.00	
Total Labor			**465.00**
		Total this Phase	**$465.00**

Phase 5 Geotechnical Services

Professional Personnel

	Hours	Amount	
Professional	.50	100.00	
Totals	.50	100.00	
Total Labor			**100.00**

Consultants

Terracon Consultants, Inc.

12/30/2025	Terracon Consultants, Inc.	Geotech Services	3,000.00	
	Total Consultants		**3,000.00**	**3,000.00**
			Total this Phase	**$3,100.00**

Phase 6 Final Design

Professional Personnel

	Hours	Amount
Professional	11.00	2,188.00
Junior Professional	50.75	7,503.75

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

Technician		.25	32.50	
	Totals	62.00	9,724.25	
	Total Labor			**9,724.25**
			Total this Phase	**$9,724.25**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	14,069.25	100,756.70	114,825.95
Limit			138,200.00
Remaining			23,374.05

Total this Invoice **$14,069.25**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #4 in the amount of $125,462.54 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Manatts - Pymt #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: March 16, 2026 **PAYMENT REQUEST #** 4

PAYMENT PERIOD: From: February 1, 2026 Through: February 28, 2026

Contract Summary

Original Contract Amount:	$ 1,180,130.25			
Net change by Change Orders:	$ 8,398.83			
Contract Amount to Date: (line 1 ± 2)		$ 1,188,529.08		
Total completed and stored to date:	$ 595,105.63			
Retainage: 3 % of Completed Work:	$ 17,853.17			
Total Earned less Retainage:		$ 577,252.46		
Less previous applications for payment:		$ 451,789.92		
SUBTOTAL			$	125,462.54
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	125,462.54
Balance to finish, including retainage:		$ 611,276.62		
Contract Time Remaining (If applicable)	37.0 Working Days			

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

Construction Contractor Approval: Manatt's Inc.
Firm Name

Connor Young
Digitally signed by Connor Young
DN: C=US, E=Connory@manatts.com, CN=Connor Young
Reason: I am approving this document
Contact Info: Connory@manatts.com
Date: 2026.03.04 10:19:02-06'00'
Signature

3/4/2026
Date

Engineer / Consultant Approval: Civil Design Advantage
Firm Name

Eric Schultz
Signature

03/04/2026
Date

City of Ankeny Staff Approval:

Mitch Wedell
Signature

3/4/26
Date

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	ORIGINAL PROPOSED TOTAL QUANTITY	QUANTITY CHANGE DIV. 1 (BY CHANGE ORDER)	QUANTITY CHANGE DIV. 2 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	DIVISION 1 EXTENDED PRICE	DIVISION 2 EXTENDED PRICE	DIV. 1 TOTAL QUANTITY THIS PAY PERIOD	DIV. 2 TOTAL QUANTITY THIS PAY PERIOD	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK																			
2.01	Clearing and Grubbing	LS	1.00		1.00			1.00	$ 14,000.00	$ 14,000.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 14,000.00	0.00	100.00%
2.02	Locating/Repairing Tile Lines	STA	21.00		21.00			21.00	$ 400.00	$ 8,400.00	$ -			0.00	$ -		0.00	$ -	21.00	0.00%
2.03	Topsoil, Onsite	CY	9,100.00		9,100.00			9,100.00	$ 8.00	$ 72,800.00	$ -	0.00		0.00	$ -	4,450.00	4,450.00	$ 35,600.00	4,650.00	48.90%
2.04	Excavation, Class 10 (On-site)	CY	14,158.00		14,158.00			14,158.00	$ 4.00	$ 56,632.00	$ -	0.00		0.00	$ -	7,079.00	7,079.00	$ 28,316.00	7,079.00	50.00%
2.05	Subgrade Preparation, 12" Depth	SY	4,971.00		4,971.00			4,971.00	$ 2.50	$ 12,427.50	$ -			0.00	$ -		0.00	$ -	4,971.00	0.00%
2.06	Subbase, Modified, Virgin Aggregate	SY	4,971.00		4,971.00			4,971.00	$ 11.25	$ 55,923.75	$ -			0.00	$ -		0.00	$ -	4,971.00	0.00%
2.07	Compaction Testing	LS	1.00		1.00			1.00	$ 3,500.00	$ 3,500.00	$ -			0.00	$ -		0.00	$ -	1.00	0.00%
	TRENCH EXCAVATION AND BACKFILL																			
3.01	TRENCH COMPACTION TESTING	LS	1.00		1.00			1.00	$ 5,000.00	$ 5,000.00	$ -	0.00		0.00	$ -	0.25	0.25	$ 1,250.00	0.75	25.00%
	SEWERS AND DRAINS																			
4.01	Sanitary Sewer Gravity Main, Trenched, PVC, 8" Dia.	LF		561.00	561.00			561.00	$ 89.00	$ -	$ 49,929.00		0.00	0.00	$ -	561.00	561.00	$ 49,929.00	0.00	100.00%
4.02	Sanitary Sewer Service Stub, Trenched, PVC, 6" Dia.	LF		148.00	148.00			148.00	$ 80.00	$ -	$ 11,840.00		0.00	0.00	$ -	148.00	148.00	$ 11,840.00	0.00	100.00%
4.03	Storm Sewer, Trenched, RCP, 15" Dia.	LF	528.00		528.00			528.00	$ 66.00	$ 34,848.00	$ -	244.00		244.00	$ 16,104.00	284.00	528.00	$ 34,848.00	0.00	100.00%
4.04	Storm Sewer, Trenched, RCP, 18" Dia.	LF	170.00		170.00			170.00	$ 77.50	$ 13,175.00	$ -	0.00		0.00	$ -	170.00	170.00	$ 13,175.00	0.00	100.00%
4.05	Storm Sewer, Trenched, RCP, 24" Dia.	LF	268.00		268.00			268.00	$ 83.00	$ 22,244.00	$ -	200.00		200.00	$ 16,600.00	68.00	268.00	$ 22,244.00	0.00	100.00%
4.06	Storm Sewer, Trenched, RCP, 30" Dia.	LF	175.00		175.00			175.00	$ 144.00	$ 25,200.00	$ -	0.00		0.00	$ -	175.00	175.00	$ 25,200.00	0.00	100.00%
4.07	Storm Sewer, Trenched, RCP, 36" Dia.	LF	190.00		190.00			190.00	$ 127.00	$ 24,130.00	$ -	190.00		190.00	$ 24,130.00	0.00	190.00	$ 24,130.00	0.00	100.00%
4.08	Pipe Apron, RCP, 30" Dia.	EA	1.00		1.00			1.00	$ 1,730.00	$ 1,730.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 1,730.00	0.00	100.00%
4.09	Pipe Apron, RCP, 36" Dia.	EA	1.00		1.00			1.00	$ 2,145.00	$ 2,145.00	$ -	1.00		1.00	$ 2,145.00	0.00	1.00	$ 2,145.00	0.00	100.00%
4.10	Footing for Concrete Apron, RCP, 30" Dia.	EA	1.00		1.00			1.00	$ 700.00	$ 700.00	$ -	1.00		1.00	$ 700.00		1.00	$ 700.00	0.00	100.00%
4.11	Footing for Concrete Apron, RCP, 36" Dia.	EA	1.00		1.00			1.00	$ 700.00	$ 700.00	$ -	1.00		1.00	$ 700.00	0.00	1.00	$ 700.00	0.00	100.00%
4.12	Pipe Apron Guard	EA	2.00		2.00			2.00	$ 3,100.00	$ 6,200.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
4.13	Subdrain, Corrugated PVC, 8" Dia.	LF	2,360.00		2,360.00			2,360.00	$ 16.50	$ 38,940.00	$ -			0.00	$ -		0.00	$ -	2,360.00	0.00%
4.14	Subdrain Cleanout, Type B, 24" Dia.	EA	2.00		2.00			2.00	$ 500.00	$ 1,000.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
4.15	Subdrain Outlets and Connections, RCP/Intake/Manhole, 8" Dia.	EA	30.00		30.00			30.00	$ 115.00	$ 3,450.00	$ -			0.00	$ -		0.00	$ -	30.00	0.00%
	WATER MAINS AND APPURTENANCES											37.00								
5.01	Water Main, Trenched, PVC, 8" Dia. Service (Includes Tap)	LF		306.00	306.00			306.00	$ 195.00	$ -	$ 59,670.00		0.00	0.00	$ -	306.00	306.00	$ 59,670.00	0.00	100.00%
5.02	Water Main, Trenched, PVC, 12" Dia.	LF		23.00	23.00			23.00	$ 255.00	$ -	$ 5,865.00		0.00	0.00	$ -	12.00	12.00	$ 3,060.00	11.00	52.17%
5.03	Blowoff Hydrant	EA		4.00	4.00			4.00	$ 4,450.00	$ -	$ 17,800.00		0.00	0.00	$ -	4.00	4.00	$ 17,800.00	0.00	100.00%
5.04	Valve, Gate, 12"	EA		2.00	2.00			2.00	$ 9,600.00	$ -	$ 19,200.00		0.00	0.00	$ -	1.00	2.00	$ 19,200.00	0.00	100.00%
5.05	Fire Hydrant Assembly (includes Solid Sleeve)	EA		2.00	2.00			2.00	$ 9,050.00	$ -	$ 18,100.00		0.00	0.00	$ -	2.00	2.00	$ 18,100.00	0.00	100.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS																			
6.01	Manhole, Type SW-301, 48" Dia.	EA		4.00	4.00			4.00	$ 5,850.00	$ -	$ 23,400.00		0.00	0.00	$ -	4.00	4.00	$ 23,400.00	0.00	100.00%
6.02	Manhole, Type SW-401, 60" Dia.	EA	1.00		1.00			1.00	$ 8,800.00	$ 8,800.00	$ -	1.00		1.00	$ 8,800.00	0.00	1.00	$ 8,800.00	0.00	100.00%
6.03	Intake, Type SW-501, 3'-0" x 2'-0"	EA	2.00		2.00			2.00	$ 4,050.00	$ 8,100.00	$ -	0.00		0.00	$ -	2.00	2.00	$ 8,100.00	0.00	100.00%
6.04	Intake, Type SW-503, 3'-0' x 6'-0"	EA	2.00		2.00			2.00	$ 5,800.00	$ 11,600.00	$ -	0.00		0.00	$ -	2.00	2.00	$ 11,600.00	0.00	100.00%
6.05	Intake, Type SW-505, 6'-8" x 2'-0"	EA	6.00		6.00			6.00	$ 5,800.00	$ 34,800.00	$ -	2.00		2.00	$ 11,600.00	4.00	6.00	$ 34,800.00	0.00	100.00%
6.06	Intake, Type SW-506, 6'-8" x 6'-0"	EA	4.00		4.00			4.00	$ 8,400.00	$ 33,600.00	$ -	2.00		2.00	$ 16,800.00	2.00	4.00	$ 33,600.00	0.00	100.00%
6.07	Intake, Type SW-513, 4'-0" x 4'-0"	EA	2.00		2.00			2.00	$ 5,550.00	$ 11,100.00	$ -	0.00		0.00	$ -	2.00	2.00	$ 11,100.00	0.00	100.00%
6.08	Intake, Type SW-513, 5'-0" x 5'-0"	EA	1.00		1.00			1.00	$ 7,350.00	$ 7,350.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 7,350.00	0.00	100.00%
6.09	Intake Adjustment, Minor	EA	2.00		2.00			2.00	$ 1,050.00	$ 2,100.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
6.10	Manhole Adjustment, Major, Sanitary	EA		2.00	2.00			2.00	$ 2,100.00	$ -	$ 4,200.00		1.00	1.00	$ 2,100.00	0.00	1.00	$ 2,100.00	1.00	50.00%
6.11	Connection to Existing Manhole, Sanitary Sewer	EA		2.00	2.00			2.00	$ 1,550.00	$ -	$ 3,100.00		0.00	0.00	$ -	2.00	2.00	$ 3,100.00	0.00	100.00%
6.12	Connection to Existing Intake	EA	1.00		1.00			1.00	$ 2,050.00	$ 2,050.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 2,050.00	0.00	100.00%
	STREETS AND RELATED WORK																			
7.01	Pavement, PCC, 9", C-SUD	SY	4,158.00		4,158.00			4,158.00	$ 59.00	$245,322.00	$ -			0.00	$ -		0.00	$ -	4,158.00	0.00%
7.02	PCC Pavement Samples and Testing	LS	1.00		1.00			1.00	$ 5,000.00	$ 5,000.00	$ -			0.00	$ -		0.00	$ -	1.00	0.00%
7.03	Sidewalk, PCC, 4"	SY	776.00		776.00			776.00	$ 42.00	$ 32,592.00	$ -			0.00	$ -		0.00	$ -	776.00	0.00%
7.04	Subbase, Over-excavation	TON	250.00		250.00			250.00	$ 45.00	$ 11,250.00	$ -			0.00	$ -		0.00	$ -	250.00	0.00%
7.05	Granular Turnaround, 6" Macadam, 6" Class A Crushed Stone	SY	241.00		241.00			241.00	$ 40.00	$ 9,640.00	$ -			0.00	$ -		0.00	$ -	241.00	0.00%
7.06	Pavement Removal, PCC, 9"	SY	45.00		45.00			45.00	$ 25.00	$ 1,125.00	$ -			0.00	$ -		0.00	$ -	45.00	0.00%
	TRAFFIC CONTROL																			
8.01	Temporary Traffic Control	LS	1.00		1.00			1.00	$ 2,000.00	$ 2,000.00	$ -	0.00		0.00	$ -	1.00	1.00	$ 2,000.00	0.00	100.00%
8.02	Traffic Signs	EA	12.00		12.00			12.00	$ 200.00	$ 2,400.00	$ -			0.00	$ -		0.00	$ -	12.00	0.00%
	SITE WORK AND LANDSCAPING																			
9.01	Conventional Seeding, Seeding, Fertilizing, Type 1	AC	6.63		6.63			6.63	$ 1,025.00	$ 6,795.75	$ -			0.00	$ -		0.00	$ -	6.63	0.00%
9.02	Conventional Seeding and Mulching, Wetland Seeding	AC		0.02	0.02			0.02	$ 6,050.00	$ -	$ 121.00			0.00	$ -		0.00	$ -	0.02	0.00%
9.03	Conventional Seeding, Seeding, Fertilizing, Type 4 (Temp Seeding)	AC	8.10		8.10			8.10	$ 215.00	$ 1,741.50	$ -			0.00	$ -		0.00	$ -	8.10	0.00%
9.04	Hydraulic Mulching (BFM)	AC	6.63		6.63			6.63	$ 2,650.00	$ 17,569.50	$ -			0.00	$ -		0.00	$ -	6.63	0.00%
9.05	Filter Socks, 12"	LF	41.00		41.00			41.00	$ 5.00	$ 205.00	$ -			0.00	$ -		0.00	$ -	41.00	0.00%
9.06	Filter Socks, Removal	LF	41.00		41.00			41.00	$ 1.00	$ 41.00	$ -			0.00	$ -		0.00	$ -	41.00	0.00%
9.07	Check Dam, Rock (Temporary)	EA	7.00		7.00			7.00	$ 1,000.00	$ 7,000.00	$ -			0.00	$ -		0.00	$ -	7.00	0.00%
9.08	Rip Rap, Class E	TON	65.00	150.00	215.00			215.00	$ 71.00	$ 4,615.00	$ 10,650.00	65.00	150.00	215.00	$ 15,265.00		215.00	$ 15,265.00	0.00	100.00%
9.09	Turf Reinforcing Mats, Type 2	SQ	6.00		6.00			6.00	$ 40.00	$ 240.00	$ -			0.00	$ -		0.00	$ -	6.00	0.00%

Date printed: 3/3/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	ORIGINAL PROPOSED TOTAL QUANTITY	QUANTITY CHANGE DIV. 1 (BY CHANGE ORDER)	QUANTITY CHANGE DIV. 2 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	DIVISION 1 EXTENDED PRICE	DIVISION 2 EXTENDED PRICE	DIV. 1 TOTAL QUANTITY THIS PAY PERIOD	DIV. 2 TOTAL QUANTITY THIS PAY PERIOD	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
9.10	Silt Fence	LF	6,349.00		6,349.00			6,349.00	$ 1.70	$ 10,793.30	$ -	0.00		0.00	$ -	3,144.00	3,144.00	$ 5,344.80	3,205.00	49.52%
9.11	Silt Fence, Removal of Device	LF	6,349.00		6,349.00			6,349.00	$ 0.05	$ 317.45	$ -			0.00	$ -		0.00	$ -	6,349.00	0.00%
9.12	Stabilized Construction Entrance	SY	120.00		120.00			120.00	$ 25.00	$ 3,000.00	$ -	0.00		0.00	$ -	120.00	120.00	$ 3,000.00	0.00	100.00%
9.13	Erosion Control Mulch, Straw	AC	8.10		8.10			8.10	$ 625.00	$ 5,062.50	$ -			0.00	$ -		0.00	$ -	8.10	0.00%
9.14	Inlet Protection Device, Surface Applied	EA	4.00		4.00			4.00	$ 135.00	$ 540.00	$ -			0.00	$ -		0.00	$ -	4.00	0.00%
9.15	Inlet Protection Device, Drop-In	EA	14.00		14.00			14.00	$ 165.00	$ 2,310.00	$ -	0.00		0.00	$ -	4.00	4.00	$ 660.00	10.00	28.57%
9.16	Inlet Protection Device, Maintenance	EA	18.00		18.00			18.00	$ 25.00	$ 450.00	$ -			0.00	$ -		0.00	$ -	18.00	0.00%
9.17	Temporary Fence, Orange Mesh Safety Fence	LF		80.00	80.00			80.00	$ 20.00	$ -	$ 1,600.00		0.00	0.00	$ -	40.00	40.00	$ 800.00	40.00	50.00%
	MISCELLANEOUS																			
11.01	Mobilization	LS	1.00		1.00			1.00	$ 60,000.00	$ 60,000.00	$ -	0.10		0.10	$ 6,000.00	0.40	0.50	$ 30,000.00	0.50	50.00%
11.02	Concrete Washout	EA	2.00		2.00			2.00	$ 1,000.00	$ 2,000.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
	CHANGE ORDER ITEMS																			
12.01	Fire Hydrant Adjustment, (STA 3+28.70)	EA					1.00	1.00	$ 5,443.35	$ -	$ 5,443.35		1.00	1.00	$ 5,443.35		1.00	$ 5,443.35	0.00	100.00%
12.02	Fire Hydrant Adjustment, (STA 12+01.20)	EA					1.00	1.00	$ 2,955.48	$ -	$ 2,955.48		1.00	1.00	$ 2,955.48		1.00	$ 2,955.48	0.00	100.00%

Division 1: $954,655.25

Division 2 $ 233,873.83

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK — CONTRACT = $1,188,529.08 — PAY PERIOD = $129,342.83 — COMPLETED = $ 595,105.63 — 50.07%

Date printed: 3/3/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

PRICE DETAILED BY DIVISION SUMMARY

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	UNIT PRICE	TOTAL DIV. 1 QUANTITY COMPLETE	DIV. 1 TOTAL VALUE OF COMPLETED WORK	TOTAL DIV. 2 QUANTITY COMPLETE	DIV. 2 TOTAL VALUE OF COMPLETED WORK	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK										
2.01	Clearing and Grubbing	LS	$ 14,000.00	1.00	$ 14,000.00		$ -	1.00	$ 14,000.00	0.00	100%
2.02	Locating/Repairing Tile Lines	STA	$ 400.00	0.00	$ -		$ -	0.00	$ -	21.00	0%
2.03	Topsoil, Onsite	CY	$ 8.00	4,450.00	$ 35,600.00		$ -	4450.00	$ 35,600.00	4650.00	49%
2.04	Excavation, Class 10 (On-site)	CY	$ 4.00	7,079.00	$ 28,316.00		$ -	7079.00	$ 28,316.00	7079.00	50%
2.05	Subgrade Preparation, 12" Depth	SY	$ 2.50	0.00	$ -		$ -	0.00	$ -	4971.00	0%
2.06	Subbase, Modified, Virgin Aggregate	SY	$ 11.25	0.00	$ -		$ -	0.00	$ -	4971.00	0%
2.07	Compaction Testing	LS	$ 3,500.00	0.00	$ -		$ -	0.00	$ -	1.00	0%
	TRENCH EXCAVATION AND BACKFILL										
3.01	TRENCH COMPACTION TESTING	LS	$ 5,000.00	0.25	$ 1,250.00		$ -	0.25	$ 1,250.00	0.75	25%
	SEWERS AND DRAINS										
4.01	Sanitary Sewer Gravity Main, Trenched, PVC, 8" Dia.	LF	$ 89.00		$ -	561.00	$ 49,929.00	561.00	$ 49,929.00	0.00	100%
4.02	Sanitary Sewer Service Stub, Trenched, PVC, 6" Dia.	LF	$ 80.00		$ -	148.00	$ 11,840.00	148.00	$ 11,840.00	0.00	100%
4.03	Storm Sewer, Trenched, RCP, 15" Dia.	LF	$ 66.00	528.00	$ 34,848.00		$ -	528.00	$ 34,848.00	0.00	100%
4.04	Storm Sewer, Trenched, RCP, 18" Dia.	LF	$ 77.50	170.00	$ 13,175.00		$ -	170.00	$ 13,175.00	0.00	100%
4.05	Storm Sewer, Trenched, RCP, 24" Dia.	LF	$ 83.00	268.00	$ 22,244.00		$ -	268.00	$ 22,244.00	0.00	100%
4.06	Storm Sewer, Trenched, RCP, 30" Dia.	LF	$ 144.00	175.00	$ 25,200.00		$ -	175.00	$ 25,200.00	0.00	100%
4.07	Storm Sewer, Trenched, RCP, 36" Dia.	LF	$ 127.00	190.00	$ 24,130.00		$ -	190.00	$ 24,130.00	0.00	100%
4.08	Pipe Apron, RCP, 30" Dia.	EA	$ 1,730.00	1.00	$ 1,730.00		$ -	1.00	$ 1,730.00	0.00	100%
4.09	Pipe Apron, RCP, 36" Dia.	EA	$ 2,145.00	1.00	$ 2,145.00		$ -	1.00	$ 2,145.00	0.00	100%
4.10	Footing for Concrete Apron, RCP, 30" Dia.	EA	$ 700.00	1.00	$ 700.00		$ -	1.00	$ 700.00	0.00	100%
4.11	Footing for Concrete Apron, RCP, 36" Dia.	EA	$ 700.00	1.00	$ 700.00		$ -	1.00	$ 700.00	0.00	100%
4.12	Pipe Apron Guard	EA	$ 3,100.00	0.00	$ -		$ -	0.00	$ -	2.00	0%
4.13	Subdrain, Corrugated PVC, 8" Dia.	LF	$ 16.50	0.00	$ -		$ -	0.00	$ -	2360.00	0%
4.14	Subdrain Cleanout, Type B, 24" Dia.	EA	$ 500.00	0.00	$ -		$ -	0.00	$ -	2.00	0%
4.15	Subdrain Outlets and Connections, RCP/Intake/Manhole, 8" Dia.	EA	$ 115.00	0.00	$ -		$ -	0.00	$ -	30.00	0%
	WATER MAINS AND APPURTENANCES										
5.01	Water Main, Trenched, PVC, 8" Dia. Service (Includes Tap)	LF	$ 195.00		$ -	306.00	$ 59,670.00	306.00	$ 59,670.00	0.00	100%
5.02	Water Main, Trenched, PVC, 12" Dia.	LF	$ 255.00		$ -	12.00	$ 3,060.00	12.00	$ 3,060.00	11.00	52%
5.03	Blowoff Hydrant	EA	$ 4,450.00		$ -	4.00	$ 17,800.00	4.00	$ 17,800.00	0.00	100%
5.04	Valve, Gate, 12"	EA	$ 9,600.00		$ -	2.00	$ 19,200.00	2.00	$ 19,200.00	0.00	100%
5.05	Fire Hydrant Assembly (includes Solid Sleeve)	EA	$ 9,050.00		$ -	2.00	$ 18,100.00	2.00	$ 18,100.00	0.00	100%
	STRUCTURES FOR SANITARY AND STORM SEWERS										
6.01	Manhole, Type SW-301, 48" Dia.	EA	$ 5,850.00		$ -	4.00	$ 23,400.00	4.00	$ 23,400.00	0.00	100%
6.02	Manhole, Type SW-401, 60" Dia.	EA	$ 8,800.00	1.00	$ 8,800.00		$ -	1.00	$ 8,800.00	0.00	100%
6.03	Intake, Type SW-501, 3'-0" x 2'-0"	EA	$ 4,050.00	2.00	$ 8,100.00		$ -	2.00	$ 8,100.00	0.00	100%
6.04	Intake, Type SW-503, 3'-0' x 6'-0"	EA	$ 5,800.00	2.00	$ 11,600.00		$ -	2.00	$ 11,600.00	0.00	100%
6.05	Intake, Type SW-505, 6'-8" x 2'-0"	EA	$ 5,800.00	6.00	$ 34,800.00		$ -	6.00	$ 34,800.00	0.00	100%
6.06	Intake, Type SW-506, 6'-8" x 6'-0"	EA	$ 8,400.00	4.00	$ 33,600.00		$ -	4.00	$ 33,600.00	0.00	100%
6.07	Intake, Type SW-513, 4'-0" x 4'-0"	EA	$ 5,550.00	2.00	$ 11,100.00		$ -	2.00	$ 11,100.00	0.00	100%
6.08	Intake, Type SW-513, 5'-0" x 5'-0"	EA	$ 7,350.00	1.00	$ 7,350.00		$ -	1.00	$ 7,350.00	0.00	100%
6.09	Intake Adjustment, Minor	EA	$ 1,050.00	0.00	$ -		$ -	0.00	$ -	2.00	0%
6.10	Manhole Adjustment, Major, Sanitary	EA	$ 2,100.00		$ -	1.00	$ 2,100.00	1.00	$ 2,100.00	1.00	50%
6.11	Connection to Existing Manhole, Sanitary Sewer	EA	$ 1,550.00		$ -	2.00	$ 3,100.00	2.00	$ 3,100.00	0.00	100%
6.12	Connection to Existing Intake	EA	$ 2,050.00	1.00	$ 2,050.00		$ -	1.00	$ 2,050.00	0.00	100%
	STREETS AND RELATED WORK										
7.01	Pavement, PCC, 9", C-SUD	SY	$ 59.00	0.00	$ -		$ -	0.00	$ -	4158.00	0%
7.02	PCC Pavement Samples and Testing	LS	$ 5,000.00	0.00	$ -		$ -	0.00	$ -	1.00	0%
7.03	Sidewalk, PCC, 4"	SY	$ 42.00	0.00	$ -		$ -	0.00	$ -	776.00	0%
7.04	Subbase, Over-excavation	TON	$ 45.00	0.00	$ -		$ -	0.00	$ -	250.00	0%
7.05	Granular Turnaround, 6" Macadam, 6" Class A Crushed Stone	SY	$ 40.00	0.00	$ -		$ -	0.00	$ -	241.00	0%
7.06	Pavement Removal, PCC, 9"	SY	$ 25.00	0.00	$ -		$ -	0.00	$ -	45.00	0%
	TRAFFIC CONTROL										
8.01	Temporary Traffic Control	LS	$ 2,000.00	1.00	$ 2,000.00		$ -	1.00	$ 2,000.00	0.00	100%
8.02	Traffic Signs	EA	$ 200.00	0.00	$ -		$ -	0.00	$ -	12.00	0%
	SITE WORK AND LANDSCAPING										
9.01	Conventional Seeding, Seeding, Fertilizing, Type 1	AC	$ 1,025.00	0.00	$ -		$ -	0.00	$ -	6.63	0%
9.02	Conventional Seeding and Mulching, Wetland Seeding	AC	$ 6,050.00		$ -	0.00	$ -	0.00	$ -	0.02	0%
9.03	Conventional Seeding, Seeding, Fertilizing, Type 4 (Temp Seeding)	AC	$ 215.00	0.00	$ -		$ -	0.00	$ -	8.10	0%
9.04	Hydraulic Mulching (BFM)	AC	$ 2,650.00	0.00	$ -		$ -	0.00	$ -	6.63	0%
9.05	Filter Socks, 12"	LF	$ 5.00	0.00	$ -		$ -	0.00	$ -	41.00	0%
9.06	Filter Socks, Removal	LF	$ 1.00	0.00	$ -		$ -	0.00	$ -	41.00	0%
9.07	Check Dam, Rock (Temporary)	EA	$ 1,000.00	0.00	$ -		$ -	0.00	$ -	7.00	0%
9.08	Rip Rap, Class E	TON	$ 71.00	65.00	$ 4,615.00	150.00	$ 10,650.00	215.00	$ 15,265.00	0.00	100%
9.09	Turf Reinforcing Mats, Type 2	SQ	$ 40.00	0.00	$ -		$ -	0.00	$ -	6.00	0%
9.10	Silt Fence	LF	$ 1.70	3,144.00	$ 5,344.80		$ -	3144.00	$ 5,344.80	3205.00	50%
9.11	Silt Fence, Removal of Device	LF	$ 0.05	0.00	$ -		$ -	0.00	$ -	6349.00	0%
9.12	Stabilized Construction Entrance	SY	$ 25.00	120.00	$ 3,000.00		$ -	120.00	$ 3,000.00	0.00	100%
9.13	Erosion Control Mulch, Straw	AC	$ 625.00	0.00	$ -		$ -	0.00	$ -	8.10	0%
9.14	Inlet Protection Device, Surface Applied	EA	$ 135.00	0.00	$ -		$ -	0.00	$ -	4.00	0%
9.15	Inlet Protection Device, Drop-In	EA	$ 165.00	4.00	$ 660.00		$ -	4.00	$ 660.00	10.00	29%
9.16	Inlet Protection Device, Maintenance	EA	$ 25.00	0.00	$ -		$ -	0.00	$ -	18.00	0%
9.17	Temporary Fence, Orange Mesh Safety Fence	LF	$ 20.00		$ -	40.00	$ 800.00	40.00	$ 800.00	40.00	50%
	MISCELLANEOUS										
11.01	Mobilization	LS	$ 60,000.00	0.50	$ 30,000.00		$ -	0.50	$ 30,000.00	0.50	50%
11.02	Concrete Washout	EA	$ 1,000.00	0.00	$ -		$ -	0.00	$ -	2.00	0%
	CHANGE ORDER ITEMS										
12.01	Fire Hydrant Adjustment, (STA 3+28.70)	EA	$ 5,443.35	0.00	$ -	1.00	$ 5,443.35	1.00	$ 5,443.35	0.00	100%
12.02	Fire Hydrant Adjustment, (STA 12+01.20)	EA	$ 2,955.48	0.00	$ -	1.00	$ 2,955.48	1.00	$ 2,955.48	0.00	100%

DIV. 1 COMPLETED = $367,057.80

DIV. 2 COMPLETED = $ 228,047.83

TOTAL DIVISION AND VALUE OF COMPLETED WORK — COMPLETED = $595,105.63 — 50.07%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 15, 2025	$ 95,118.98
2	January 20, 2026	$ 127,799.44
3	February 16, 2026	$ 228,871.50
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Previous Applications for Payment

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PREVIOUS PAY APP TOTAL = $ 451,789.92

Record of Change Orders

No.	Date	Amount
1	March 16, 2026	$ 8,398.83
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CHANGE ORDER TOTAL = $ 8,398.83

Contract Time Remaining

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

Substantial Completion

Contract Working Days:	80.0
Added by Change Order:	
Total Working Days:	80.0
Working Days Used to Date:	43.0
Working Days Remaining:	**37.0**

Full Completion

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #6 in the amount of $88,380.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

Payment application for Veenstra & Kimm, Inc. for design of Elevated Storage Tower #4.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Veenstra & Kimm - Pymt #6

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: Water Tower-Design Services
Contractor: Veenstra & Kimm, Inc.
Address: 6775 Vista Drive, West Des Moines, IA 50266
Finance Budget Code: 617.3617.4210 **Finance Project #** 617.4210
Vendor Project or Invoice #: 115296 **PO #**
Original Contract Date: March 3, 2025 **Vendor #** 479

Date of Council Meeting: March 16, 2026 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: January 18, 2026 Through: February 14, 2026

Contract Summary

Original Contract Amount:	$ 294,600.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 294,600.00	
Total completed and stored to date:	$ 235,680.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 235,680.00	
Less previous applications for payment:		$ 147,300.00	
SUBTOTAL			$ 88,380.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 88,380.00
Balance to finish, including retainage:		$ 58,920.00	
Contract Time Remaining (If applicable)	- Working Days		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Veenstra & Kimm, Inc.

Firm Name

Signature February 25, 2026

Date

City of Ankeny Staff Approval:

Signature 2/26/26

Date

Submit to: Don Clark, PE - 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	April 21, 2025	$ 14,730.00
2	August 18, 2025	$ 14,730.00
3	September 26, 2025	$ 14,730.00
4	November 24, 2025	$ 14,730.00
5	January 23, 2026	$ 88,380.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL $ 147,300.00

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:	-

VEENSTRA & KIMM INC.

A Kleinfelder Company

STATEMENT OF PROFESSIONAL SERVICES

City of Ankeny
220 West 1st Street
Ankeny, IA 50023-1557

February 21, 2026
Invoice No: 115296 - 6

Project Manager Forrest Aldrich

Engineering services for Water Tower - Design Services
Finance Budget Code: 617.3617.4210
Finance Project Number: 617.4210

Professional Services from January 18, 2026 to February 14, 2026

Fee

Total Fee	294,600.00			
Percent Complete	80.00	Total Earned	235,680.00	
		Previous Fee Billing	147,300.00	
		Current Fee Billing	88,380.00	
		Total Fee		**88,380.00**
			Total this Invoice	**$88,380.00**

Billings to Date

	Current	Prior	Total
Fee	88,380.00	147,300.00	235,680.00
Totals	**88,380.00**	**147,300.00**	**235,680.00**

*
*
* EMAIL INVOICES: DClark@Ankenylowa.gov

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to approve the March 16, 2026 Accounts Payable.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. AP Recap
2. AP Check Report

CITY OF ANKENY
ACCOUNTS PAYABLE RECAP
MARCH 16, 2026

Fund		PAYMENTS
100	General Fund	$ 389,170.57
220	Fire Gift Fund	-
233	Hotel/Motel Tax Fund	66,324.26
240	Hawkeye Park Player Fees Fund	-
250	Police Gift Fund	-
260	Road Use Tax Fund	32,128.60
270	Police Seizure Fund	-
280	Tax Increment Financing Fund	-
290	Police and Fire Retirement Fund	-
292	Employee Benefits Fund	-
295	Landfill Postclosure Fund	-
300	Debt Service Fund	-
430	Friends of the Ankeny Library Fund	3,826.36
440	Park Dedication Fund	-
445	Sports Complex Foundation Fund	-
446	Ankeny Garden Club Fund	-
448	Miracle Park Fund	-
449	Dog Park Fund	-
450	Parks and Recreation Scholarship Fund	
484	Civic Trust Fund	-
500	Solid Waste Fund	114,788.96
510	Water Fund	62,151.86
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	741,059.29
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Storm Water Fund	10,764.44
590	Golf Course Fund	38,239.40
600-699	Enterprise Capital Projects Funds	1,176,579.53
710	Revolving Fund	22,534.70
720	Risk Management Fund	38,596.30
730	Health Insurance Fund	589.06
770	Sustainability Revolving Loan Fund	-
780	Economic Development Revolving Loan Fund	-
790	Equipment Reserve Fund	-
800-880,890	Special Assessments Funds	-
882-998	Capital Projects Funds	315,911.09
	Sub Total	$ 3,012,664.42
	Payroll Totals	1,611,017.59
	Service Transfers/ACH Drafts	(239,663.53)
	Agenda Payments Approved Separately	(1,478,705.66)
	Grand Total	$ 2,905,312.82

Honorable Mayor & City Council:

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

Mike Schrock — 03/12/2026

City Manager — Date

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008998		4IMPRINT INC							
	I-30844277	Summer '26 cups-KL	R	3/16/2026	3,826.36		255090		3,826.36
					*** VENDOR TOTALS ***		1 CHECKS		3,826.36
008578		ACCESS TECHNOLOGIES INC							
	I-INV1944303	2/28/2026 STATEMENT	R	3/16/2026	2,055.95		255091		2,055.95
					*** VENDOR TOTALS ***		1 CHECKS		2,055.95
000164		G & S HARDWARE INC							
	I-211560/2	CRTRDG -PKS	R	3/16/2026	28.99		255092		
	I-211572/2	VALVE-PKS	R	3/16/2026	31.99		255092		60.98
					*** VENDOR TOTALS ***		1 CHECKS		60.98
005541		ACUSHNET COMPANY							
	I-922306881	MERCH FOR RESALE - OC	R	3/16/2026	998.62		255093		
	I-922306882	MERCH FOR RESALE OC	R	3/16/2026	1,425.90		255093		
	I-922306883	MERCH FOR RESALE - OC	R	3/16/2026	51.45		255093		
	I-922328379	MERCH FOR RESALE - OC	R	3/16/2026	1,817.22		255093		
	I-922338223	MERCH FOR RESALE - OC	R	3/16/2026	211.20		255093		
	I-922338224	MERCH FOR RESALE - OC	R	3/16/2026	893.76		255093		
	I-922352470	MERCH FOR RESALE - OC	R	3/16/2026	142.10		255093		
	I-922352471	MERCH FOR RESALE -OC	R	3/16/2026	463.05		255093		
	I-922353064	MERCH FOR RESALE - OC	R	3/16/2026	407.53		255093		
	I-922358942	MERCH FOR RESALE - OC	R	3/16/2026	4,596.24		255093		
	I-922410869	MERCH FOR RESALE-OC	R	3/16/2026	810.58		255093		11,817.65
					*** VENDOR TOTALS ***		1 CHECKS		11,817.65
004296		ADVANCE AUTO PARTS							
	I-5256606444447	STOCK LAMPS - CG	R	3/16/2026	19.01		255094		19.01
					*** VENDOR TOTALS ***		1 CHECKS		19.01
012303		AECOM TECHNICAL SERVICES, INC							
	I-2001119041 #11	PAY 11-135/NE36TH INTCHG IMP	E	3/18/2026	10,859.29		013906		10,859.29
					*** VENDOR TOTALS ***		1 CHECKS		10,859.29
000026		AHLERS & COONEY PC							
	I-908799	SVCS 2/15/26 NE ANK URP-ED	E	3/18/2026	489.00		013833		
	I-908800	SVCS 2/14/26 A&R 1991 URP-ED	E	3/18/2026	190.50		013833		
	I-908801	SVCS 2/14/26 ANKENY URP-ED	E	3/18/2026	190.50		013833		
	I-908802	SVCS 2/14/26 CORP WOODS URA-ED	E	3/18/2026	354.00		013833		
	I-908973	GENERAL FILE- PW	E	3/18/2026	66.00		013833		
	I-908974	2026 PCC RECON-CHAMBERS	E	3/18/2026	2,000.00		013833		
	I-908975	W 1ST ST WDNG PH 2	E	3/18/2026	2,000.00		013833		5,290.00
					*** VENDOR TOTALS ***		1 CHECKS		5,290.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000226		AIRGAS NORTH CENTRAL INC							
	I-5521990988	CYLINDER RENTALS - CG	R	3/16/2026	80.91		255095		
	I-9169449032	RENTALS - FD	R	3/16/2026	109.86		255095		190.77
					*** VENDOR TOTALS ***		1 CHECKS		190.77
011840		ALL AMERICAN FIRE EQUIPMENT IN							
	I-404952	STANDPIPE KIT-FD	R	3/16/2026	1,710.20		255096		1,710.20
					*** VENDOR TOTALS ***		1 CHECKS		1,710.20
009981		ALL CITY MANAGEMENT SERVICES,							
	I-PS-INV104184	SCH CROSS GUARDS FEB26-PD	E	3/18/2026	5,909.40		013892		5,909.40
					*** VENDOR TOTALS ***		1 CHECKS		5,909.40
009262		AMAZON CAPITAL SERVICES INC							
	C-14JF-C94C-QDD9	MISC MULTI MEDIA-KL	E	3/18/2026	0.10CR		013886		
	C-16VT-LRQF-9DGC	MISC BOOK RETURN-KL	E	3/18/2026	38.56CR		013886		
	I-1147-FM1Q-LFL6	PAINTING KITS PROGS-KL	E	3/18/2026	177.92		013886		
	I-11DL-NDK6-G7HG	MISC MULTI MEDIA-KL	E	3/18/2026	10.00		013886		
	I-137X-7YFR-4LKN	IPAD CASE (2) - IT	E	3/18/2026	63.96		013886		
	I-13VH-7J7G-3VGP	WEBER GRILL PARTS - FD	E	3/18/2026	59.00		013886		
	I-14NJ-RKDM-4HVP	FIRST AID SUPPLIES - PW	E	3/18/2026	22.97		013886		
	I-16QJ-T3KY-D6LJ	MISC BOOKS-KL	E	3/18/2026	236.22		013886		
	I-16YV-JP3W-WNRM	CONDUCTOR SHIELDED WIRE-CG	E	3/18/2026	16.88		013886		
	I-17DK-FFXW-QYJP	PAINTING KIT PROG-KL	E	3/18/2026	327.76		013886		
	I-196L-MG6P-9JNF	DISNEY MAGNETS - BEATS&EATS	E	3/18/2026	44.68		013886		
	I-19CN-7LDM-G9KN	MISC MULTI MEDIA-KL	E	3/18/2026	52.17		013886		
	I-19WN-YYPR-9JMC	LEGO - P&R	E	3/18/2026	38.85		013886		
	I-1C3G-9MNT-94XV	CHRGING CABLE/MISC - FD	E	3/18/2026	199.04		013886		
	I-1CKG-DRD3-FFJJ	GLUE, CUTTERS PROG SUP-KL	E	3/18/2026	64.78		013886		
	I-1FKL-FFJY-D9TT	LAPTOP LOCKING CABLE-KL	E	3/18/2026	34.58		013886		
	I-1FKL-FFJY-FFGJ	MISC BOOKS-KL	E	3/18/2026	64.68		013886		
	I-1FNW-MPYC-T69C	MISC MULTI MEDIA-KL	E	3/18/2026	29.99		013886		
	I-1FRD-C7M4-7XJQ	MISC MULTI MEDIA-KL	E	3/18/2026	78.87		013886		
	I-1FTT-FDF9-6CV9	UNIT #937 CABLE WIRE	E	3/18/2026	31.57		013886		
	I-1FXD-HJNL-JJFF	MISC MULTI MEDIA-KL	E	3/18/2026	101.10		013886		
	I-1GF7-YCQX-4NKG	MISC BOOKS-KL	E	3/18/2026	24.59		013886		
	I-1GR4-VJNM-764Q	MISC SUPPIES-PD	E	3/18/2026	125.64		013886		
	I-1GRJ-VCM4-GQW6	BOARD/MKRS/MGNTS/MISC-P&R	E	3/18/2026	985.99		013886		
	I-1H9N-HTFL-RDX1	FABRIC PROG SUPPLY-KL	E	3/18/2026	50.78		013886		
	I-1JCG-6HGP-99WY	MISC BOOKS-KL	E	3/18/2026	204.19		013886		
	I-1JQJ-W7TY-36G6	MISC BOOKS-KL	E	3/18/2026	35.99		013886		
	I-1K47-91TN-DQ7W	MISC BOOKS-KL	E	3/18/2026	16.50		013886		
	I-1KMV-K4RP-VGGD	MISC MULTI MEDIA-KL	E	3/18/2026	157.90		013886		
	I-1KP6-Q9V4-DPHJ	FLOOR SQUEEGEE-KL	E	3/18/2026	25.19		013886		
	I-1KP6-Q9V4-LRT3	PLASTIC SIGN - OC	E	3/18/2026	21.56		013886		
	I-1LDH-CXJH-6JVD	MISC MULTI MEDIA-KL	E	3/18/2026	22.96		013886		
	I-1LHF-MHMR-Q9CL	MISC MULTI MEDIA-KL	E	3/18/2026	46.97		013886		
	I-1LPM-HTYF-JFL9	REPLCMNT FILTER MAT -PKS	E	3/18/2026	94.99		013886		

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-1LV3-37FM-CMMX	TUMBLERS/HAMPER MISC-FD	E	3/18/2026	233.64		013886		
	I-1M67-PTYK-49H7	MISC MULTI MEDIA-K	E	3/18/2026	14.18		013886		
	I-1N3P-VH19-CJJH	MISC MULTI MEDIA-KL	E	3/18/2026	15.00		013886		
	I-1NWN-3HY9-CCYM	RIGHT ARROW /SIDE TABLE - OC	E	3/18/2026	51.47		013886		
	I-1PHF-JKFF-76YF	PORTABLE CHARGER EVID-PD	E	3/18/2026	59.94		013886		
	I-1R1J-3G3K-HYMR	LIGHT SWITCH -PKS	E	3/18/2026	231.98		013886		
	I-1RVX-MPTL-QXNX	POSTAL SCALE-PD	E	3/18/2026	19.75		013886		
	I-1TJQ-G9PH-CDK1	MISC MULTI MEDIA-KL	E	3/18/2026	14.68		013886		
	I-1TQK-9FPX-39H4	BALLOONS ARCH KIT PROG-KL	E	3/18/2026	18.64		013886		
	I-1TQK-9FPX-QKPW	TEES -ACC	E	3/18/2026	8.54		013886		
	I-1TW6-XYWW-44KK	RECHARGEABLE FLASHLIFHTS-SW	E	3/18/2026	319.41		013886		
	I-1VL6-17RM-DN74	MISC SUPPLIES-PD	E	3/18/2026	65.23		013886		
	I-1VP7-QJDW-3FJX	PVC/TAPE/MISC - FD	E	3/18/2026	52.93		013886		
	I-1W4L-YMNW-JNY9	AUDIO ADAPTERS-IT	E	3/18/2026	77.50		013886		
	I-1W9M-HD6Q-4C6G	STORAGE TOOL BOX HUGGINS-PD	E	3/18/2026	18.69		013886		
	I-1X1M-V1R9-PVYW	ANIMAL PARTY FAVORS PROG-KL	E	3/18/2026	153.89		013886		
	I-1XJT-WHDT-WTNX	DVD CASES CIRCULATION-KL	E	3/18/2026	86.16		013886		
	I-1XNJ-CVXC-VFT9	MISC MULTI MEDIA-KL	E	3/18/2026	202.63		013886		
	I-1XNJ-Y33R-XHRP	MISC BOOKS-KL	E	3/18/2026	12.00		013886		
	I-1YRV-C6PL-F1XM	NYLON LABELS,USB HUB-IT	E	3/18/2026	93.28		013886		5,179.15
					*** VENDOR TOTALS ***		1 CHECKS		5,179.15
007835		AMERICAN RED CROSS-TRAINING SV							
	I-23126641	ADULT/PED FIRST AID/CPR-P&R	R	3/16/2026	672.00		255097		672.00
					*** VENDOR TOTALS ***		1 CHECKS		672.00
002676		ANIMAL RESCUE LEAGUE							
	I-INV0312	JAN 2026 ANIMAL SERVICES-PD	E	3/18/2026	830.00		013859		830.00
					*** VENDOR TOTALS ***		1 CHECKS		830.00
008687		ANKENY AMERICAN LEGION POST 42							
	I-206-WMR-26	FLAGS- FD	R	3/16/2026	435.96		255098		435.96
					*** VENDOR TOTALS ***		1 CHECKS		435.96
000043		ANKENY COMMUNITY SCHOOLS							
	I-02/24/2026WNDSCRN	28E AGRMT-TENNIS CT WNDSCRNS	E	3/18/2026	1,728.64		013834		
	I-FY26 #9 MARCH GYM	MARCH 2026 GYM USE PMT	E	3/18/2026	6,300.00		013834		8,028.64
					*** VENDOR TOTALS ***		1 CHECKS		8,028.64
011996		ANKENY HARDWARE STORE LLC							
	I-1189032	RED PAINT - PRSC	E	3/18/2026	28.47		013899		
	I-1206879	CORD - FD	E	3/18/2026	8.99		013899		
	I-1208959	PP INTERIOR -PKS	E	3/18/2026	8.49		013899		
	I-1212433	SCREW EYES - PRSC	E	3/18/2026	3.29		013899		
	I-1212558	PVC/SOLV/CPLNG-PRSC	E	3/18/2026	21.08		013899		
	I-1213758	UNIT #861 HILLMAN	E	3/18/2026	8.88		013899		
	I-1213851	HAND SOAP CH	E	3/18/2026	10.98		013899		
	I-1213907	DISINFECT/BOTTLE/MOP-PW	E	3/18/2026	37.46		013899		

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	I-1213971	FLAPPER/VALVE KIT - OEC	E	3/18/2026	69.96		013899		
	I-1214297	WALL/MENDING PLATES -ACC	E	3/18/2026	8.18		013899		
	I-1214341	TANK BALL - PW	E	3/18/2026	16.98		013899		
	I-1214535	BLEACH/GASKET/CAPS/CLNR-PW	E	3/18/2026	56.73		013899		279.49
					*** VENDOR TOTALS ***		1 CHECKS		279.49
003319		MIDWEST SOLID WASTE							
	I-2209426	03/2026 WASTE SERVICES	E	3/18/2026	1,625.00		013862		1,625.00
					*** VENDOR TOTALS ***		1 CHECKS		1,625.00
004201		TSJM TOWING SERVICE LLC							
	I-26-72801	TOWING 2/23/26 1999 FORD-PD	R	3/16/2026	99.00		255099		
	I-26-72887	UNIT #46 TOWING	R	3/16/2026	99.85		255099		
	I-26-72964	UNIT #93 TOWING	R	3/16/2026	99.85		255099		
	I-26-72976	TOWING 3/5/26 HYUNDAI-PD	R	3/16/2026	65.00		255099		363.70
					*** VENDOR TOTALS ***		1 CHECKS		363.70
012629		APPLE, INC.							
	I-MC54221529	APPLE IPAD	R	3/16/2026	2,753.00		255100		
	I-MC54230352	IPAD WIFI 128GB-IT	R	3/16/2026	329.00		255100		3,082.00
					*** VENDOR TOTALS ***		1 CHECKS		3,082.00
000057		ARNOLD MOTOR SUPPLY LLP							
	I-15NV232664	AIR/OIL FILTERS -FD	E	3/18/2026	40.84		013835		
	I-15NV233023	UNIT #731 PARTS	E	3/18/2026	73.44		013835		
	I-15NV233505	STOCK OIL/AIR FILTERS -CG	E	3/18/2026	43.57		013835		
	I-15NV233943	OIL FILTERS STOCK - CG	E	3/18/2026	58.20		013835		
	I-15NV234297	STOCK OIL FILTERS - CG	E	3/18/2026	65.08		013835		
	I-15NV234416	UNIT #86 AIR FILTERS PANEL	E	3/18/2026	12.07		013835		
	I-15NV234435	UNIT #86 AIR FILTER	E	3/18/2026	20.42		013835		
	I-15NV234517	OIL AIR FILTERS - CG	E	3/18/2026	67.32		013835		380.94
					*** VENDOR TOTALS ***		1 CHECKS		380.94
012092		ASCENDANCE TRUCKS LLC							
	I-XA301049455:03	#226 PARTS	E	3/18/2026	2,388.16		013903		
	I-XA301052587:01	UNIT #273 SENDOR	E	3/18/2026	158.64		013903		
	I-XA301052662:01	UNIT #286 BRACKET ASSEMBLY	E	3/18/2026	289.68		013903		2,836.48
					*** VENDOR TOTALS ***		1 CHECKS		2,836.48
002549		ATLANTIC BOTTLING COMPANY							
	I-1000020567	BEVERAGES FOR RESALE-OC	E	3/18/2026	355.17		013858		355.17
					*** VENDOR TOTALS ***		1 CHECKS		355.17

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005865		TASER INTERNATIONAL INC							
	I-INUS426668	AXON FLEET 3 CAR SYS-PD	R	3/16/2026	55,200.02		255101		
	I-INUS427244	TASER 10-PD	R	3/16/2026	35,511.11		255101		90,711.13
					*** VENDOR TOTALS ***		1 CHECKS		90,711.13
010118		BEACON ATHLETICS LLC							
	I-0627690-IN	PADDING KIT-PRSC	E	3/18/2026	1,248.16		013893		1,248.16
					*** VENDOR TOTALS ***		1 CHECKS		1,248.16
002881		LENNIS BERKLAND							
	I-03/2026 BOOTS	BOOT REIM THEISEN'S-OCM	R	3/16/2026	140.00		255102		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
005950		BLACKSTONE AUDIO INC							
	I-2226575	MISC MULTI MEDIA & SHLF RDY-KL	R	3/16/2026	41.49		255103		
	I-2226889-1	Audiobook firm order-KL	R	3/16/2026	1,105.29		255103		
	I-2226889-2	Audiobook COMPUTER-KL	R	3/16/2026	184.45		255103		1,331.23
					*** VENDOR TOTALS ***		1 CHECKS		1,331.23
012648		BLUE PEARL MANAGEMENT LLC							
	I-171779	CLINDAM MED K9 CALI-PD	R	3/16/2026	56.62		255104		
	I-173040	NEOSPORA IFA K9 CALI-PD	R	3/16/2026	48.80		255104		105.42
					*** VENDOR TOTALS ***		1 CHECKS		105.42
007515		EFFLUENT INC							
	I-I13357	02/2026 RENTALS -PKS	E	3/18/2026	135.00		013880		135.00
					*** VENDOR TOTALS ***		1 CHECKS		135.00
009283		BOLTON & MENK, INC							
	I-0386094 #2	PAY 2-NW18TH RECON-STATE/ASH	R	3/16/2026	73,050.50		255105		73,050.50
					*** VENDOR TOTALS ***		1 CHECKS		73,050.50
008100		BOMGAARS SUPPLY INC							
	I-65490000	GREASE - OCM	R	3/16/2026	219.60		255106		219.60
					*** VENDOR TOTALS ***		1 CHECKS		219.60
005174		BOUND TREE MEDICAL LLC							
	C-86075876CR	CR: DUPLICATE PMT INV 86075876	R	3/16/2026	705.88CR		255107		
	I-86101537	EMS SUPPLIES -FD	R	3/16/2026	10.08		255107		
	I-86103365	EMS SUPPLIES -FD	R	3/16/2026	951.40		255107		
	I-86105022	EMS SUPPLIES - FD	R	3/16/2026	1,058.98		255107		
	I-86109939	CPR POCKET MASKS-PD	R	3/16/2026	135.80		255107		
	I-86116794	EMS SUPPLIES - FD	R	3/16/2026	902.19		255107		
	I-86116795	EMS SUPPLIES - FD	R	3/16/2026	56.01		255107		2,408.58
					*** VENDOR TOTALS ***		1 CHECKS		2,408.58

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011616		TANYA BOYLE							
	I-01/26-03/26 CLASS	01/26-03/26 CLASSES - ACC	E	3/18/2026	919.38		013920		919.38
					*** VENDOR TOTALS ***		1 CHECKS		919.38
012520		BRAVO GREATER DES MOINES INC							
	I-02/27/2026	FY26 HOTEL MOTEL TAX JAN 2026	R	3/16/2026	33,162.13		255108		33,162.13
					*** VENDOR TOTALS ***		1 CHECKS		33,162.13
000127		BRICK GENTRY PC							
	I-473963	2/25/26 STM224.008 BAKER GR-ED	E	3/18/2026	200.00		013836		
	I-473966	2/25/2025 STATEMENT 224.031	E	3/18/2026	100.00		013836		
	I-473967	2/25/2026 STATEMENT 224.003-PD	E	3/18/2026	260.00		013836		560.00
					*** VENDOR TOTALS ***		1 CHECKS		560.00
010643		PATRICIA BROWN							
	I-01/26-03/26YOGA	01/26-03/26 YOGA	E	3/18/2026	581.75		013918		581.75
					*** VENDOR TOTALS ***		1 CHECKS		581.75
008738		BULB GUY LIGHTING							
	I-25041	14T8/LED BULBS-SWR	E	3/18/2026	262.50		013884		
	I-25053	BULBS -PD	E	3/18/2026	353.35		013884		615.85
					*** VENDOR TOTALS ***		1 CHECKS		615.85
002167		BUSINESS PUBLICATIONS CORP							
	I-2026CI-2947	REAL ESTATE MAG AD-ED	R	3/16/2026	7,600.00		255109		7,600.00
					*** VENDOR TOTALS ***		1 CHECKS		7,600.00
012531		HRG PROJECT LLC							
	I-018710	PLANT- B. HUGGINS-HR	E	3/18/2026	85.00		013908		85.00
					*** VENDOR TOTALS ***		1 CHECKS		85.00
004543		GREATER DES MOINES CONVENTION							
	I-25002	HOTEL/MOTEL TAX 2/26 JAN COL	E	3/18/2026	33,162.13		013865		33,162.13
					*** VENDOR TOTALS ***		1 CHECKS		33,162.13
012046		CB&I STORAGE TANK SOLUTIONS LL							
	I-252422-12 #12	PAY 12-IRV ELEVATED STRG TNK	E	3/18/2026	991,546.75		013902		991,546.75
					*** VENDOR TOTALS ***		1 CHECKS		991,546.75
005278		CDW GOVERNMENT							
	I-AI23T1S	ADOBE ENTERPRISE RENWL-IT	E	3/18/2026	8,264.00		013871		
	I-AL1KF3B	RECEIPT PRINTERS-IT	E	3/18/2026	1,512.84		013871		9,776.84
					*** VENDOR TOTALS ***		1 CHECKS		9,776.84

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000211		GALE							
	I-999102443781	MISC BOOKS-KL	E	3/18/2026	94.50		013837		94.50
					*** VENDOR TOTALS ***		1 CHECKS		94.50
012679		BUSKER ENTERTAINMENT LLC							
	I-145	MR MOUSE PROGRAM-KL	R	3/16/2026	500.00		255110		500.00
					*** VENDOR TOTALS ***		1 CHECKS		500.00
003746		CHASE SIGNS & GRAPHICS INC							
	I-29992	LOGO/INSTALL - FD	R	3/16/2026	447.80		255111		
	I-30291	LOGOS - FD	R	3/16/2026	108.68		255111		556.48
					*** VENDOR TOTALS ***		1 CHECKS		556.48
011576		CINTAS CORPORATION							
	C-9343958513	CR: UNIFORMS PW	R	3/16/2026	44.53CR		255112		
	I-4251652832	MATS & UNIFORMS-WTR	R	3/16/2026	184.84		255112		
	I-4259864915	MATS/UNIFORMS - PW	R	3/16/2026	469.63		255112		
	I-4260481991	MATS & UNIFORMS-SWR	R	3/16/2026	173.24		255112		
	I-4260611801	MATS/UNIFORMS - OCM	R	3/16/2026	46.55		255112		
	I-4260616092	MATS & UNIFORMS-WTR	R	3/16/2026	201.25		255112		
	I-4260616194	MATS/UNIFORMS - PW/TRFC/STS	R	3/16/2026	469.63		255112		
	I-4260616333	MAT/UNIFORM RENTALS - PKS	R	3/16/2026	129.57		255112		
	I-4260791130	MOPS-KL	R	3/16/2026	209.86		255112		
	I-4261182145	MATS & UNIFORMS-SWR	R	3/16/2026	173.24		255112		
	I-4261341412	BANQUET SUPPLY RENTALS-OC	R	3/16/2026	127.94		255112		
	I-4261348354	UNIFORM RENTALS - OCM	R	3/16/2026	49.28		255112		
	I-4261353528	MAT/UNIFORMS - PKS	R	3/16/2026	115.80		255112		
	I-4262155294	MAT RENTALS - LAKESIDE	R	3/16/2026	28.19		255112		
	I-4262155374	MAT/UNIFORM RENTALS PKS	R	3/16/2026	115.80		255112		2,450.29
					*** VENDOR TOTALS ***		1 CHECKS		2,450.29
008258		CIT CHARTERS INC							
	I-22143 FINAL PMT	4/1 DAY TRIP TRANSPORTATION	E	3/18/2026	1,923.84		013882		1,923.84
					*** VENDOR TOTALS ***		1 CHECKS		1,923.84
002726		CITY OF DES MOINES TREASURY							
	I-144079	FY26 #10 WRA MONTHLY ALLOC	R	3/16/2026	736,557.70		255113		736,557.70
					*** VENDOR TOTALS ***		1 CHECKS		736,557.70
002407		CIVIL DESIGN ADVANTAGE LLC							
	I-51853 #1	PAY 1-WSTLWN PL UTLTY IMP	E	3/18/2026	117,234.38		013857		
	I-51854 #15	PAY 15 OTR CRK TRNK SWR EXTP4	E	3/18/2026	8,552.00		013857		
	I-51855 #11	PAY 11-SE CRKVIEW DR EXT RISE	E	3/18/2026	16,998.75		013857		142,785.13
					*** VENDOR TOTALS ***		1 CHECKS		142,785.13

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001732		ROGER CLEVELAND GOLF CO INC							
	I-7852239 SZ	SPECIAL ORDER MERCH OC	R	3/16/2026	600.00		255114		600.00
					*** VENDOR TOTALS ***		1 CHECKS		600.00
012550		CLOUDPOINT GEOSPATIAL, INC							
	I-INV-06709	ARCGIS GIS ENV AUDIT-IT	E	3/18/2026	3,825.00		013909		3,825.00
					*** VENDOR TOTALS ***		1 CHECKS		3,825.00
006475		CLUB CAR INC							
	I-486668	01/2026 CNCT CNTRL/TRKNG-OC	E	3/18/2026	2,135.00		013877		
	I-490917	02/2026 CNCT CNTRL/TRKNG-OC	E	3/18/2026	2,135.00		013877		4,270.00
					*** VENDOR TOTALS ***		1 CHECKS		4,270.00
007573		CMC CUSTOM GIFTS INC							
	I-CMC142403	STOCK MERCH FOR RESALE -OC	R	3/16/2026	710.53		255115		710.53
					*** VENDOR TOTALS ***		1 CHECKS		710.53
009223		COMMERCIAL LIGHTING SERVICES I							
	I-35726	LIGHT REPAIRS - FS1	R	3/16/2026	862.45		255116		862.45
					*** VENDOR TOTALS ***		1 CHECKS		862.45
009121		CONTRACTOR SOLUTIONS							
	I-1-574295	SQUEEGEE FOR SHOP-SWR	R	3/16/2026	59.94		255117		59.94
					*** VENDOR TOTALS ***		1 CHECKS		59.94
009277		CONVERGE ONE INC							
	I-INV1114992	CRADLEPNT RENWL PD POLE1/2- IT	E	3/18/2026	297.43		013887		297.43
					*** VENDOR TOTALS ***		1 CHECKS		297.43
005942		CONWAY SHIELD INC							
	I-0540052	HELMET SHIELDS - FD	R	3/16/2026	568.24		255118		
	I-0542275	HELMET SHIELDS- FD	R	3/16/2026	870.64		255118		
	I-EC003424	HELMET SHIELDS - FD	R	3/16/2026	472.54		255118		1,911.42
					*** VENDOR TOTALS ***		1 CHECKS		1,911.42
000595		CORE & MAIN LP							
	I-Y535838	FY26 BLANKET PO (2)-WTR	R	3/16/2026	2,500.00		255119		2,500.00
					*** VENDOR TOTALS ***		1 CHECKS		2,500.00
010085		CONRAD CRUTHIRDS							
	I-03/2026 PARAMEDIC	IDPH PARAMEDIC RENWL TEST-FD	E	3/18/2026	77.75		013916		77.75
					*** VENDOR TOTALS ***		1 CHECKS		77.75

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001003		ED DANIELS							
	I-126730	FILTERS - FD	E	3/18/2026	69.94		013850		
	I-126731	FILTERS - OC	E	3/18/2026	386.59		013850		
	I-126732	FILTERS - PD	E	3/18/2026	423.28		013850		879.81
					*** VENDOR TOTALS ***		1 CHECKS		879.81
012651		GAGE DECKER							
	I-03/2026 FITNESS	FEB 2026 FITNESS REIM-IT	E	3/18/2026	12.69		013926		12.69
					*** VENDOR TOTALS ***		1 CHECKS		12.69
003099		DELL MARKETING L P							
	I-10864881927	MARCH DELL PC ORDER-IT	E	3/18/2026	24,145.25		013860		24,145.25
					*** VENDOR TOTALS ***		1 CHECKS		24,145.25
000605		DEMCO INC							
	I-7771809	CD ALBUM PAGES-KL	E	3/18/2026	104.28		013847		104.28
					*** VENDOR TOTALS ***		1 CHECKS		104.28
000758		DES MOINES IRON & SUPPLY CO							
	I-1904701224	PLOW REPAIR PARTS	R	3/16/2026	26.58		255120		26.58
					*** VENDOR TOTALS ***		1 CHECKS		26.58
000606		DES MOINES STEEL FENCE CO INC							
	I-66516	BAGS -PKS	R	3/16/2026	39.29		255121		39.29
					*** VENDOR TOTALS ***		1 CHECKS		39.29
000161		DEWEY FORD INC							
	C-CM647879	CR: UNIT #401 SEAL	R	3/16/2026	61.62CR		255122		
	I-650721	UNIT #114 SENSOR/WIRE ASY	R	3/16/2026	164.26		255122		
	I-650793	UNIT #262 CAP	R	3/16/2026	22.92		255122		125.56
					*** VENDOR TOTALS ***		1 CHECKS		125.56
007438		E & B FIRE AND SAFETY INC							
	I-83240	FIRE GEAR-FD	R	3/16/2026	29,050.00		255123		29,050.00
					*** VENDOR TOTALS ***		1 CHECKS		29,050.00
010726		PAUL A DRAKE							
	I-5489	RPLC NAMES ON BLK PLATES-CH	E	3/18/2026	25.00		013895		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
004995		ECHO GROUP INC							
	I-S011640465.001	TWIST/ANGLE PAS -FD	E	3/18/2026	91.78		013869		91.78
					*** VENDOR TOTALS ***		1 CHECKS		91.78

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006319		EDWARD DON AND COMPANY							
	I-34821557	DISPOSABLES FOR RESALE-OC	R	3/16/2026	1,809.69		255124		1,809.69
					*** VENDOR TOTALS ***		1 CHECKS		1,809.69
008988		ELITE GLASS & METAL LLC							
	I-SN-28027	DOOR REPAIRS - ACC	R	3/16/2026	860.00		255125		860.00
					*** VENDOR TOTALS ***		1 CHECKS		860.00
011950		EMMONS & OLIVIER RESOURCES, IN							
	I-01364-0009-3	NATIVE VEGETATION-STRMWTR	R	3/16/2026	3,800.00		255126		3,800.00
					*** VENDOR TOTALS ***		1 CHECKS		3,800.00
005478		EXCEL MECHANICAL COMPANY INC							
	I-190083	HUMIDIFIER REPAIR-PD	E	3/18/2026	1,515.04		013872		1,515.04
					*** VENDOR TOTALS ***		1 CHECKS		1,515.04
000049		FACTORY MOTOR PARTS COMPANY							
	C-40-Z40979	CR: UNIT #119 CORE	R	3/16/2026	36.00CR		255127		
	I-40-2316634	UNIT #119 BATTERY/CORE	R	3/16/2026	323.50		255127		
	I-40-2317345	ISN AULMS -CG	R	3/16/2026	995.00		255127		
	I-40-2318493	UNIT #117 PARTS	R	3/16/2026	94.64		255127		
	I-40-2318964	UNIT #97 ROTOR/PADS	R	3/16/2026	340.24		255127		1,717.38
					*** VENDOR TOTALS ***		1 CHECKS		1,717.38
002285		FASTENAL COMPANY							
	I-IADES465008	FASTENERS - TRAFFIC	E	3/18/2026	175.50		013855		
	I-IADES466273	FASTENERS - TRFC	E	3/18/2026	495.00		013855		670.50
					*** VENDOR TOTALS ***		1 CHECKS		670.50
000197		FEDERAL EXPRESS CORPORATION							
	I-9-046-74951-2	LATE CHARGES-MU	R	3/16/2026	1.07		255128		
	I-9-712-52761	LATE FEE 9-115-27952-MU	R	3/16/2026	21.86		255128		22.93
					*** VENDOR TOTALS ***		1 CHECKS		22.93
006858		FERGUSON ENTERPRISES INC #1657							
	I-WW081871	DECHLOR TABLETS-WTR	R	3/16/2026	739.80		255129		739.80
					*** VENDOR TOTALS ***		1 CHECKS		739.80
008513		FREELAND CORPORATION							
	I-361538	PAPER - P&R	E	3/18/2026	271.72		013883		271.72
					*** VENDOR TOTALS ***		1 CHECKS		271.72
010286		AT&T MOBILITY II LLC							
	I-02272026 FD	01/20/26-02/19/26 STATEMENT FD	R	3/16/2026	983.39		255130		983.39

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010286		AT&T MOBILITY II LLC							
	I-02272026 PD	01/20/26-02/19/26 STATEMENT PD	R	3/16/2026	2,105.06		255131		2,105.06
					*** VENDOR TOTALS ***		2 CHECKS		3,088.45
012271		DEBRA ANN FLYNN							
	I-02/2026 PAINTING	02/2026 FEBRUARY PUNCH/PNT	R	3/16/2026	440.00		255132		440.00
					*** VENDOR TOTALS ***		1 CHECKS		440.00
011998		GALLS PARENT HOLDINGS, LLC							
	I-033987184	LISTER JOB SHIRT-PD	E	3/18/2026	93.97		013900		
	I-034022798	UNIFORMS - FD	E	3/18/2026	21.02		013900		
	I-034022813	UNIFORMS - FD	E	3/18/2026	10.96		013900		
	I-034022815	UNIFORMS - FD	E	3/18/2026	10.96		013900		
	I-034036717	UNIFORMS - FD	E	3/18/2026	128.16		013900		
	I-034050420	UNIFORMS - FD	E	3/18/2026	191.87		013900		
	I-034063878	UNIFORMS - FD	E	3/18/2026	76.27		013900		
	I-034088232	UNIFORMS - FD	E	3/18/2026	192.14		013900		
	I-034088233	UNIFORMS -FD	E	3/18/2026	192.14		013900		
	I-034088299	RUCKER UNIFORM AND EQUIP-PD	E	3/18/2026	23.85		013900		
	I-034116377	TWEDT UNIFORM-PD	E	3/18/2026	28.28		013900		
	I-034200339	#52 BALLIS VEST CUNNHM-PD	E	3/18/2026	22.22		013900		991.84
					*** VENDOR TOTALS ***		1 CHECKS		991.84
011353		GAMES ON TAP LLC							
	I-03/18/26 PLAY D&D	LEARN TO PLAY D&D PROG-KL	R	3/16/2026	150.00		255133		150.00
					*** VENDOR TOTALS ***		1 CHECKS		150.00
012038		GANNETT MEDIA CORP							
	I-0007587607	02/2026 LEGAL PUBLICATION-CLK	R	3/16/2026	2,908.72		255134		2,908.72
					*** VENDOR TOTALS ***		1 CHECKS		2,908.72
009366		GEMPLER'S INC							
	I-INV0004630909	SAFETY SUPPLIES -OCM	E	3/18/2026	98.88		013888		
	I-INV0004631043	EARPLUGS - OCM	E	3/18/2026	54.99		013888		153.87
					*** VENDOR TOTALS ***		1 CHECKS		153.87
009681		GENERAL TRAFFIC CONTROLS, INC							
	I-27253	SERVICEBENCH REPAIR/RTRN-TRFC	E	3/18/2026	338.00		013891		338.00
					*** VENDOR TOTALS ***		1 CHECKS		338.00
004643		DEBRA L GERVAIS							
	I-3/2026 FITNESS	FEB 2026 FITNESS REIM-CD	E	3/18/2026	18.00		013866		18.00
					*** VENDOR TOTALS ***		1 CHECKS		18.00

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000227		GRAINGER							
	C-9771544666	CR: BRACKETS - PKS	E	3/18/2026	30.55CR		013838		
	C-9830478914	CR: CARPET TILES -CH	E	3/18/2026	848.58CR		013838		
	I-9768684814	BRACKETS - PKS	E	3/18/2026	61.10		013838		
	I-9791572028	EAR MUFFS OVER HEAD-SWR	E	3/18/2026	41.72		013838		
	I-981124331	CARPET FILM - CH	E	3/18/2026	205.00		013838		
	I-9812568047	WEBSLING UNIVERSAL/FLAT-WTR	E	3/18/2026	329.68		013838		
	I-9814566940	BASKET, RUBBER FOAM-SWR	E	3/18/2026	15.48		013838		
	I-9821601235	CARPET TILES - CH	E	3/18/2026	848.58		013838		
	I-9823624144	INSLTION CONNECTR-WTR	E	3/18/2026	139.14		013838		
	I-9824178512	CARPET EXTRACTOR/CLNR/HSE-PW	E	3/18/2026	785.19		013838		
	I-9827616013	HYD OIL - OCM	E	3/18/2026	209.14		013838		
	I-9830478906	CEILING DIFFUSER -CH	E	3/18/2026	160.80		013838		
	I-9832856687	UNIT #118 VALVE EXTENSION	E	3/18/2026	59.96		013838		1,976.66
					*** VENDOR TOTALS ***		1 CHECKS		1,976.66
004265		THE GREATER DES MOINES							
	I-4023512	GREATER DM PARNTERSHP DC TRIP	R	3/16/2026	13,450.00		255135		13,450.00
					*** VENDOR TOTALS ***		1 CHECKS		13,450.00
009268		BROCK DANA GRUBBS							
	I-02/20/2026 SNOW	02/20/2026 SNOW REMOVAL	R	3/16/2026	1,245.00		255136		
	I-02/20/2026SNOW#2	02/20/2026 SNOW REMOVAL	R	3/16/2026	1,020.00		255136		2,265.00
					*** VENDOR TOTALS ***		1 CHECKS		2,265.00
001047		HPC LLC							
	I-252-1	WATER INVESTIGATION	R	3/16/2026	5,804.92		255137		5,804.92
					*** VENDOR TOTALS ***		1 CHECKS		5,804.92
010205		HAWKEYE POLYGRAPH AND INVESTIG							
	I-304	POLYGRAPH DENNING 2/4/26-PD	R	3/16/2026	350.00		255138		350.00
					*** VENDOR TOTALS ***		1 CHECKS		350.00
001815		HAWKEYE TRUCK EQUIPMENT							
	C-169381	CR: INSTALLATION LINER STRMWTR	R	3/16/2026	1,451.00CR		255139		
	I-168589	TOOL BOX 231	R	3/16/2026	2,812.00		255139		
	I-168906	SPRAY ON LINER - STRM WTR	R	3/16/2026	1,966.00		255139		3,327.00
					*** VENDOR TOTALS ***		1 CHECKS		3,327.00
011608		HD SUPPLY FORMERLY HOME DEPOT							
	I-0882565931	WET/DRY VAC/FLTR - PW	R	3/16/2026	128.97		255140		128.97
					*** VENDOR TOTALS ***		1 CHECKS		128.97

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012554		TELLE TIRE IOWA LLC							
	I-607003955	TIRE SERVICE - OCM	E	3/18/2026	59.99		013910		59.99
					*** VENDOR TOTALS ***		1 CHECKS		59.99
000248		HORNUNGS GOLF PRODUCTS							
	I-718619	MERCH FOR RESALE OC	E	3/18/2026	1,245.69		013839		1,245.69
					*** VENDOR TOTALS ***		1 CHECKS		1,245.69
005531		HR GREEN INC							
	I-197103-198752 #3	PAY 3-ORLBR/4M DR INT IMP	E	3/18/2026	46,621.45		013874		46,621.45
					*** VENDOR TOTALS ***		1 CHECKS		46,621.45
012490		HUBEXO US INC							
	I-QUE-17186	EBID DOC DOWNLOAD	E	3/18/2026	1,012.00		013907		1,012.00
					*** VENDOR TOTALS ***		1 CHECKS		1,012.00
000253		HY-VEE INC							
	I-02/16/2026 PW	SNOW PLOW DINNER	R	3/16/2026	281.26		255141		
	I-02/23/2026 PW	BREAK ROOM SUPPLIES - PW	R	3/16/2026	100.47		255141		381.73
					*** VENDOR TOTALS ***		1 CHECKS		381.73
012246		INGRAM LIBRARY SERVICES LLC							
	C-94954296	BOOK RETURN-KL	E	3/18/2026	3.24CR		013905		
	I-94632316	BLANKET PO BOOKS-KL	E	3/18/2026	80.25		013905		
	I-94716164	BLANKET PO BOOKS-KL	E	3/18/2026	515.53		013905		
	I-94716165	BLANKET PO BOOKS-KL	E	3/18/2026	80.88		013905		
	I-94732196	BLANKET PO BOOKS-KL	E	3/18/2026	348.75		013905		
	I-94751195	BLANKET PO BOOKS-KL	E	3/18/2026	1,859.65		013905		
	I-94817688	BLANKET PO BOOKS-KL	E	3/18/2026	243.37		013905		
	I-94889653	BLANKET PO BOOKS-KL	E	3/18/2026	257.92		013905		
	I-94930852	BLANKET PO BOOKS-KL	E	3/18/2026	257.74		013905		
	I-94944012	BLANKET PO BOOKS-KL	E	3/18/2026	371.53		013905		
	I-94962517	MISC PO BOOKS-KL	E	3/18/2026	1,321.17		013905		
	I-94962518	BLANKET PO BOOKS-KL	E	3/18/2026	19.92		013905		5,353.47
					*** VENDOR TOTALS ***		1 CHECKS		5,353.47
000407		WEBER BATTERY INC							
	I-1924601077303	FLAGS -PW	E	3/18/2026	217.86		013842		
	I-19259010497	BATTERIES - PKS	E	3/18/2026	23.40		013842		241.26
					*** VENDOR TOTALS ***		1 CHECKS		241.26
000752		IOWA DEPARTMENT OF NATURAL RES							
	I-FY26PCC RCN-TRI/CM	FY26 PRMT PCC RCN TRILN/CMBRGE	R	3/16/2026	175.00		255142		175.00
					*** VENDOR TOTALS ***		1 CHECKS		175.00

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006315		IOWA DEPT OF INSPECTIONS & APP							
	I-FY26 ALCL LCNSE OC	2026 ALCOHOL LICENSE RNWL-OC	D	3/06/2026	1,625.00		002993		
	I-FY26 FOOD LCNSE OC	2026 FOOD LICENSE RENEWAL -OC	D	3/06/2026	400.00		002993		2,025.00
					*** VENDOR TOTALS ***		1 CHECKS		2,025.00
000269		IOWA DEPT OF TRANSPORTATION							
	I-CI-0031339	PAINT/RAGS - PW	R	3/16/2026	320.57		255143		320.57
000269		IOWA DEPT OF TRANSPORTATION							
	I-CI-0031520	TUBING - PRSC	R	3/16/2026	148.92		255144		148.92
					*** VENDOR TOTALS ***		2 CHECKS		469.49
007091		IOWA LAW ENFORCEMENT ACADEMY							
	I-332661	FIREARMS CS 2/12/26 ARENDSE-PD	R	3/16/2026	250.00		255145		250.00
					*** VENDOR TOTALS ***		1 CHECKS		250.00
004476		IOWA DEPARTMENT OF HEALTH AND							
	I-022726 13	MARCH 2026 STATE SHARE	R	3/16/2026	17,944.75		255146		17,944.75
					*** VENDOR TOTALS ***		1 CHECKS		17,944.75
000743		IOWA MUNICIPAL FINANCE OFFICER							
	I-3/2026 CONFERENCE	IMFOA CONF 4/15 M. YESKA-CLK	R	3/16/2026	200.00		255147		200.00
					*** VENDOR TOTALS ***		1 CHECKS		200.00
005407		IOWA MUNICIPALITIES WORKERS'							
	I-INV98092	FY24 411 MED DED JAN 2026-HR	R	3/16/2026	407.06		255148		
	I-INV98093	FY25 411 MED DED JAN 2026-HR	R	3/16/2026	1,105.05		255148		
	I-INV98094	FY24 MED DED JAN 2026-HR	R	3/16/2026	311.13		255148		
	I-INV98095	FY26 MED DED JAN 2026-HR	R	3/16/2026	27,689.56		255148		29,512.80
					*** VENDOR TOTALS ***		1 CHECKS		29,512.80
001534		IRON MOUNTAIN RECORDS							
	I-KZNG429	SHREDDING SERVICES-CH	E	3/18/2026	2,697.94		013851		
	I-LBSH148	SHREDDING 1/28-2/24/26-CH	E	3/18/2026	262.18		013851		2,960.12
					*** VENDOR TOTALS ***		1 CHECKS		2,960.12
005535		JETCO INC							
	I-19037	FLOW METER-WTR	E	3/18/2026	1,987.50		013875		1,987.50
					*** VENDOR TOTALS ***		1 CHECKS		1,987.50
006326		JOHNSON BROTHERS OF IOWA							
	I-2026 ESCROW-HKY	ESCROW PYMNT-HAWKEYE	R	3/16/2026	2,000.00		255149		2,000.00
					*** VENDOR TOTALS ***		1 CHECKS		2,000.00

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DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000693		KBC, INC							
	C-7192850	CR: INDUCER PRSC	E	3/18/2026	160.02CR		013848		
	I-7192713	AIR PRES SWITCH - PRSC	E	3/18/2026	61.36		013848		
	I-7192756	IGNITION BOARD/INDUCER-PRSC	E	3/18/2026	283.27		013848		184.61
					*** VENDOR TOTALS ***		1 CHECKS		184.61
000292		KARL CHEVROLET INC							
	C-CM433050	CR: UNIT #230 CORE	E	3/18/2026	75.00CR		013840		
	I-409322	UNIT #116 SENSOR	E	3/18/2026	223.50		013840		
	I-415638-1	UNIT #235 BUCKLE	E	3/18/2026	71.45		013840		
	I-441584	UNIT #82 SENSOR	E	3/18/2026	138.53		013840		
	I-443224	UNIT #265 RESERVOIR	E	3/18/2026	195.21		013840		
	I-CVCB632368	REPAIRS TO 655	E	3/18/2026	2,012.10		013840		2,565.79
					*** VENDOR TOTALS ***		1 CHECKS		2,565.79
012000		KEY COOPERATIVE							
	I-90000234	3/2/26 DIESEL/UNLEADED	E	3/18/2026	20,767.92		013901		20,767.92
					*** VENDOR TOTALS ***		1 CHECKS		20,767.92
000581		MIDWEST MOTOR SUPPLY CO INC							
	I-104215475	FTNGS/NUTS/WSHRS/MISC -CG	E	3/18/2026	191.84		013846		191.84
					*** VENDOR TOTALS ***		1 CHECKS		191.84
008587		KINZLER CONSTRUCTION SERVICES							
	I-2604074.0001	OIL & LUBE CHARGE-WTR	R	3/16/2026	101.50		255150		101.50
					*** VENDOR TOTALS ***		1 CHECKS		101.50
012681		LARRY KOESTER							
	I-25-006320	DUPLICATE PAYMENT - FD	R	3/16/2026	300.00		255151		300.00
					*** VENDOR TOTALS ***		1 CHECKS		300.00
010104		KONE INC							
	I-871960793	MAINTENANCE 3/1/26-2/28/27-KL	R	3/16/2026	8,711.76		255152		8,711.76
					*** VENDOR TOTALS ***		1 CHECKS		8,711.76
005189		KULLY SUPPLY INC							
	I-699345	TOILET PARTS - CG	E	3/18/2026	534.93		013870		534.93
					*** VENDOR TOTALS ***		1 CHECKS		534.93
011406		LATITUDE 41 LAWN AND LANDSCAPE							
	I-18536	#9695 NUISANCE SNOW RML-CODE	E	3/18/2026	175.00		013919		
	I-18537	#9697 NUISANCE SNOW RML-CODE	E	3/18/2026	100.00		013919		
	I-18538	#9698 NUISANCE SNOW RML-CODE	E	3/18/2026	100.00		013919		
	I-18539	#9696 NUISANCE SNOW RML-CODE	E	3/18/2026	175.00		013919		
	I-18540	#9761 NUISANCE SNOW RML-CODE	E	3/18/2026	100.00		013919		
	I-18541	#9762 NUISANCE SNOW RML-CODE	E	3/18/2026	100.00		013919		750.00
					*** VENDOR TOTALS ***		1 CHECKS		750.00

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008273		LEMAR INDUSTRIES							
	I-1106792	UNIT #861 PARTS	R	3/16/2026	189.60		255153		189.60
					*** VENDOR TOTALS ***		1 CHECKS		189.60
009465		LIBERTY HOLDINGS INC							
	I-261282	CONCRETE NW 5TH/LINDEN-WTR	R	3/16/2026	1,821.75		255154		1,821.75
					*** VENDOR TOTALS ***		1 CHECKS		1,821.75
000402		LINDE GAS & EQUIPMENT							
	I-55297483	01/20/26-2/20/26 RENTALS PKS	E	3/18/2026	54.77		013841		54.77
					*** VENDOR TOTALS ***		1 CHECKS		54.77
002207		MANATTS INC							
	I-PAY 4-SE CRKVWDR	PAY 4-SE CRKVW DR EXT RISE	E	3/18/2026	125,462.54		013854		125,462.54
					*** VENDOR TOTALS ***		1 CHECKS		125,462.54
009346		MARY'S CLEANING CARE INC							
	I-36208	02/2026 CLEANING - ACC	R	3/16/2026	1,760.15		255155		
	I-36209	02/2026 CLEANING - PW	R	3/16/2026	187.25		255155		
	I-36264	JANITORIAL SUPPLIES-CH	R	3/16/2026	394.00		255155		
	I-36265	JANITORIAL SUPPLIES -FD	R	3/16/2026	394.00		255155		
	I-36266	JANITORIAL SUPPLIES -PW	R	3/16/2026	394.00		255155		
	I-36267	JANITORIAL SUPPLIES-KL	R	3/16/2026	1,184.00		255155		
	I-36268	JANITORIAL SUPPLIES - PW	R	3/16/2026	394.00		255155		
	I-36269	FY26 CLEANING SUPPLIES	R	3/16/2026	1,558.00		255155		6,265.40
					*** VENDOR TOTALS ***		1 CHECKS		6,265.40
010439		JOSEPH MCCURDY							
	I-IDPH RECERT FEE	IDPH 2/26 PARMEDIC RECERT-FD	E	3/18/2026	25.00		013917		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
001671		MCC IOWA LLC							
	I-02/21/2026	3/1-3/31/26 DEDICATED INTERNET	R	3/16/2026	750.00		255156		750.00
					*** VENDOR TOTALS ***		1 CHECKS		750.00
001864		ORCA PC/MEDIX OCCUPATIONAL HEA							
	I-29774	FEB 2026 SERVICES-HR	E	3/18/2026	1,760.50		013852		1,760.50
					*** VENDOR TOTALS ***		1 CHECKS		1,760.50
004747		MENARDS							
	C-29825	CR: BLADE PKS	E	3/18/2026	31.98CR		013867		
	C-30114	CR: CODE DIFFUSER-CH	E	3/18/2026	140.97CR		013867		
	I-27294	GUN TRAINING 60W-PD	E	3/18/2026	9.99		013867		
	I-29425	POST KIT - PW	E	3/18/2026	42.97		013867		
	I-29517	ADHSV/BCX UL -PW	E	3/18/2026	28.20		013867		
	I-29687	CLEANING SUPPLIES SHOP-SWR	E	3/18/2026	120.27		013867		
	I-29689	TOOLBOX, PVC, TOOLS-WTR	E	3/18/2026	208.01		013867		
	I-29704	TRIPOD/PANEL/PRESS -CH	E	3/18/2026	79.95		013867		

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	I-29731	CONCRETE/BATTERIES -PRSC	E	3/18/2026	45.52		013867		
	I-29732	TOOLBOX, COUPLINGS-WTR	E	3/18/2026	56.66		013867		
	I-29734	SCREW/WSHR/BITS/WOOD-OCM	E	3/18/2026	207.67		013867		
	I-29745	PVC MH REPAIR-SWR	E	3/18/2026	107.94		013867		
	I-29769	PAIL/CAP/TUBE -CH	E	3/18/2026	67.55		013867		
	I-29772	CLSC POST MNT CMBO - PW	E	3/18/2026	57.85		013867		
	I-29796	ORNG PK KD/SPKL/DUSTPN-CH	E	3/18/2026	70.93		013867		
	I-29802	BLADES - PKS	E	3/18/2026	47.97		013867		
	I-29804	CABLETIES/CAPS/TAPE/DIF-CH	E	3/18/2026	281.98		013867		
	I-29824	WSHRS/SCRWS/WOOD-OCM	E	3/18/2026	177.94		013867		
	I-29826	TOOL BOX-WTR	E	3/18/2026	39.98		013867		
	I-29836	HAMMERS, WRENCHS-SWR	E	3/18/2026	210.89		013867		
	I-29982	TOOLS J. SCHMITT-WTR	E	3/18/2026	47.96		013867		
	I-29987 03/02/26	MISC SUPPLIES -FD	E	3/18/2026	223.95		013867		
	I-29992	GUTTER/CAPS - OCM	E	3/18/2026	59.44		013867		
	I-29993	WASHERS & PIPE-SWR	E	3/18/2026	41.99		013867		
	I-29995	SKATE RINK/AG/PLAYGRND-PKS	E	3/18/2026	247.46		013867		
	I-29997	DUPLEX/PLATES/WHLS-CH	E	3/18/2026	43.40		013867		
	I-30019	WOOD /MULTI TOOL -OCM	E	3/18/2026	152.87		013867		
	I-30024	VALVES/CPLNGS - PKS	E	3/18/2026	15.97		013867		
	I-30052	COUPLINGS - PKS	E	3/18/2026	8.12		013867		
	I-30056	WOOD OCM	E	3/18/2026	24.03		013867		
	I-30071	TAPCON WHITE - PKS	E	3/18/2026	29.98		013867		
	I-30076	PREMIX -FD	E	3/18/2026	79.96		013867		
	I-30173	WHLS/SPRDR/PLIER/MISC-PW	E	3/18/2026	129.15		013867		
	I-30178	PCORD BLK- PKS	E	3/18/2026	7.99		013867		
	I-30269	TAPCON -PKS	E	3/18/2026	13.96		013867		2,815.55
					*** VENDOR TOTALS ***		1 CHECKS		2,815.55
012416		MATTHEW TYLER MENEGAY							
	I-3/26 FITNESS	WEIGHT PLATES FITNESS REIM-FD	E	3/18/2026	216.00		013925		216.00
					*** VENDOR TOTALS ***		1 CHECKS		216.00
007664		MERCYONE ANKENY PHARMACY							
	I-02/04/2026	EMS SUPPLIES - FD	R	3/16/2026	263.52		255157		
	I-02/19/2026	EMS SUPPLIES - FD	R	3/16/2026	362.54		255157		626.06
					*** VENDOR TOTALS ***		1 CHECKS		626.06
001931		METRO WASTE AUTHORITY							
	I-70032101	FEB 2026 MONTHLY CURB-IT FEE	E	3/18/2026	114,788.96		013853		114,788.96
					*** VENDOR TOTALS ***		1 CHECKS		114,788.96
004013		MICHAEL TODD INDUSTRIAL SUPPLY							
	I-222755	SNOW PLOW BLADE - PKS	R	3/16/2026	326.32		255158		326.32
					*** VENDOR TOTALS ***		1 CHECKS		326.32

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009647		GADIMINA ENTERPRISES							
	I-7391	JAN 2026 PRE EMP DRUG SCREENS	E	3/18/2026	210.00		013890		210.00
					*** VENDOR TOTALS ***		1 CHECKS		210.00
012152		MIDWEST REHABILITATION SERVICE							
	I-INV-05927	FEB 2026 POET SRVC-HR	R	3/16/2026	1,080.00		255159		1,080.00
					*** VENDOR TOTALS ***		1 CHECKS		1,080.00
012155		MINT GREEN GROUP USA INC							
	I-INV830536	MERCHANDISE FOR RESALE	R	3/16/2026	3,399.15		255160		3,399.15
					*** VENDOR TOTALS ***		1 CHECKS		3,399.15
000343		MIRACLE RECREATION							
	I-889655	PLAYGROUND PARTS - PKS	R	3/16/2026	350.60		255161		350.60
					*** VENDOR TOTALS ***		1 CHECKS		350.60
1		ALARCON, VANESSA							
	I-000202603113040	US REFUND	R	3/16/2026	45.86		255039		45.86
1		ALFA AUTOHAUS LLC							
	I-000202603113047	US REFUND	R	3/16/2026	99.78		255040		99.78
1		ANDERSON, PETER							
	I-000202603113056	US REFUND	R	3/16/2026	98.55		255041		98.55
1		ANDRADES, LESLIE							
	I-000202603113031	US REFUND	R	3/16/2026	55.55		255042		55.55
1		AQUATIC CONTROL							
	I-000202603113063	US REFUND	R	3/16/2026	98.51		255043		98.51
1		AQUININGOC, ROSINA							
	I-000202603113043	US REFUND	R	3/16/2026	22.47		255044		22.47
1		AUSMAN, CAROLINE							
	I-000202603113030	US REFUND	R	3/16/2026	39.86		255045		39.86
1		BACHMAN, BETHANY							
	I-000202603113041	US REFUND	R	3/16/2026	48.77		255046		48.77
1		BRENNING, HUNTER							
	I-000202603113034	US REFUND	R	3/16/2026	41.64		255047		41.64

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		BROONER, CONNER R							
	I-000202603113059	US REFUND	R	3/16/2026	37.49		255048		37.49
1		BUTLER, MARGARET							
	I-000202603113060	US REFUND	R	3/16/2026	42.68		255049		42.68
1		BYICAZA, AIMABLE							
	I-000202603113032	US REFUND	R	3/16/2026	15.16		255050		15.16
1		CORTEZ DA COSTA, DAI							
	I-000202603113044	US REFUND	R	3/16/2026	42.74		255051		42.74
1		CRAVEN, BEN M							
	I-000202603113019	US REFUND	R	3/16/2026	56.12		255052		56.12
1		DETERMANN, ALEXIS							
	I-000202603113021	US REFUND	R	3/16/2026	100.00		255053		100.00
1		DOMINGUEZ GARCI, JUL							
	I-000202603113039	US REFUND	R	3/16/2026	51.70		255054		51.70
1		ELLIOTT, KEARA							
	I-000202603113033	US REFUND	R	3/16/2026	51.01		255055		51.01
1		ESERHAUT, HUNTER							
	I-000202603113027	US REFUND	R	3/16/2026	100.00		255056		100.00
1		FRANZEN, RHETT							
	I-000202603113023	US REFUND	R	3/16/2026	45.88		255057		45.88
1		GONZALEZ-ORTIZ , MIL							
	I-000202603113048	US REFUND	R	3/16/2026	23.68		255058		23.68
1		GUTIERREZ, ALVARO A							
	I-000202603113055	US REFUND	R	3/16/2026	100.00		255059		100.00
1		GUTKNECHT, LEXIE							
	I-000202603113013	US REFUND	R	3/16/2026	58.99		255060		58.99
1		HANSEN, BRENDA							
	I-000202603113054	US REFUND	R	3/16/2026	88.31		255061		88.31
1		HODGEMAN, AJ							
	I-000202603113035	US REFUND	R	3/16/2026	100.00		255062		100.00

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1		KIRKPATRICK, SEAN M							
	I-000202603113026	US REFUND	R	3/16/2026	16.89		255063		16.89
1		KLEIN, CHAD							
	I-000202603113028	US REFUND	R	3/16/2026	97.34		255064		97.34
1		KOMETA, CHANCELINE K							
	I-000202603113046	US REFUND	R	3/16/2026	24.88		255065		24.88
1		KROGH, RYAN M							
	I-000202603113014	US REFUND	R	3/16/2026	46.28		255066		46.28
1		LATUSKA, MATTHEW J							
	I-000202603113038	US REFUND	R	3/16/2026	51.70		255067		51.70
1		MICHALOWICZ, PETER							
	I-000202603113016	US REFUND	R	3/16/2026	54.64		255068		54.64
1		MOORE, DAVID E							
	I-000202603113045	US REFUND	R	3/16/2026	42.68		255069		42.68
1		NO, SAW T							
	I-000202603113037	US REFUND	R	3/16/2026	59.00		255070		59.00
1		ODIR, FAMELA							
	I-000202603113025	US REFUND	R	3/16/2026	55.85		255071		55.85
1		PAGEL, JOSHUA L							
	I-000202603113061	US REFUND	R	3/16/2026	98.55		255072		98.55
1		PAULSEN, THOMAS B							
	I-000202603113036	US REFUND	R	3/16/2026	61.93		255073		61.93
1		PENNE, LAUREN							
	I-000202603113022	US REFUND	R	3/16/2026	59.09		255074		59.09
1		PITSKY, JOSEPH M							
	I-000202603113017	US REFUND	R	3/16/2026	47.17		255075		47.17
1		SAUNDERS, VALERIE E							
	I-000202603113062	US REFUND	R	3/16/2026	100.00		255076		100.00
1		SCHNEPF, MICK							
	I-000202603113042	US REFUND	R	3/16/2026	98.55		255077		98.55

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1		SNYDER, KEVIN							
	I-000202603113029	US REFUND	R	3/16/2026	53.96		255078		53.96
1		STEGMAN, SABRINA N							
	I-000202603113020	US REFUND	R	3/16/2026	55.97		255079		55.97
1		STOLEE, SYDNEY							
	I-000202603113024	US REFUND	R	3/16/2026	59.26		255080		59.26
1		STOLTZ, JOSEPH							
	I-000202603113018	US REFUND	R	3/16/2026	53.35		255081		53.35
1		STURDY, WILL							
	I-000202603113052	US REFUND	R	3/16/2026	15.56		255082		15.56
1		TIPPETTS, OMAR							
	I-000202603113053	US REFUND	R	3/16/2026	92.69		255083		92.69
1		VANDERKAMP, MISTY							
	I-000202603113049	US REFUND	R	3/16/2026	24.78		255084		24.78
1		WALKER, TAD & KATHY							
	I-000202603113057	US REFUND	R	3/16/2026	52.11		255085		52.11
1		WALTHER, STACIE							
	I-000202603113058	US REFUND	R	3/16/2026	200.72		255086		200.72
1		WARD, COLLIN J							
	I-000202603113051	US REFUND	R	3/16/2026	100.00		255087		100.00
1		WEIGLE, KAYLEE							
	I-000202603113015	US REFUND	R	3/16/2026	42.20		255088		42.20
1		ZAMAGO, ISRAEL							
	I-000202603113050	US REFUND	R	3/16/2026	38.07		255089		38.07
					*** VENDOR TOTALS ***		51 CHECKS		3,167.97
000391		MOST DEPENDABLE FOUNTAINS							
	I-INV85971	HOSE - PKS	R	3/16/2026	84.00		255162		
	I-INV87722	MICHAEL PARK VANDALISM	R	3/16/2026	5,655.00		255162		5,739.00
					*** VENDOR TOTALS ***		1 CHECKS		5,739.00
006756		MTI DISTRIBUTING INC							
	I-1508508-00	FY 26 SNOWBLOWER	R	3/16/2026	2,839.20		255163		2,839.20
					*** VENDOR TOTALS ***		1 CHECKS		2,839.20

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000350		MUNICIPAL SUPPLY INC							
	C-0966909-CM	SCRAP METERS SR/COMPOUND-	R	3/16/2026	3,915.00CR		255164		
	I-09669110IN	METERS-WTR	R	3/16/2026	47,271.00		255164		
	I-0967702-IN	HYDRANT METER BKFLOW CHECK-WTR	R	3/16/2026	551.50		255164		
	I-0968089-IN	FY26 CURB BOX ROD-WTR	R	3/16/2026	82.00		255164		
	I-0968518-IN	BACKFLOW PREVENTOR W/FS-WTR	R	3/16/2026	568.50		255164		
	I-0968771-IN	FY26 BLANKET SUPPLIES-MU	R	3/16/2026	1,282.25		255164		45,840.25
					*** VENDOR TOTALS ***		1 CHECKS		45,840.25
003057		NAPA AUTO PARTS							
	I-777577	SPARK PLUG -OCM	R	3/16/2026	11.67		255165		
	I-777597	BRAKE CLEANER - FD	R	3/16/2026	41.88		255165		
	I-778257	OIL DRY -FD	R	3/16/2026	186.80		255165		
	I-778449	UNIT #108 BLADES -FD	R	3/16/2026	28.44		255165		
	I-778484	ANTIFREEZE -PLOWS	R	3/16/2026	147.72		255165		
	I-778612	LAMPS - CG	R	3/16/2026	380.96		255165		
	I-778651	ALARM - SNOW PLOWS	R	3/16/2026	222.10		255165		
	I-778833	FUEL FILTER/SPARK PLUGS-OCM	R	3/16/2026	15.68		255165		
	I-778973	SHOP SUPPLIES - CG	R	3/16/2026	82.57		255165		
	I-779259	LIGHTS - PLOWS	R	3/16/2026	56.35		255165		
	I-779408	STOCK BOXED MINIS - CG	R	3/16/2026	8.36		255165		1,182.53
					*** VENDOR TOTALS ***		1 CHECKS		1,182.53
005808		NATIONAL TACTICAL OFFICERS ASS							
	I-2/2026 NTOA RENEW	MEM RENW 81707 GRANDGEORGE-PD	R	3/16/2026	50.00		255166		50.00
					*** VENDOR TOTALS ***		1 CHECKS		50.00
005517		NORSOLV SYSTEMS ENVIRONMENTAL							
	I-INVNP0329174	SERVICE DM 16 24 WK-OCM	E	3/18/2026	288.95		013873		288.95
					*** VENDOR TOTALS ***		1 CHECKS		288.95
009284		JERRY'S TRANSMISSION SERVICE I							
	I-0045373	#2 INVERTER-FD	R	3/16/2026	1,524.04		255167		
	I-0045644	INVERTER-FD	R	3/16/2026	2,075.04		255167		
	I-0046192	LOCK ACTUATOR - FD	R	3/16/2026	61.97		255167		3,661.05
					*** VENDOR TOTALS ***		1 CHECKS		3,661.05
003727		ODP BUSINESS SOLUTIONS, LLC							
	I-453817928001	PAPER PROD, TOWELS-CH	R	3/16/2026	66.12		255168		
	I-453818373002	PLATES-CH	R	3/16/2026	4.61		255168		
	I-458300255001	BAGS, TRASH 10 GAL-PD	R	3/16/2026	314.94		255168		
	I-458301088001	TOWELS, SOFTSOAP-PD	R	3/16/2026	648.98		255168		
	I-459020371001	STAPLER; TOWELSLL-CH	R	3/16/2026	23.23		255168		
	I-459020742001	PAPER PADS-CITY COUNCIL	R	3/16/2026	28.89		255168		1,086.77
					*** VENDOR TOTALS ***		1 CHECKS		1,086.77

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
010122		LG PLAYGROUNDS LLC							
	I-4442	PLAYGROUND REPAIRS-PKS	E	3/18/2026	3,652.36		013894		3,652.36
					*** VENDOR TOTALS ***		1 CHECKS		3,652.36
007878		OVERDRIVE INC							
	I-06479CO26071064	MISC MULTI MEDIA-KL	E	3/18/2026	504.57		013881		
	I-06497CO26062240	MISC MULTI MEDIA-KL	E	3/18/2026	508.45		013881		
	I-06497CO26071334	MISC MULTI MEDIA-KL	E	3/18/2026	987.40		013881		
	I-06497CO26074037	MISC MULTI MEDIA-KL	E	3/18/2026	964.34		013881		
	I-06497DA26073385	MISC MULTI MEDIA-KL	E	3/18/2026	134.99		013881		3,099.75
					*** VENDOR TOTALS ***		1 CHECKS		3,099.75
011375		PAR INDUSTRIES LLC							
	I-25986-1	PARKING LOT LIGHTS-PD	R	3/16/2026	1,097.98		255169		
	I-26045-1	CONDUITS FOR ELEVATOR-KL	R	3/16/2026	450.00		255169		1,547.98
					*** VENDOR TOTALS ***		1 CHECKS		1,547.98
004611		PETTY CASH							
	I-2026 STARTUP-HK/MP	2026 START UP CASH HWKY/MIR PK	R	3/16/2026	875.00		255170		
	I-2026 STARTUP-PRSC	2026 STARTUP CASH PRSC	R	3/16/2026	425.00		255170		1,300.00
					*** VENDOR TOTALS ***		1 CHECKS		1,300.00
012317		PIED PIPER STUDIOS LLC							
	I-02/2026 KINDERMUSK	02/2026 KINDERMUSIK CLASS	E	3/18/2026	900.80		013923		900.80
					*** VENDOR TOTALS ***		1 CHECKS		900.80
000671		PLUMB SUPPLY COMPANY - DM							
	I-S101515470.001	GASKET - PKS	R	3/16/2026	28.62		255171		
	I-S101517784.001	GASKETS - PKS	R	3/16/2026	78.51		255171		107.13
					*** VENDOR TOTALS ***		1 CHECKS		107.13
009386		POMP'S TIRE SERVICE, INC							
	I-1400199903	UNIT #228 TIRES	E	3/18/2026	760.00		013889		760.00
					*** VENDOR TOTALS ***		1 CHECKS		760.00
000390		POSTMASTER							
	I-03/2026 CITY GUIDE	03/2026 CITY GUIDE	R	3/06/2026	7,392.32		255037		7,392.32
					*** VENDOR TOTALS ***		1 CHECKS		7,392.32
011714		ADA ENTERPRISES, INC							
	I-1385	FY26 MEMORIAL BENCHES	R	3/16/2026	7,573.00		255172		7,573.00
					*** VENDOR TOTALS ***		1 CHECKS		7,573.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006106		THE PRESTWICK GROUP INC							
	I-INV38014	ACCESSORY - OCM	R	3/16/2026	43.33		255173		43.33
					*** VENDOR TOTALS ***		1 CHECKS		43.33
004790		PROFESSIONAL OFFICE SERVICES I							
	I-003824284	POSTAGE 2/25/26 STATEMENT-MU	R	3/16/2026	447.50		255174		
	I-003828421	POSTAGE 3/3/2026 STMT-MU	R	3/16/2026	2,093.90		255174		
	I-003829662	POSTAGE 3/4/2026 STATEMENT	R	3/16/2026	68.69		255174		
	I-003831416	POSTAGE 3/9/2026 STATEMENT	R	3/16/2026	308.28		255174		
	I-003831417	POSTAGE 3/9/26 STATEMENT	R	3/16/2026	1,384.68		255174		
	I-003831628	POSTAGE 3/10/26 STMT	R	3/16/2026	619.81		255174		4,922.86
					*** VENDOR TOTALS ***		1 CHECKS		4,922.86
006390		QUILL CORPORATION							
	I-47600275	REESES/POPUPNOTES/CANDY-P&R	E	3/18/2026	18.88		013876		
	I-47678405	FOLDERS - P&R	E	3/18/2026	46.64		013876		
	I-47754547	MOUSE PAD - P&R	E	3/18/2026	8.26		013876		73.78
					*** VENDOR TOTALS ***		1 CHECKS		73.78
005746		WALTER REED							
	I-3/2026 FITNESS	BIKE RIDE FITNESS REIM-PD	E	3/18/2026	60.00		013912		60.00
					*** VENDOR TOTALS ***		1 CHECKS		60.00
012235		SCOTT RIEWER							
	I-03/2025 BOOTS	CAT BOOTS FLEET FARM-PRSC	E	3/18/2026	121.85		013922		121.85
					*** VENDOR TOTALS ***		1 CHECKS		121.85
003999		RINGCENTRAL INC							
	I-2/27/26 STATEMENT	2/26-3/25/26 STATEMENT-IT	E	3/18/2026	6,086.85		013863		6,086.85
					*** VENDOR TOTALS ***		1 CHECKS		6,086.85
012277		ANTHONY SAN							
	I-01/26-03/26BRKDNC	01/26-03/26 BREAKDANCING	R	3/16/2026	640.00		255175		640.00
					*** VENDOR TOTALS ***		1 CHECKS		640.00
006963		DAVID SCHUMACHER							
	I-2/2026 SERT MEAL	2/10/2026 SERT MEAL REIM-PD	E	3/18/2026	18.49		013915		
	I-2/26 UNIFORM	PATROL UNIFORM PANTS-PD	E	3/18/2026	99.99		013915		118.48
					*** VENDOR TOTALS ***		1 CHECKS		118.48
003482		SCOTT'S AUTO GLASS							
	I-45051	UNIT #315 WINDSHIELD	R	3/16/2026	365.00		255176		365.00
					*** VENDOR TOTALS ***		1 CHECKS		365.00

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DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004842		THE SHERWIN-WILLIAMS CO							
	C-55006138550226	CR: TAX	E	3/18/2026	4.46CR		013868		
	I-24409129591225	PAINT -PKS	E	3/18/2026	78.72		013868		74.26
					*** VENDOR TOTALS ***		1 CHECKS		74.26
001103		SHRED-IT							
	I-8013636517	SERVICE ON 2/25/26-PD	R	3/16/2026	70.46		255177		70.46
					*** VENDOR TOTALS ***		1 CHECKS		70.46
000013		SOURCE ONE ENVIRONMENTAL							
	I-43337	SEALGUARD REORDER KIT-SWR	R	3/16/2026	340.65		255178		340.65
					*** VENDOR TOTALS ***		1 CHECKS		340.65
012076		JONAH SPERRY							
	I-2/2026 TRAVEL	ADV SEARCH CONF MEAL REIM-PD	E	3/18/2026	46.80		013921		46.80
					*** VENDOR TOTALS ***		1 CHECKS		46.80
004989		STANARD & ASSOCIATES INC							
	I-SA000063764	POLICE POST EXAMS-PD	R	3/16/2026	509.00		255179		509.00
					*** VENDOR TOTALS ***		1 CHECKS		509.00
002339		STAPLES CONTRACT & COMMERCIAL							
	I-6055659991	OFFICE SUPPLIES -FD	E	3/18/2026	127.14		013856		
	I-6055733667	MISC SUPPLIES-KL	E	3/18/2026	38.85		013856		
	I-6056018101	TAPE/MISC SUPPLIES - FD	E	3/18/2026	205.31		013856		
	I-6056313586	OFFICE SUPPLIES-PD	E	3/18/2026	32.63		013856		403.93
					*** VENDOR TOTALS ***		1 CHECKS		403.93
004482		STATE FARM INSURANCE COMPANIES							
	I-25-E738609	CLAIM REFUND	R	3/16/2026	125.34		255180		125.34
					*** VENDOR TOTALS ***		1 CHECKS		125.34
008350		STIVERS FORD							
	I-2003823	UNIT #116 PRETENSIONER	R	3/16/2026	517.62		255181		
	I-2003996	UNIT #97 PARTS	R	3/16/2026	212.40		255181		730.02
					*** VENDOR TOTALS ***		1 CHECKS		730.02
005956		GARRON STRATTON							
	I-3/2026 MEALS REIM	3/3/26 MEAL REIM-PD	E	3/18/2026	12.29		013913		12.29
					*** VENDOR TOTALS ***		1 CHECKS		12.29
004079		STRAWBERRY PATCH							
	I-64470	INDOOR SOCCER SHIRTS	R	3/16/2026	4,200.00		255182		4,200.00
					*** VENDOR TOTALS ***		1 CHECKS		4,200.00

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BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007400		STRYKER SALES LLC							
	I-800171865	FY25 AMBO EQUIPMENT	E	3/18/2026	34,237.39		013879		
	I-9211565306	POWERLOAD REPAIRS -FD	E	3/18/2026	900.00		013879		35,137.39
					*** VENDOR TOTALS ***		1 CHECKS		35,137.39
012403		AMANDA SWANSON							
	I-03/2026 MILEAGE	FEB 2026 MILEAGE REIM-FD	E	3/18/2026	10.15		013924		10.15
					*** VENDOR TOTALS ***		1 CHECKS		10.15
011545		SSCW FIRE & SAFETY INC.							
	I-32298	SEMI ANNUAL FIRE INSPECTN-OC	E	3/18/2026	290.00		013896		290.00
					*** VENDOR TOTALS ***		1 CHECKS		290.00
010068		T-MOBILE USA INC							
	I-02/21/2026	01/21/26 - 02/20/26 STATEMENT	R	3/16/2026	1,045.63		255183		1,045.63
					*** VENDOR TOTALS ***		1 CHECKS		1,045.63
007702		TEE TIMES PRESS INC							
	I-38008	FULL PG/COLOR AD-OC	R	3/16/2026	750.00		255184		750.00
					*** VENDOR TOTALS ***		1 CHECKS		750.00
008966		THE BUSINESS LETTER INC							
	I-78535	NON MOVING VIOLAT BOOKS-PD	R	3/16/2026	2,841.46		255185		2,841.46
					*** VENDOR TOTALS ***		1 CHECKS		2,841.46
011959		SPIN & SPARKLE LLC							
	I-01/26-02/26DANCE	01/26-02/26 DANCE	E	3/18/2026	1,300.00		013897		1,300.00
					*** VENDOR TOTALS ***		1 CHECKS		1,300.00
004913		TORGERSON EXCAVATING INC							
	I-4964	CURB STOP REPAIR-MU	R	3/16/2026	1,800.00		255186		1,800.00
					*** VENDOR TOTALS ***		1 CHECKS		1,800.00
004159		TOYNE INC							
	I-IN0020858	KIT CONV/REPR -FD	R	3/16/2026	469.14		255187		
	I-IN0020901	SWITCH MAIN - FD	R	3/16/2026	156.66		255187		625.80
					*** VENDOR TOTALS ***		1 CHECKS		625.80
007224		TREERING WORKFORCE SOLUTIONS I							
	I-MSP-14284	CITY OF ANKENYDB 3/26 STMT-IT	E	3/18/2026	637.50		013878		637.50
					*** VENDOR TOTALS ***		1 CHECKS		637.50
000740		TRIPLETT OFFICE SOLUTIONS							
	I-478903-0	BUS CARDS N.SHIMANEK-PD	E	3/18/2026	89.00		013849		
	I-479030-0	BUS CARDS-SCHROCK,BOR,GRGUR-CH	E	3/18/2026	137.00		013849		
	I-479104-0	BUS CARDS D.GRABER-MGR	E	3/18/2026	59.00		013849		
	I-479427-0	BUSINESS CARDS - BH	E	3/18/2026	39.00		013849		324.00
					*** VENDOR TOTALS ***		1 CHECKS		324.00

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DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000468		TRUCK EQUIPMENT INC							
	I-90584	#220 REPAIRS	E	3/18/2026	4,190.43		013843		4,190.43
					*** VENDOR TOTALS ***		1 CHECKS		4,190.43
003278		DAVIS EQUIPMENT CORPORATION							
	I-JI06475	KIT SEALS UNIT #824-860	E	3/18/2026	543.71		013861		
	I-JI06978	UNIT #861 ROLLER/AIR FLTR	E	3/18/2026	240.53		013861		
	I-JI06978A	UNIT #861 WHEEL ASSEM/FLTR	E	3/18/2026	172.94		013861		957.18
					*** VENDOR TOTALS ***		1 CHECKS		957.18
004516		ST LUKE'S HEALTH RESOURCES							
	I-292668	JAN 2026 DOT TESTING-HR	R	3/16/2026	378.00		255188		378.00
					*** VENDOR TOTALS ***		1 CHECKS		378.00
012670		US FOODS INC							
	I-5212294	FOOD FOR RESALE - OC	R	3/16/2026	773.30		255189		773.30
					*** VENDOR TOTALS ***		1 CHECKS		773.30
000475		UTILITY EQUIPMENT COMPANY							
	I-20062406-000	GRATE - STRM WTR	E	3/18/2026	575.16		013844		575.16
					*** VENDOR TOTALS ***		1 CHECKS		575.16
012240		BRENT D VAN DER KAMP							
	I-1267	ENTRY DOOR-ACC	E	3/18/2026	1,500.00		013904		1,500.00
					*** VENDOR TOTALS ***		1 CHECKS		1,500.00
000479		VEENSTRA & KIMM INC							
	I-115296-6 #6	PAY 6-WATER TOWER DESIGN SVC	E	3/18/2026	88,380.00		013845		88,380.00
					*** VENDOR TOTALS ***		1 CHECKS		88,380.00
004796		WALSH DOOR & HARDWARE COMPANY							
	I-844185	REPAIR CH DOOR BUTTON-IT	R	3/16/2026	260.94		255190		
	I-844310	CONNECT CARE ESSL 16-IT	R	3/16/2026	4,525.00		255190		
	I-844315	OPENEYE NVR-IT	R	3/16/2026	18,608.13		255190		
	I-844331	DOOR REPAIRS - PW	R	3/16/2026	904.05		255190		24,298.12
					*** VENDOR TOTALS ***		1 CHECKS		24,298.12
009278		CHRIS WEBER							
	I-2/2026 IDPH	2/2026 IDPH RECERT-FD	R	3/16/2026	25.00		255191		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
006388		KURT WEITL							
	I-02/2026 FITNESS	APPLE WATCH FITNESS REIM-PD	E	3/18/2026	174.37		013914		174.37
					*** VENDOR TOTALS ***		1 CHECKS		174.37

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DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005121		TODD R WESTBERG							
	I-3/2026 FITNESS	AUG-JAN 2026 FITNESS REIM-PW	E	3/18/2026	108.00		013911		108.00
					*** VENDOR TOTALS ***		1 CHECKS		108.00
004122		ADAM WHISLER							
	I-02/2026 PARA LCNSE	02/2026 PARAMEDIC LICENSE RNWL	E	3/18/2026	25.00		013864		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
010625		WHITFIELD & EDDY PLC							
	I-365990	PETITION FOR SIGN IMP	R	3/16/2026	67.50		255192		67.50
					*** VENDOR TOTALS ***		1 CHECKS		67.50
002397		WINTER EQUIPMENT COMPANY INC							
	I-SO64937	CURB GUARDS	R	3/16/2026	10,071.65		255193		10,071.65
					*** VENDOR TOTALS ***		1 CHECKS		10,071.65
008820		SIOUXLAND TURF PRODUCTS INC							
	C-25122	CR: EARLY ORDER REBATE-OCM	E	3/18/2026	770.26CR		013885		
	C-CM-0011	CR: HEALTHY GROW PRSC	E	3/18/2026	520.00CR		013885		
	I-INV-01379	EARLY ORDER CHEMICALS-OC	E	3/18/2026	5,066.00		013885		
	I-INV-02416	NYLON FLAGS - OCM	E	3/18/2026	178.50		013885		
	I-INV-02417	COURSE EQUIPMENT-OC	E	3/18/2026	1,731.00		013885		5,685.24
					*** VENDOR TOTALS ***		1 CHECKS		5,685.24
011964		ZOLL DATA SYSTEMS, INC.							
	I-INV00222658	04/2026 SERVICES FD	E	3/18/2026	420.00		013898		420.00
					*** VENDOR TOTALS ***		1 CHECKS		420.00

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	156		1,260,742.50	0.00	1,260,742.50
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	1		2,025.00	0.00	2,025.00
EFT:	94		1,749,896.92	0.00	1,749,896.92
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:	251	3,012,664.42	0.00	3,012,664.42
BANK: APFNB TOTALS:	251	3,012,664.42	0.00	3,012,664.42
REPORT TOTALS:	251	3,012,664.42	0.00	3,012,664.42

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: 3/05/2026 THRU 3/18/2026
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: VENDOR SORT KEY

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** authorizing the purchase of two 2025 Ford Police Interceptor Utility AWD for the Police Department in an amount not to exceed $95,154.00.

ORIGINATING DEPARTMENT
Police

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No legal review required.

EXECUTIVE SUMMARY

These two 2025 Ford Police Interceptor Utility AWD are being purchased as replacements for two patrol vehicles (2024 Dodge Durango & 2025 Ford Police Interceptor), which were totaled in January 2026 in response to an emergency call.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend authorizing the purchase of two 2025 Ford Police Interceptor Utility AWD for the Police Department in an amount not to exceed $95,154.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

These vehicles are being purchased using funds from the City’s risk management fund, which will be partially reimbursed through the City's insurance carrier, ICAP, less the $5,000 deductible.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Police Interceptor Purchases 3-16-2026
2. Unit #46 purchase agreement - Stiver's Ford
3. Unit #93 purchase agreement - Stiver's Ford

RESOLUTION 2026-XXXX

Resolution authorizing the purchase of two 2025 Ford Police Interceptor Utility AWD for the Police Department in an amount not to exceed $95,154.00

WHEREAS, two Police patrol vehicles – a 2024 Dodge Durango & 2025 Ford Police Interceptor – were totaled in January 2026 in response to an emergency call; and

WHEREAS, a proposal was received for two 2025 Ford Police Interceptor Utility AWD from Stiver's Ford in the amount of $95,154.00; and

WHEREAS, these vehicles are being purchased using funds from the City of Ankeny's risk management fund, which will be partially reimbursed through the City's insurance carrier less the deductible ($5,000); and

WHEREAS, the City Council finds and determines that it is in the best interest of the City to authorize the purchase of said vehicles.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, State of Iowa that the City Manager is hereby authorized to issue a purchase order from the City's Risk Management Fund for the purchase of said vehicles in an amount not to exceed $95,154.00.

PASSED AND APPROVED on this 16th day of March, 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

#46

INVOICE NO. F53563

1450 HICKMAN ROAD
WAUKEE, IA 50263
(800)747-2744
WWW.STIVERSFORDIA.COM

Stivers Ford LINCOLN Waukee

CAR INVOICE

Sold To: CITY OF ANKENY				Date: 02/26/2026	
Address: 410 W 1ST STREET ANKENY, IA 50023					
Home Number: (515)965-6400	Work Number: N/A	Salesman: ROBERT LONG	2nd Salesman: N/A		
☒ NEW ☐ USED	Year: 2025	Make: FORD	Model: POLICE INTERCEPTOR UTI	Color: BLACK	Body: AWD
Vehicle Ident. or Serial Number: 1FM5K8AC8SGC41284			Key No.:	STOCK: F53563	

Year:	Make:	Model:
VIN:		

Balance Owed on Trade-In

,

Payoff
N/A

Finance Company
N/A

Address
N/A

,

First Payment Due
02/26/2026

EQUIPPED AS PER FEDERAL PRICE LABEL

HOLDBACK

VEHICLE MILES
18

CUSTOMER EMAIL
ACCOUNTSPAYABLE@ANKENYIOWA.GOV

FINANCE MANAGER
DALTON GENESER

DEALER INSTALLED:
N/A

TOTAL=

PRICE OF CAR	47,577.00
	N/A
	N/A
N/A	N/A
	N/A
EXTRAS	
FACTORY INSTALLED	N/A
DEALER INSTALLED	N/A
DOCUMENTATION FEE	N/A
FEE FOR NEW REGISTRATION	N/A
LIC/TITLE/LIEN	N/A
TOTAL CASH PRICE	47,577.00
COST OF FINANCING	N/A
DEALER INSTALLED	
TOTAL CASH PRICED	47,577.00
SETTLEMENT	
CASH	N/A
CASH ON DELIVERY	
USED CAR	N/A
PAYMENTS	
1 AT $ 47,577.00	
AT $	
TOTAL	47,577.00

NO PUBLIC LIABILITY OR PROPERTY DAMAGE INSURANCE ISSUED WITH THIS TRANSACTION UNLESS HEREIN STATED

MOTOR VEHICLE PURCHASE AGREEMENT

No. F53563
Customer No. _____
DATE 02/26/2026

STIVERS FORD LINCOLN
1450 E Hickman Rd
Waukee, IA 50263
(515)987-3697

BUYER CITY OF ANKENY
CO-BUYER _____
ADDRESS 410 W 1ST STREET
ADDRESS LINE 2 _____
CITY ANKENY STATE IA ZIP 50023
EMAIL ADDRESS ACCOUNTSPAYABLE@ANKENYIOWA.GOV
RES. PHONE (515)965-6400 CELL _____ WORK _____
SALESPERSON ROBERT LONG BUYER'S REGISTRATION MONTH _____ COUNTY N/A

DESCRIPTION OF PURCHASED VEHICLE: ☒ NEW ☐ USED ☐ DEMO ☒ CAR ☐ TRUCK ☐ VAN ☐ OTHER

STOCK NO. F53563 YEAR 2025 MAKE FORD MODEL POLICE INTERCEPTOR UTILIT BODY TYPE AWD
V.I.N. 1FM5K8AC8SGC41284 TRIM BLACK COLOR BLACK
TO BE DELIVERED ON OR ABOUT 02/26/2026

PRICE OF VEHICLE		$	47,577.00
ACCESSORIES:			N/A
LIEN TO: N/A			
,			
DOCUMENTARY FEE		$	
$ 47,577.00	CASH PRICE	$	47,577.00
$	LESS DOCUMENTARY FEE		
$ N/A	LESS TRADE-IN ALLOWANCE		
$ N/A	LESS MANUFACTURER'S REBATE		
$			
$ 47,577.00	AMOUNT SUBJECT TO FEE FOR NEW REGISTRATION		
FEE FOR NEW REGISTRATION		$	
TITLE FEE		$	N/A
LICENSE FEE		$	N/A
LIEN FILING FEE [credit sale only see (1) on page 2]		$	N/A
ELECTRONIC REGISTRATION & TITLING FEE		$	N/A
TOTAL CASH DELIVERED PRICE		$	47,577.00
LESS TOTAL DOWN PAYMENT or PLUS AMOUNT OWED		$	N/A
UNPAID CASH BALANCE DUE ON DELIVERY		$	47,577.00

OTHER INFORMATION OR TERMS OF SALE:

TRADE-IN ALLOWANCE AND OTHER CREDITS: N/A

YEAR MAKE MODEL BODY TYPE
V.I.N.
BALANCE OWED TO
YEAR MAKE MODEL BODY TYPE
V.I.N.
BALANCE OWED TO

TRADE-IN GROSS ALLOWANCE	$	N/A
LESS AMOUNT OWING	$	N/A
NET TRADE-IN ALLOWANCE OR REMAINING TRADE-IN DEBT	$	N/A
CASH DOWN PAYMENT OR CREDIT BALANCE	$	N/A
MANUFACTURER'S REBATE (IF ANY)	$	N/A
TOTAL DOWN PAYMENT or AMOUNT OWED	$	N/A

BUYER'S TRADE-IN CERTIFICATION

If you are trading in a vehicle, you certify the following:

1. That there is no salvage, repair or other history on the vehicle title that would affect the value of the vehicle. If there is salvage, repair or other history on the title, you agree that the dealer may cancel this sale. That to the best of your knowledge, the vehicle was never on or required to be on a salvage, rebuilt, flood or branded title in this or any other state.
2. That the air bags are intact and in working order.
3. That while you have owned the trade-in, its odometer has not been repaired, replaced, tampered with or altered in any way. That the odometer statement, damage disclosure statement and prior vehicle history which you provided us for your trade-in is true and correct.
4. That the original emission control system (including the catalytic converter) is intact. That the engine and transmission have not been changed from the manufacturer's original specifications. That the trade-in does not have a cracked or defective head, block, powertrain or frame.

WARRANTY DISCLAIMER

YOU UNDERSTAND THAT THE VEHICLE IS SOLD "AS IS" WITH ALL FAULTS AND THAT THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, or any other warranties, express or implied, covering the vehicle unless we make a written warranty to you or unless we enter into a service contract with you within 90 days from the date of this contract. If we do so, any implied warranty will last only as long as the limited written warranty.

This provision does not affect any warranties which may be provided by the manufacturer. If there is a manufacturer's warranty on the vehicle, we are not a party to it and it is not a part of this contract. If we are authorized by the manufacturer to perform warranty work on your vehicle, we hope that you ask us to perform the work. However, the manufacturer's warranty is between you and the manufacturer.

Documentary Fee. A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to a buyer for the preparation of documents and the performance of related services. The maximum amount that may be charged for a documentary fee is determined by Iowa Code Section 322.19A. This notice is required by law.

You understand that this agreement ***(including the terms on page 2)*** is an offer to purchase the vehicle described which will become a binding contract once the dealer has signed it. This document represents the complete agreement between you and the dealer regardless of any other oral, written or prior agreements or representations. However, if you are buying a used vehicle, the information you see on the window form for this vehicle is part of the contract and the information on the window form overrides any contrary provision in this contract. [La informacion que aparece en la ventanilla de este vehiculo forma parte de este contrato. La informacion contenida en el formulario de la ventanilla anula cualquier prevision que establezca lo contrario y que aparezca en el contrato de venta.]

Iowa law requires us to give you the following notice: You understand that liability insurance coverage which would protect you under the Iowa Motor Vehicle and Safety Responsibility Act IS NOT INCLUDED in your purchase of this motor vehicle.

By signing this contract, you are certifying that you are at least 18 years old (if there are two buyers, that at least one of you is 18 years old), that you have read this contract, pages 1 and 2, and agree to its terms, and that you have received a copy of it.

X _____ N/A
Buyer's Signature Date of Birth

N/A
Buyer's Driver's License or F.I.D. No.

X _____
Co-Buyer's Signature Date of Birth

Co-Buyer's Driver's License or F.I.D. No.

Accepted By: _____
Dealer's Authorized Representative

#93

INVOICE NO. F53555

1450 HICKMAN ROAD
WAUKEE, IA 50263
(800)747-2744
WWW.STIVERSFORDIA.COM

Stivers Ford LINCOLN Waukee

CAR INVOICE

Sold To: CITY OF ANKENY				Date: 02/26/2026	
Address: 410 W 1ST STREET ANKENY, IA 50023					
Home Number: (515)965-6400	Work Number: N/A	Salesman: ROBERT LONG		2rd Salesman: N/A	
[X] NEW [ ] USED	Year: 2025	Make: FORD	Model: POLICE INTERCEPTOR UTI	Color: Black	Body: AWD
Vehicle Ident. or Serial Number: 1FM5K8AC1SGC41658				Key No.:	STOCK: F53555

Year:	Make:	Model:
VIN:		
Balance Owed on Trade-In , Payoff N/A		
Finance Company N/A Address N/A , First Payment Due 02/26/2026		

EQUIPPED AS PER FEDERAL PRICE LABEL

HOLDBACK

VEHICLE MILES
16
CUSTOMER EMAIL
ACCOUNTSPAYABLE@ANKENYIOWA.GOV
FINANCE MANAGER
DALTON GENESER
DEALER INSTALLED:
N/A

TOTAL=

PRICE OF CAR	47,577.00
	N/A
	N/A
N/A	N/A
	N/A
EXTRAS	
FACTORY INSTALLED	N/A
DEALER INSTALLED	N/A
DOCUMENTATION FEE	N/A
FEE FOR NEW REGISTRATION	N/A
LIC/TITLE/LIEN	N/A
TOTAL CASH PRICE	47,577.00
COST OF FINANCING	N/A
DEALER INSTALLED	
TOTAL CASH PRICED	47,577.00
SETTLEMENT	
CASH	N/A
CASH ON DELIVERY	
USED CAR	N/A
PAYMENTS	
1 AT $ 47,577.00	
AT $	
TOTAL	47,577.00

NO PUBLIC LIABILITY OR PROPERTY DAMAGE INSURANCE ISSUED WITH THIS TRANSACTION UNLESS HEREIN STATED

STIV-ST5IN (7/24)

No. F53555
Customer No. _____

MOTOR VEHICLE PURCHASE AGREEMENT

DATE 02/26/2026

STIVERS FORD LINCOLN
1450 E Hickman Rd
Waukee, IA 50263
(515)987-3697

BUYER CITY OF ANKENY
CO-BUYER _____
ADDRESS 410 W 1ST STREET
ADDRESS LINE 2 _____
CITY ANKENY STATE IA ZIP 50023
EMAIL ADDRESS ACCOUNTSPAYABLE@ANKENYIOWA.GOV
RES. PHONE (515)965-6400 CELL _____ WORK _____
SALESPERSON ROBERT LONG BUYER'S REGISTRATION MONTH _____ COUNTY N/A

DESCRIPTION OF PURCHASED VEHICLE: [X] NEW [ ] USED [ ] DEMO [X] CAR [ ] TRUCK [ ] VAN [ ] OTHER

STOCK NO. F53555 YEAR 2025 MAKE FORD MODEL POLICE INTERCEPTOR UTILIT BODY TYPE AWD
V.I.N. 1FM5K8AC1SGC41658 TRIM BLACK COLOR WHITE
TO BE DELIVERED ON OR ABOUT 02/26/2026

PRICE OF VEHICLE		$	47,577.00
ACCESSORIES:			N/A
LIEN TO: N/A			
DOCUMENTARY FEE		$	
$ 47,577.00	CASH PRICE	$	47,577.00
$	LESS DOCUMENTARY FEE		
$ N/A	LESS TRADE-IN ALLOWANCE		
$ N/A	LESS MANUFACTURER'S REBATE		
$			
$ 47,577.00	AMOUNT SUBJECT TO FEE FOR NEW REGISTRATION		
FEE FOR NEW REGISTRATION		$	
TITLE FEE		$	N/A
LICENSE FEE		$	N/A
LIEN FILING FEE [credit sale only see (1) on page 2]		$	N/A
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LESS TOTAL DOWN PAYMENT or PLUS AMOUNT OWED		$	N/A
UNPAID CASH BALANCE DUE ON DELIVERY		$	47,577.00

OTHER INFORMATION OR TERMS OF SALE:

TRADE-IN ALLOWANCE AND OTHER CREDITS N/A

YEAR MAKE MODEL BODY TYPE
V.I.N.
BALANCE OWED TO
YEAR MAKE MODEL BODY TYPE
V.I.N.
BALANCE OWED TO

TRADE-IN GROSS ALLOWANCE	$	N/A
LESS AMOUNT OWING	$	N/A
NET TRADE-IN ALLOWANCE OR REMAINING TRADE-IN DEBT	$	N/A
CASH DOWN PAYMENT OR CREDIT BALANCE	$	N/A
MANUFACTURER'S REBATE (IF ANY)	$	N/A
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2. That the air bags are intact and in working order.
3. That while you have owned the trade-in, its odometer has not been repaired, replaced, tampered with or altered in any way. That the odometer statement, damage disclosure statement and prior vehicle history which you provided us for your trade-in is true and correct.
4. That the original emission control system (including the catalytic converter) is intact. That the engine and transmission have not been changed from the manufacturer's original specifications. That the trade-in does not have a cracked or defective head, block, powertrain or frame.

WARRANTY DISCLAIMER

YOU UNDERSTAND THAT THE VEHICLE IS SOLD "AS IS" WITH ALL FAULTS AND THAT THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, or any other warranties, express or implied, covering the vehicle unless we make a written warranty to you or unless we enter into a service contract with you within 90 days from the date of this contract. If we do so, any implied warranty will last only as long as the limited written warranty.

This provision does not affect any warranties which may be provided by the manufacturer. If there is a manufacturer's warranty on the vehicle, we are not a party to it and it is not a part of this contract. If we are authorized by the manufacturer to perform warranty work on your vehicle, we hope that you ask us to perform the work. However, the manufacturer's warranty is between you and the manufacturer.

X _____

Documentary Fee. A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to a buyer for the preparation of documents and the performance of related services. The maximum amount that may be charged for a documentary fee is determined by Iowa Code Section 322.19A. This notice is required by law.

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Iowa law requires us to give you the following notice: You understand that liability insurance coverage which would protect you under the Iowa Motor Vehicle and Safety Responsibility Act IS NOT INCLUDED in your purchase of this motor vehicle.

By signing this contract, you are certifying that you are at least 18 years old (if there are two buyers, that at least one of you is 18 years old), that you have read this contract, pages 1 and 2, and agree to its terms, and that you have received a copy of it.

X _____ N/A
Buyer's Signature — Date of Birth

N/A
Buyer's Driver's License or F.I.D. No.

X _____
Co-Buyer's Signature — Date of Birth

Co-Buyer's Driver's License or F.I.D. No.

Accepted By: _____
Dealer's Authorized Representative

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Consider motion to grant preliminary approval of First Street Commons Plat 4 Final Plat.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

First Street Commons Plat 4 is a proposed 1.91-acre (+/-) final plat generally located northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street. The subject plat creates 22 single-family attached townhome postage stamp lots, one outlot for common space and private street NE Pindy Lane and the extension of NE Timber Lane. The proposed development is platted in accordance with the amended Deer Creek PUD Conceptual Master Plan, approved in 2018.

CITY MANAGER/STAFF RECOMMENDATIONS:

Grant preliminary approval of First Street Commons Plat 4.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission recommended approval at their meeting on February 17, 2026.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Staff Report
2. Aerial Map
3. PZ Minutes
4. Applicant Letter
5. Final Plat

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: February 17, 2026

Agenda Item: First Street Commons Plat 4 – Final Plat
Report Date: February 12, 2026 EJC
Prepared By: Ryan Kirschman, AICP
Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the First Street Commons Plat 4 Final Plat.

Project Summary:

First Street Commons Plat 4 is a proposed 1.91-acre (+/-) final plat generally located northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street. The subject plat creates 22 single-family attached townhome postage stamp lots, one outlot for common space and private street NE Pindy Lane and the extension of NE Timber Lane. The proposed development is platted in accordance with the amended Deer Creek PUD Conceptual Master Plan, approved in 2018.

Project Report:

Streets: The proposed development will be accessed from private streets with the extension of NE Timber Lane and creation of NE Pindy Lane. Four-foot sidewalk will be provided throughout the development.

Water: The proposed development will be served by eight-inch water main extended from existing water main along NE Timber Lane throughout the plat area.

Sewer: Eight-inch sanitary sewer will be extended from existing sewer to serve the proposed plat area. Wastewater will convey off-site northwesterly through other plat areas within the Deer Creek PUD and ultimately into the Four Mile Outfall.

Drainage: Storm sewer is provided throughout the proposed plat area, which will be routed northerly off-site into a detention pond located within Outlot Z, The Crossings at Deer Creek Plat 13. Stormwater then conveys into a series of storm sewer and detention ponds throughout the Deer Creek PUD, before ultimately outletting into Deer Creek.

Park Land: The developer requests that the City accept payment in lieu of parkland, in an amount equal to $3,200.00 based on $32,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

CITY OF ANKENY
SUBDIVISION DATA

PLAT NAME: First Street Commons Plat 4

OWNER/ DEVELOPER: First Street Commons, LLC

GENERAL INFORMATION:

PLAT LOCATION:	Northwest of the intersection at E 1st Street/NE 94th Avenue and NE 38th Street
SIZE OF PLAT:	1.91 acres
ZONING:	Deer Creek PUD

LOTS:

NUMBER:	22 single-family attached townhome lots, 1 outlot	
SIZE/DENSITY:	11.51 units per acre	
USE:	Residential	
BUILDING LINES:	Front:	25' from private streets
		30' from Internal Public ROW
		35' from E 1st Street/NE 94th Avenue & NE 38th Street
	Rear:	30' (decks may extend 12' into rear yard setback)
	Side:	12' for principal structures

ADJACENT LANDS:

NORTH:	The Crossings at Deer Creek Plat 11 & 13
SOUTH:	E 1st Street/NE 94th Avenue
EAST:	First Street Commons Plat 3
WEST:	First Street Commons Plat 2

PARK LAND DEDICATION: The developer requests that the City accept payment in lieu of park land.

STREET DEVELOPMENT: There are no public streets proposed with the subject development.

STORM WATER: This plat lies in the Four Mile Creek Drainage Basin.

WASTE WATER:

PROJECTED FLOWS: 22 units X 3 pers. per house X 100 gal. per day/pers.= 6,600 GPD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

FOUR MILE TRUNK SEWER CAPACITY: 47 MGD; current daily avg. 11.2 MGD

WATER SYSTEM:

USAGE: 22 units X 3 pers. per house X 100 gal. per day/person = 6,600 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



N

1 inch = 250 feet

Date: 2/12/2026

First Street Commons Plat 4
Final Plat
Aerial Map

Ankeny
bringing it all together.

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 17, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the February 17, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Ted Rapp, Lisa West, Joseph Herst, Trina Flack, Phil Tuning and Todd Ripper. Absent: Randy Weisheit.
Staff present: Eric Jensen, Eric Carstens, Jake Heil, Laura Hutzell, Ryan Kirschman and Bryan Morrissey.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the February 17, 2026 agenda without amendments. Second by P. Tuning. All voted aye. Motion carried 6 – 0.

CONSENT AGENDA ITEMS
Item#4 First Street Commons Plat 4 – Final Plat
Motion to recommend approval of the First Street Commons Plat 4 Final Plat

Motion by L. West to approve the recommendations for Consent Agenda Items #1 - #6. Second by T. Ripper. Motion carried 6 - 0.

February 6, 2026

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Ryan Kirschman
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

RE: First Street Commons Plat 4
Final Plat and Construction Drawing Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of First Street Commons LLC, we are pleased to submit herewith a final plat and construction drawings for First Street Commons Plat 4 located within the Deer Creek PUD, west of NE 38th Street and north of E 1st Street. The property contains approximately 1.91 acres.

Plat 4 will include development of 22 two-plex and 4-plex townhomes, which is consistent with the Deer Creek PUD. The project contains two new private streets which connect to private streets constructed with Plats 2 and 3. Public sanitary sewer will be extended from an existing manhole, and public water main will be extended from Plats 2 and 3 to provide service for the development. Storm water detention is provided in existing detention basins to the north and west of the plat.

We are requesting that preliminary approval of the final plat be granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Emily Harding

Emily Harding, Project Manager

cc: First Street Commons, LLC

FIRST STREET COMMONS PLAT 4

FINAL PLAT

INDEX LEGEND

LOCATION: PT. OUTLOT 'Y', FIRST STREET COMMONS PLAT 1
ANKENY, POLK COUNTY, IOWA

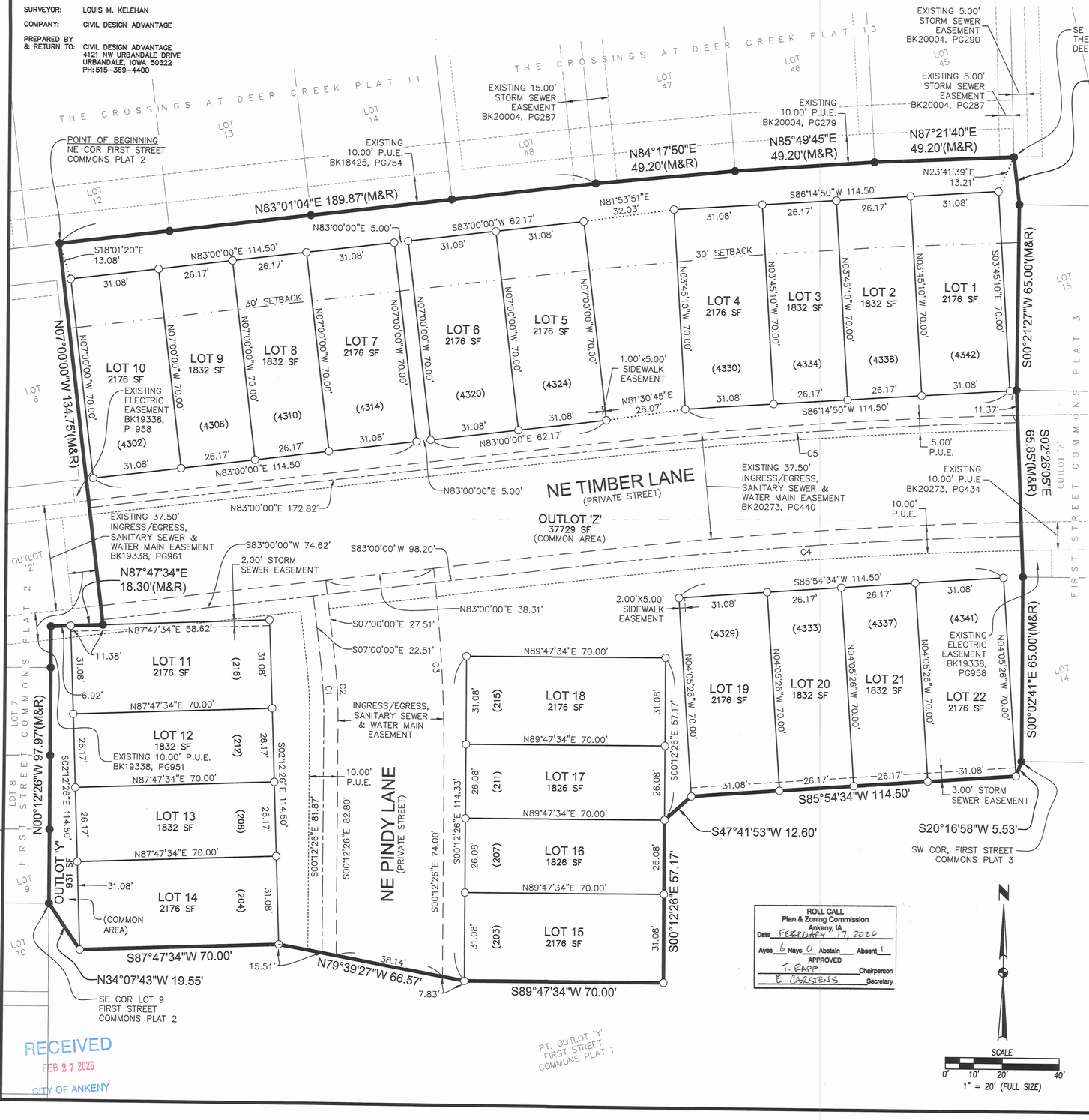
REQUESTOR: FIRST STREET COMMONS, LLC

PROPRIETOR: FIRST STREET COMMONS, LLC
1040 SE FRONTIER AVENUE, SUITE 160
WAUKEE, IOWA 50263

SURVEYOR: LOUIS M. KELEHAN

COMPANY: CIVIL DESIGN ADVANTAGE

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



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date FEBRUARY 17, 2026
Ayes 6 Nays 0 Abstain Absent 1
APPROVED
T. BAPP Chairperson
E. CARSTENS Secretary

SCALE
0' 10' 20' 40'
1" = 20' (FULL SIZE)

RECEIVED
FEB 27 2026
CITY OF ANKENY

PT. OUTLOT 'Y' FIRST STREET COMMONS PLAT 1

FILE: H:\2025\2512891\DWG\2512891-FINAL PLAT.DWG
PLOT DATE: 2/27/2026 2:39 PM
PLOTTED BY: EMILY HARDING
COMMENT:
ENG:
TECH:

PLAT DESCRIPTION

A PART OF OUTLOT 'Y', FIRST STREET COMMONS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF FIRST STREET COMMONS PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 83°01'04" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 189.87 FEET; THENCE NORTH 84°17'50" EAST CONTINUING ALONG SAID NORTHERLY LINE, 49.20 FEET; THENCE NORTH 85°49'45" EAST CONTINUING ALONG SAID NORTHERLY LINE, 49.20 FEET; THENCE NORTH 87°21'40" EAST CONTINUING ALONG SAID NORTHERLY LINE, 49.20 FEET TO THE SOUTHEAST CORNER OF LOT 45, THE CROSSINGS AT DEER CREEK PLAT 13, AN OFFICIAL PLAT IN SAID CITY OF ANKENY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF FIRST STREET COMMONS PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 07°02'59" EAST ALONG SAID WESTERLY LINE, 16.75 FEET; THENCE SOUTH 00°21'27" WEST CONTINUING ALONG SAID WESTERLY LINE, 65.00 FEET; THENCE SOUTH 02°26'05" EAST CONTINUING ALONG SAID WESTERLY LINE, 65.85 FEET; THENCE SOUTH 00°02'41" EAST CONTINUING ALONG SAID WESTERLY LINE, 65.00 FEET TO THE SOUTHWEST CORNER OF SAID FIRST STREET COMMONS PLAT 3; THENCE SOUTH 20°16'58" WEST, 5.53 FEET; THENCE SOUTH 85°54'34" WEST, 114.50 FEET; THENCE SOUTH 47°41'53" WEST, 12.60 FEET; THENCE SOUTH 00°12'26" EAST, 57.17 FEET; THENCE SOUTH 89°47'34" WEST, 70.00 FEET; THENCE NORTH 79°39'27" WEST, 66.57 FEET; THENCE SOUTH 87°47'34" WEST, 70.00 FEET; THENCE NORTH 34°07'43" WEST, 19.55 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID FIRST STREET COMMONS PLAT 2; THENCE NORTH 00°12'26" WEST ALONG THE EASTERLY LINE OF SAID FIRST STREET COMMONS PLAT 2, A DISTANCE OF 97.97 FEET; THENCE NORTH 87°47'34" EAST CONTINUING ALONG SAID EASTERLY LINE, 18.30 FEET; THENCE NORTH 07°00'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 134.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.91 ACRES (83,080 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER / DEVELOPER

FIRST STREET COMMONS, LLC
CONTACT: ERIC GRUBB
1040 SE FRONTIER AVENUE, SUITE 160
WAUKEE, IOWA 50263
PH. (515) 975-7441

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

DATE OF SURVEY

FIELDWORK: SEPTEMBER, 2025

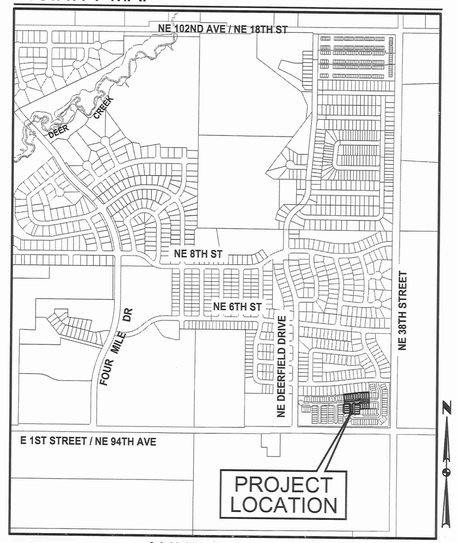
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF ANKENY, POLK COUNTY, IOWA, MAP NUMBER 19153C0210F WITH A EFFECTIVE DATE OF FEBRUARY 1, 2019.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

VICINITY MAP



ANKENY, IOWA

ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

BULK REGULATIONS
MIN. SETBACKS
- FRONT = 35' FROM NE 94TH AVE (E 1ST ST.) & NE 38TH ST.
  30' FEET FROM INTERNAL PUBLIC RIGHT-OF-WAYS
  25' FEET FROM PRIVATE DRIVES
- REAR = 30' (DECKS MAY EXTEND 12 FEET INTO RYSB)
- BUILDING SEPARATION = 12' PRINCIPAL STRUCTURES

SCREENING REQUIRED:
- CLASS A WHERE TOWNHOME AREAS ABUT SINGLE-FAMILY AREAS

R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°47'34"	182.50'	21.64'	S03°36'13"E	21.62'
C2	6°47'34"	187.50'	22.23'	S03°36'13"E	22.22'
C3	6°35'57"	607.50'	69.97'	S03°30'24"E	69.93'
C4	5°06'35"	1707.00'	152.24'	S85°33'18"W	152.19'
C5	5°05'51"	1747.00'	155.42'	N85°32'55"E	155.37'

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 THE STATE OF IOWA.

LOUIS M. KELEHAN, PLS DATE

LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

LOUIS M. KELEHAN 18660 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	DATE
THIRD SUBMITTAL	02/27/26
SECOND SUBMITTAL	02/06/26
FIRST SUBMITTAL	01/16/26

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

FIRST STREET COMMONS PLAT 4
FINAL PLAT

1/1
2512.891

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and a Public Sanitary Sewer Easement associated with the Innovative Hub Site Plan located at 1010 N. Ankeny Boulevard.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

2. Storm Water Easement
3. Sanitary Sewer Easement

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 A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT AND PUBLIC SANITARY SEWER EASEMENT ASSOCIATED WITH THE INNOVATIVE HUB SITE PLAN LOCATED AT 1010 N ANKENY BOULEVARD

WHEREAS, the Ankeny Plan and Zoning Commission approved the Innovative Hub Site Plan subject to Council approval of the required Storm Water Management Easement and the required Public Sanitary Sewer Easement on February 17, 2026.

WHEREAS, a Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement and a Public Sanitary Sewer Easement associated with the Innovative Hub Site Plan located at 1010 N Ankeny Boulevard, legally described in the attached easement documents, 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, that the Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement and Public Sanitary Sewer Easement located associated with the development of the Innovative Hub Site Plan at 1010 N Ankeny Boulevard is hereby accepted.

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

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
City Clerk
410 W. 1st Street
Ankeny, Iowa 50023

Preparer Information: Pat Burk, 6701 Westown Pkwy, Ste. 100, West Des Moines, IA 50266 Phone; 515-274-1450

STORM WATER MANAGEMENT FACILITY
MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT
(TO BE PRIVATELY OWNED AND MAINTAINED BY LANDOWNERS)

THIS STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT ("Agreement") is entered into between **Ankeny Community School District** ("Grantor") and the **City of Ankeny, Iowa** ("City"), in consideration for the approval by the City of the Project described as Ankeny Community School District - Innovative Hub ("Project").

Grantor is obligated by the Municipal Code of the City of Ankeny ("Municipal Code") to privately control storm water runoff for its proposed development as a part of the project approval process. In consideration for the City's approval of the Project, the parties enter into this Agreement to control and address storm water runoff for the following described property:

THE SOUTH 1570 FEET OF THE WEST 1110 FEET OF THE EAST 1170 FEET OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE CITY OF ANKENY FOR RIGHT-OF-WAY AS DESCRIBED IN BOOK 19964, PAGE 667 OF THE POLK COUNTY RECORDER'S OFFICE.

AND

BEGINNING 1072.96 FEET SOUTH AND 660 FEET WEST OF THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA; THENCE WEST 510 FEET; THENCE SOUTH 1220 FEET, THENCE WEST 100 FEET, THENCE NORTH 1584.51 FEET, THENCE EAST 550 FEET, THENCE NORTH 130 FEET, THENCE EAST 60 FEET; THENCE SOUTH 495 FEET TO THE POINT OF BEGINNING.

("Benefited Property").

PART I – COVENANTS ON THE BENEFITED PROPERTY

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

1. Grantor covenants that it is the owner in fee simple of the Benefited Property with full power to bind itself and all successor and assigns to the terms of this Agreement.

2. Grantor agrees that the storm water runoff for the Benefited Property shall be controlled through the private installation, construction, repair and maintenance of a Storm Water Management Facility ("Facility") upon, over, under, through and across the following described property:

EXHIBIT A AREA
A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, PARKVIEW TERRACE PLAT 11, AN OFFICIAL PLAT, ALSO BEING THE NORTHWEST CORNER OF PARKVIEW TERRACE PLAT 13, AN OFFICIAL PLAT; THENCE SOUTH 89°52'43" EAST ALONG THE NORTH LINE OF SAID PARKVIEW TERRACE PLAT 13, A DISTANCE OF 53.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25°44'13" WEST, 113.76 FEET; THENCE NORTH 47°22'22" EAST, 75.87 FEET; THENCE NORTH 82°30'00" EAST, 297.21 FEET; THENCE SOUTH 00°01'13" EAST, 193.28 FEET TO SAID NORTH LINE OF PARKVIEW TERRACE PLAT 13; THENCE NORTH 89°52'43" WEST ALONG SAID NORTH LINE, 301.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.28 ACRES (55,777 S.F.).

EXHIBIT B AREA
A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, NORTHVIEW CENTRE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°01'13" EAST ALONG THE PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF NORTH ANKENY BOULEVARD (US HWY 69), A DISTANCE OF 1,505.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'13" EAST ALONG SAID PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE, 90.00 FEET; THENCE SOUTH 89°58'47" WEST, 65.00 FEET; THENCE NORTH 00°01'13" WEST, 50.00 FEET; THENCE NORTH 31°59'50" EAST, 47.18 FEET; THENCE NORTH 89°58'47" EAST, 39.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES (5,350 S.F.).

EXHIBIT C AREA
A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, NORTHVIEW CENTRE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°01'13" EAST ALONG THE PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF NORTH ANKENY BOULEVARD (US HWY 69), A DISTANCE OF 1,175.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'13" EAST ALONG SAID PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE, 100.00 FEET; THENCE SOUTH 89°58'47" WEST, 90.00 FEET; THENCE NORTH 00°01'13" WEST, 100.00 FEET; THENCE NORTH 89°58'47" EAST, 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRES (9,000 S.F.).

EXHIBIT D AREA
A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10, PARKVIEW CAMPUS PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 00°02'56" WEST ALONG THE EAST LINE OF SAID PARKVIEW CAMPUS PLAT 2 AND ALONG THE EAST LINE OF PARKVIEW CAMPUS PLAT 4, AN OFFICIAL PLAT, 518.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°02'56" WEST ALONG SAID EAST LINE OF PARKVIEW CAMPUS PLAT 4, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°56'39" EAST, 80.26 FEET; THENCE SOUTH 11°15'14" EAST, 152.97 FEET; THENCE NORTH 89°56'39" WEST, 109.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.33 ACRES (14,268 S.F.).

(collectively, the "Easement Area").

3. Grantor covenants and agrees that the design, construction, repair and maintenance of the Facility shall meet the storm water runoff control requirements of the Municipal Code.

4. The Benefited Property benefits from the Facility by controlling runoff from the Benefited Property to enhance the enjoyment of the Benefited Property and meet the requirements of the Municipal Code. In recognition of such benefits and to meet the maintenance, repair and replacement obligations of the Municipal Code, each of the Benefited Property Owners ("Owners") shall be responsible for their proportionate share (determined by the number of lots making up the Benefited Property) of any costs required for meet these obligations. On behalf of the Owners, the Grantor consents and agrees to the covenants and obligations of this Agreement.

5. Grantor is solely responsible for constructing, installing, maintaining and ensuring that the Facility meets the standards and specifications established in the Municipal Code. If there is a discrepancy between the requirements of the Municipal Code and this Agreement, this Agreement shall control. Grantor's obligations under this Agreement may not and shall not be transferred to the Owners until the City confirms in writing that construction of the Facility has been completed pursuant to the requirements of the Municipal Code and this Agreement.

6. Grantor designates, appoints and agrees on behalf of Grantor and all successors and assigns that the Owners are designated as the responsible party for replacement, reconstruction, repair, inspection, grading and maintenance of the Storm Water Management Facility.

7. Grantor designates the party listed below and its or their successors and assigns) the "Designee" to accept notices and service of process for all Owners as it relates to the inspection, replacement, reconstruction, repair, grading and maintenance of the Facility or notice of assessment for replacement, reconstruction, repair, grading and maintenance of the Facility. The Owners accept this Designee by virtue of their ownership. Should Grantor assign this designation or change the notice address of the Designee, such change of address shall not be effective written notice is provided to the City.

8. All notices required under this Agreement shall be to the following parties at the following addresses and deemed received three days from mailing by ordinary mail with a copy to the listed e-mail address as follows:

Designee:

Ankeny Community School District
c/o Director of Operations
406 SW School St.
Ankeny, IA 50023
Email: mike.maddalozzo@ankenyschools.org

City:

City of Ankeny, Iowa

Public Works/Stormwater Division
c/o Public Works Director
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

9. Upon confirmation by the City of the proper installation of the Facility as set forth in Paragraph 5, the Owners shall thereafter be responsible for performing all maintenance, repair and replacement obligations of the Facility, including the obligations set forth in Part II. Should any action be taken in conflict with this Agreement or should the Facility be damaged in any manner, the Owners shall have the responsibility to remove and correct such conflict or damage to assure the Facility operates as required by the Municipal Code and this Agreement.

10. As detailed in an Stormwater Management Facility Inspection Report Form provided by the City, the Owners shall cause the Facility to be inspected on an annual basis, including but not limited to all pipes, inlets and outlets for defects, obstructions or changes in the Facility from its original design. The inspection shall be conducted by a professional engineer licensed in the state of Iowa and completed by submission of the Inspection Report to the City's Stormwater Division of Public Works by July 1 of each calendar year other than the year in which the City confirms satisfactory completion of the Facility pursuant to Paragraph 5. The Inspection Report shall include date stamped photographs of the Facility and sufficiently detailed drawings (if required for clarity) explaining any deficiencies or defects. Any identified deficiencies or defects noted by the inspection shall be corrected by the Owners within 30 days of completion of the Inspection Report. In the event the identified maintenance or repair cannot be completed within 30 days of completion of the Inspection Report, the engineer preparing the report must contact the City to explain why the maintenance or repair cannot be completed within 30 days and provide a plan for completing maintenance or repair satisfactory to the City. The Inspection photographs and Inspection Report shall be kept and maintained for a period of 5 years from the date of submission of the Inspection Report.

11. Prior to the City's confirmation of completion as set forth in Paragraph 5 the Grantor shall be responsible for providing an as-built volume verification of the Facility. Additionally, the City shall have the right to request an as-built volume verification from the Owners of the Facility if the annual inspection indicates a deficiency from the original design of the Facility. The as-built volume deficiency shall be corrected by the Grantor or Owners as the case may be within 30 days of receiving written notice from the City to the Designee. In the event the deficiency cannot be completed within 30 days of this notice, the responsible party must contact the City within 30 days of notice to explain why the repair cannot be completed within 30 days and provide a plan for completing such maintenance or repair.

12. Grantor hereby agrees and consents on behalf of itself and all successors and assigns of the Owners to the assessment of the costs of maintaining, reconstructing, repairing, grading or dredging the Easement Area and Facility on all Benefited Property established by the Grantor pursuant to the formula set forth in paragraph 13 below. Grantor, on behalf of itself and all successors and assigns of the Owners, shall execute an Agreement and Waiver in favor of the City to allow the City to recover any costs expended for action taken as set forth in paragraph 13, below, to address the maintenance, reconstruction, repair, grading or dredging of the Facility or Easement Area.

13. Should the Owners fail to maintain, reconstruct, repair, inspect, grade or dredge the Facility or the Easement Area upon notice from the City, the City may cause such action to be completed and assessed to each of the Owners pursuant to the formula set forth below:

    1/[Number of lots in Benefited Property] assessed to each of the Owners

    The assessments on each of the Owners shall be immediately due and payable to the City pursuant to the terms of the Agreement and Waiver (see **Exhibit E**, attached hereto and made a part hereof).

PART II – EASEMENT FOR STORM WATER MANAGEMENT FACILITY AND DRAINAGE

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

14. Grantor hereby grants the Owners and the City a Permanent Easement for the Facility and Drainage under, over, through and across the Easement Area described above for the purpose of constructing, reconstructing, repairing, grading and maintaining the Facility and the surface of the Easement Area in a manner that will permit the free and unobstructed flow of surface water over the Easement Area described above.

15. It is the obligation of the Grantor and all Owners to maintain the Easement Area and the Facility as set forth in this Agreement. The Grantor and all Owners shall maintain the Easement Area in a manner that does not conflict with the maintenance requirements of the Owners or the Owners' right to perform those maintenance obligations. The maintenance obligations for the Facility are as follows:

Storm water detention and retention ponds or basins:

a. Mow as needed to maintain the vegetation at the height to meet City Code requirements to prevent erosion.
b. Remove all trash, litter, debris, obstructions, volunteer trees and shrubbery in the basin in the Easement Area and any inlets or outlets located within the Easement Area.
c. Plant, maintain and replant as necessary permitted and/or required vegetation.
d. Inspect for any defects, obstructions, or any changes in the original design.
e. Inspect and determine the depth of the pond or basin on an as-needed basis, at a minimum once every 15 years for basins that treat water quality.
f. Remove any accumulated sediment from the outlet structures that impedes the free flow of stormwater. Remove any sediment in underground detention basins once accumulated amount is 6 inches in depth or greater, or as recommended by manufacturer/supplier of underground facility or as required in approved site plans or plat documents. Remove sediment in wet detention basins that were designed to treat water quality once the accumulated amount has reduced the minimum depth of the basin to less than the minimum depth required in the approved stormwater management plan, site plans, or plat documents. For wet detention basins that are not required to treat water quality, it is recommended to remove sediment once the depth of the basin cannot support healthy aquatic life per IDNR guidance.
g. Till the soil or regrade to original design at the bottom of the riparian buffer if it does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
h. All repairs shall conform to the original design.
i. Maintaining the storm water and retention pond or basin to assure the effectiveness for storm water runoff for the subdivision/site.

Grass and Bioretention Swales:

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

Riparian/Vegetated Buffer:

a. Mow as needed to maintain the vegetation at the height to meet City Code requirements to prevent erosion.
b. Replant the vegetation in the Easement Area as soon as practical when any vegetation dies.
c. Remove all trash, litter, debris, obstructions, volunteer trees and shrubbery in the Easement Area.
d. Inspect for erosion in the riparian buffer on an annual basis.
e. Inspect and determine the depth of the riparian buffer on an annual basis. Survey data shall be provided if the City determines it necessary.
f. Remove any sediment accumulated greater than 25% of the original design depth.
g. Till the soil or grade to the original design at the bottom of the riparian buffer if it does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
h. All repairs shall conform to the original design.
i. Maintain the riparian buffer to assure the effectiveness for storm water runoff for the subdivision/site.

16. No chemicals or any substance shall be applied to the Facility that shall harm or impair its effectiveness as a storm water runoff control measure.

17. No structure shall be erected over or within the Easement Area without obtaining the prior written approval of the City Engineer.

18. No structure, material, device, thing or matter which could possibly obstruct or impede the normal flow of surface water over the Easement Area shall be erected or caused to be placed within the Easement Area.

19. No planting of trees and shrubs is allowed within the Easement Area (other than planting allowed and required by the City).

20. No change shall be made to the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.

21. The Owners, the City and their agents, contractors, employees and assigns shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area, including, but not limited to, the right to remove any unauthorized plantings or structures placed or erected on the Easement Area and the right to do maintenance, repair, reconstruction, inspection, grading and dredging with all costs charged to the Owners. The City shall also have the right of access across the Easement Area in order to meet its obligations to repair, maintain and replace if needed any Public Storm Sewer located in or around the Easement Area.

22. Grantor covenants on behalf of the Owners that the Easement Area or any other area appurtenant to or necessary for the operation of the Facility shall not be sold, transferred, donated or in any other manner conveyed in order to relieve the Grantor, or the Owners from complying with the requirements of this Agreement.

23. This Agreement and the Agreement and Waiver shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.

24. Should there be a conflict between this Agreement any other written covenants affecting the property within the Project, this Agreement shall control.

25. Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

26. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Agreement.

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

(Remainder of page intentionally left blank – Signature page follows)

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

Signed this 17th day of February, 2026.

GRANTOR: ANKENY COMMUNITY SCHOOL DISTRICT

By: SGott
Name: Stephanie Gott
Title: School Board President

STATE OF IOWA, COUNTY OF Polk **, ss:**

On this 17th day of February, 2026, before me, the undersigned, a Notary Public in and for said County and State personally appeared Stephanie Gott, to me personally known, who being by me duly sworn, did say that he/she is School Board President (Title) of Grantor, executing the within and foregoing instrument and acknowledged that he/she executed the same as his/her voluntary act and deed of the Ankeny Community School District, by it and by him/her voluntarily executed.

Renae S Devenney
Notary Public in and for the State of Iowa

RENAE S. DEVENNEY
Commission Number 859617
My Commission Expires
October 11, 2027

CITY OF ANKENY, IOWA

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

Signed this _____ day of _____, _____.

_____
City Clerk of the City of Ankeny, Iowa

EXHIBIT E

AGREEMENT AND WAIVER
POST CONSTRUCTION STORM WATER MANAGEMENT

THIS AGREEMENT made and entered into by and between the City of Ankeny, Iowa, hereinafter referenced the CITY, and Ankney Community School District, hereinafter referenced the PROPERTY OWNERS.

WITNESSETH:

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

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

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

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

WHEREAS, this Agreement and Waiver is made in conjunction with the Agreement located on:

EXHIBIT A AREA
A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, PARKVIEW TERRACE PLAT 11, AN OFFICIAL PLAT, ALSO BEING THE NORTHWEST CORNER OF PARKVIEW TERRACE PLAT 13, AN OFFICIAL PLAT; THENCE SOUTH 89°52'43" EAST ALONG THE NORTH LINE OF SAID PARKVIEW TERRACE PLAT 13, A DISTANCE OF 53.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25°44'13" WEST, 113.76 FEET; THENCE NORTH 47°22'22" EAST, 75.87 FEET; THENCE NORTH 82°30'00" EAST, 297.21 FEET; THENCE SOUTH 00°01'13" EAST, 193.28 FEET TO SAID NORTH LINE OF PARKVIEW TERRACE PLAT 13; THENCE NORTH 89°52'43" WEST ALONG SAID NORTH LINE, 301.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.28 ACRES (55,777 S.F.).

EXHIBIT B AREA
A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

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EXHIBIT C AREA
A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

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EXHIBIT D AREA
A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10, PARKVIEW CAMPUS PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 00°02'56" WEST ALONG THE EAST LINE OF SAID PARKVIEW CAMPUS PLAT 2 AND ALONG THE EAST LINE OF PARKVIEW CAMPUS PLAT 4, AN OFFICIAL PLAT, 518.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°02'56" WEST ALONG SAID EAST LINE OF PARKVIEW CAMPUS PLAT 4, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°56'39" EAST, 80.26 FEET; THENCE SOUTH 11°15'14" EAST, 152.97 FEET; THENCE NORTH 89°56'39" WEST, 109.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.33 ACRES (14,268 S.F.).

(collectively, the "Easement Area"),

and applies to the property described as:

THE SOUTH 1570 FEET OF THE WEST 1110 FEET OF THE EAST 1170 FEET OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE CITY OF ANKENY FOR RIGHT-OF-WAY AS DESCRIBED IN BOOK 19964, PAGE 667 OF THE POLK COUNTY RECORDER'S OFFICE.

AND

BEGINNING 1072.96 FEET SOUTH AND 660 FEET WEST OF THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA; THENCE WEST 510 FEET; THENCE SOUTH 1220 FEET, THENCE WEST 100 FEET, THENCE NORTH 1584.51 FEET, THENCE EAST 550 FEET, THENCE NORTH 130 FEET, THENCE EAST 60 FEET; THENCE SOUTH 495 FEET TO THE POINT OF BEGINNING.

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

1. In the event the Property Owner or its successors and assigns fail to comply with the requirements of the Agreement regarding any action necessary for the maintenance, reconstruction, repair, inspection, grading or dredging of the Storm Water Management Facility or Easement Area, the City shall have the right to cause the above-described actions completed in accordance with such plans and specifications as it shall deem appropriate.

2. For the purpose of this Agreement, the City may elect to enter into a contract for the completion of such actions as a part of any contract(s) and assess the cost of such actions to the Property Owner or its successors and assigns pursuant to the formula established in the Agreement.

3. In consideration for the completion of such actions by the City, the undersigned Property Owners hereby WAIVE the following:

   A. All legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the completion of said actions where the expense of such Improvements is to be assessed against private property; and

   B. Each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to complete such actions without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa; and

   C. Any limitation of the amount of said assessment as a percentage of valuation as provided in the Code of Iowa; and

   D. Any right to defer or postpone the payment for any such action.

4. It is further agreed that:

   A. When said actions have been constructed or completed in accordance with the plans and specifications, the City may make assessments against the properties of the undersigned Property Owners, or their successors or assigns, for their pro-rata share of the entire cost of the construction and/or completion of said actions.

   B. Said assessments shall be due immediately and will be paid to the City of Ankeny and shall constitute a lien upon the properties hereinafter described. Further, each of the undersigned Property Owners hereby agree to accept responsibility for the assessment which is thus assessed against the Owner's property.

   C. Said assessments shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.

5. The amount and proportion of the cost of the actions completed by the City to be paid shall be ascertained and determined by the City's engineering staff and reported to the City Council, which shall make such changes or alterations as they may require. When said costs are determined and approved by the City Council, they shall constitute the assessments against the properties.

6. The Property Owners retain the right to request of the City a review of the mathematical calculations made to ensure their accuracy.

7. Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said actions, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners or any of them. Any such Resolution may contain recitals that said actions are ordered or made by the Council without petition of Property Owners, without in any way qualifying this Agreement or releasing the Property Owners from their obligation to pay the assessments levied against their property for the cost of said action.

8. Each Property Owner warrants that the real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Agreement and Waiver. Each lienholder designated below, by execution of this Agreement and Waiver, consent to the subordination of its lien to the lien of the assessment levied pursuant hereto.

9. Each Property Owner further agrees that the terms of this Agreement and Waiver shall become a covenant which runs with the land of the below-referenced property, and shall be binding upon all successors and assigns. Furthermore, each Property Owner shall give a copy of this Agreement and Waiver to all successors and assigns.

10. The signatories and the City agree this document will be recorded in the office of the appropriate county recorder to ensure that any and all future purchasers of property are put on notice of the above conditions.

(Signature page follows)

PROPERTY OWNER NAME: ANKENY COMMUNITY SCHOOL DISTRICT

By SGott

Name Stephanie Gott

Date February 17th, 2026

Witness Renae DeVenney

Name Renae DeVenney

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NE1/4
SEC. 14-80N-24W
REQUESTED BY:
ANKENY COMMUNITY SCHOOL DISTRICT

EXHIBIT A
EASEMENT PLAT

STORMWATER MANAGEMENT EASEMENT DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

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PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

12/17/2025

OWNER

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IA 50023-3033

BASIS OF BEARING

THE NORTH LINE OF PARKVIEW TERRACE PLAT 13, AN OFFICIAL PLAT, IS ASSUMED TO BEAR SOUTH 89°52'43" EAST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument (1/2" Rebar, YPC # 19710 Unless Otherwise Noted)	●	○
R.O.W. Rail	H	
Centerline Reference Monument (Cut "X", Unless Otherwise Noted)	◆	◇
Calculated Corner	✣	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. NE1/4, SECTION 14-80-24

EASEMENT PLAT - EXHIBIT A

REVISED: 1/6/2026

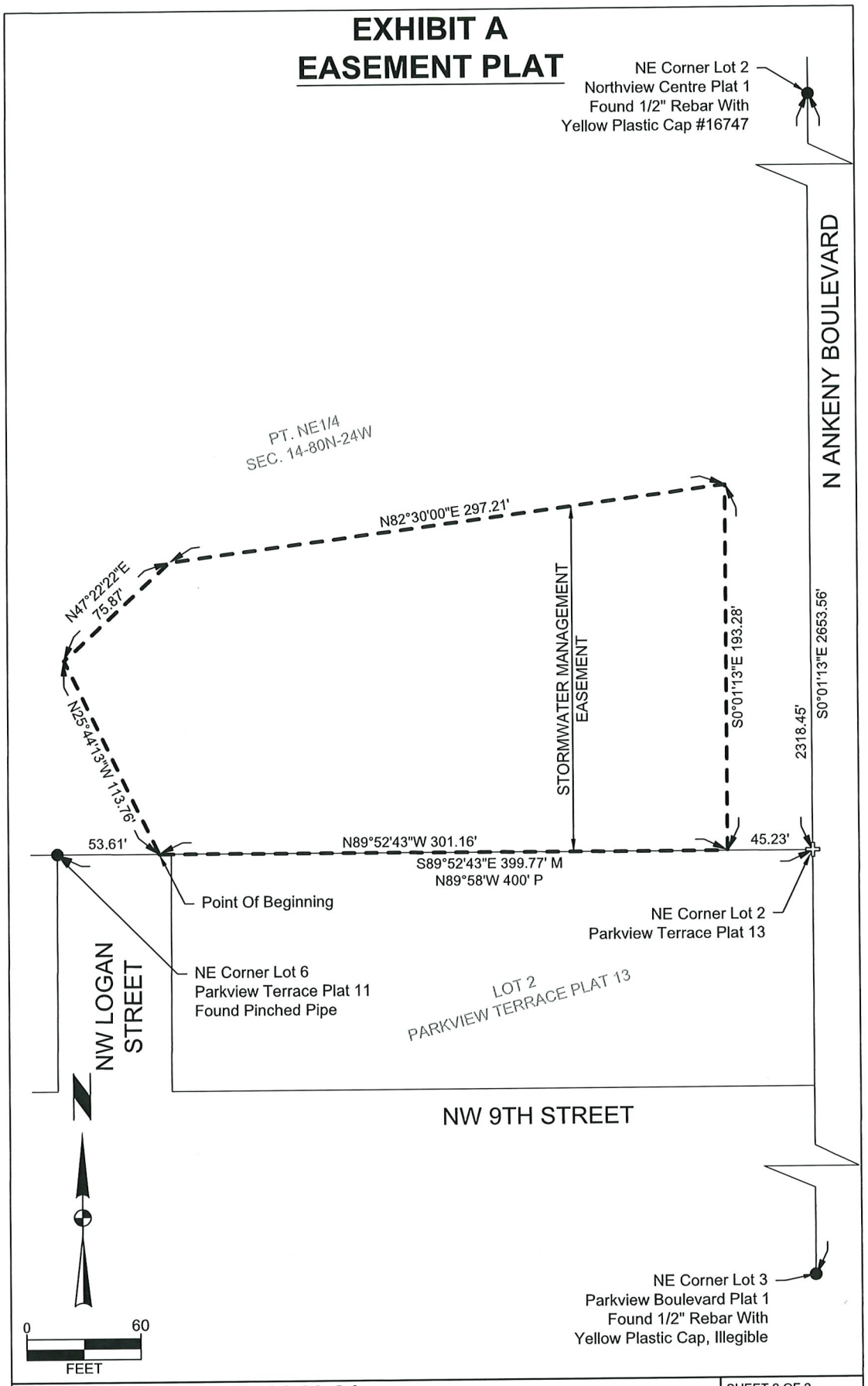
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
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515-964-2020

SHEET 1 OF 2	
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EXHIBIT A
EASEMENT PLAT



PT. NE 1/4, SECTION 14-80-24

EASEMENT PLAT - EXHIBIT A

REVISED: 1/6/2026

SNYDER & ASSOCIATES

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SURVEY LOCATED:
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SEC. 14-80N-24W
REQUESTED BY:
ANKENY COMMUNITY SCHOOL DISTRICT

EXHIBIT B
EASEMENT PLAT

STORMWATER MANAGEMENT EASEMENT DESCRIPTION

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PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

12/17/2025

OWNER

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IA 50023-3033

BASIS OF BEARING

THE PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF NORTH ANKENY BOULEVARD (US HWY 69) IS ASSUMED TO BEAR SOUTH 00°01'13" EAST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument (1/2" Rebar, YPC # 19710 Unless Otherwise Noted)	●	○
R.O.W. Rail	H	
Centerline Reference Monument (Cut "X", Unless Otherwise Noted)	◆	◇
Calculated Corner	✣	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

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Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. NE1/4, SECTION 14-80-24

EASEMENT PLAT - EXHIBIT B

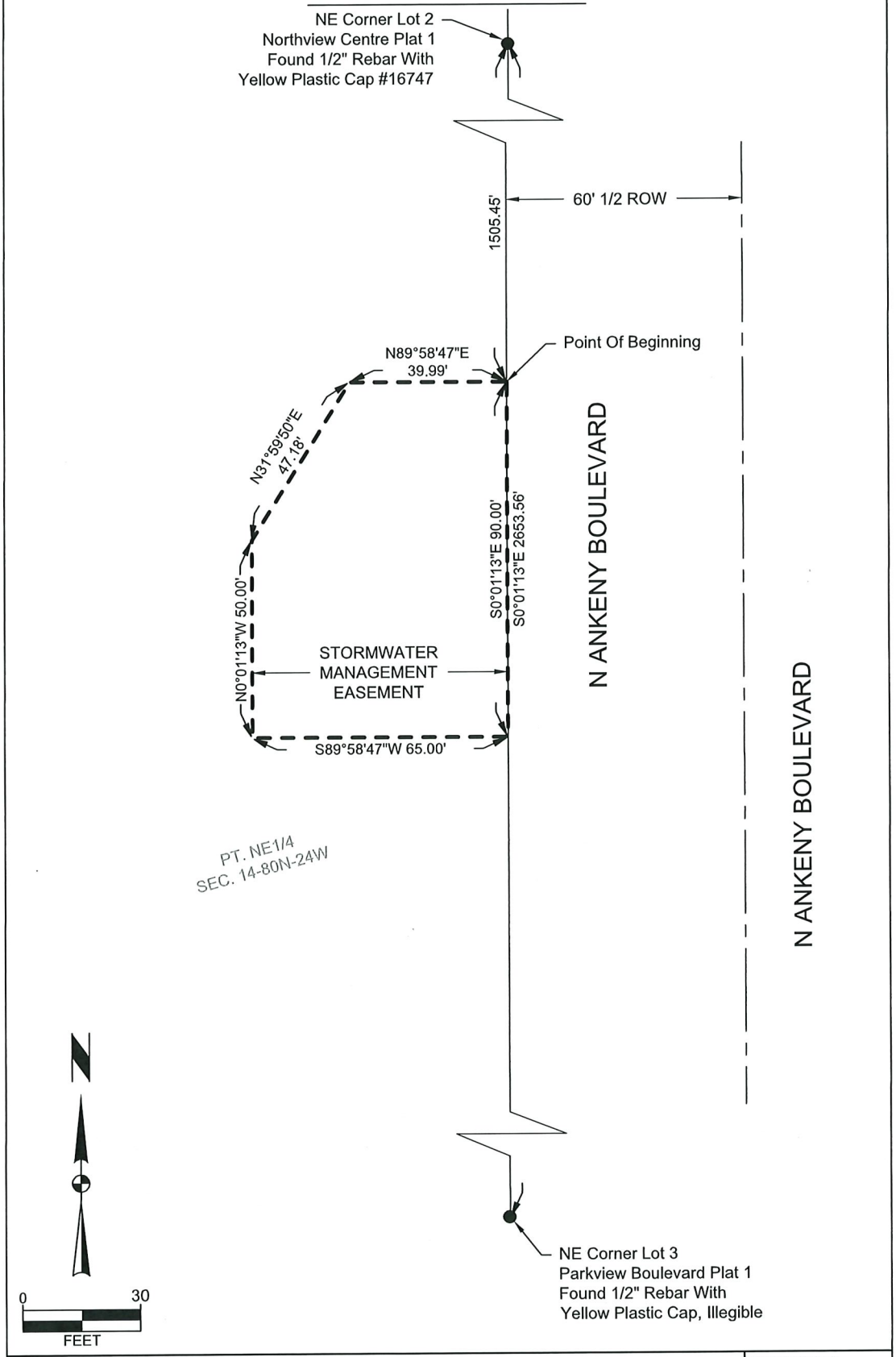
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SNYDER & ASSOCIATES
2727 S.W. SNYDER BLVD
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EXHIBIT B
EASEMENT PLAT



PT. NE 1/4, SECTION 14-80-24

EASEMENT PLAT - EXHIBIT B

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REQUESTED BY:
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DATE OF SURVEY

12/17/2025

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306 SW SCHOOL STREET
ANKENY, IA 50023-3033

BASIS OF BEARING

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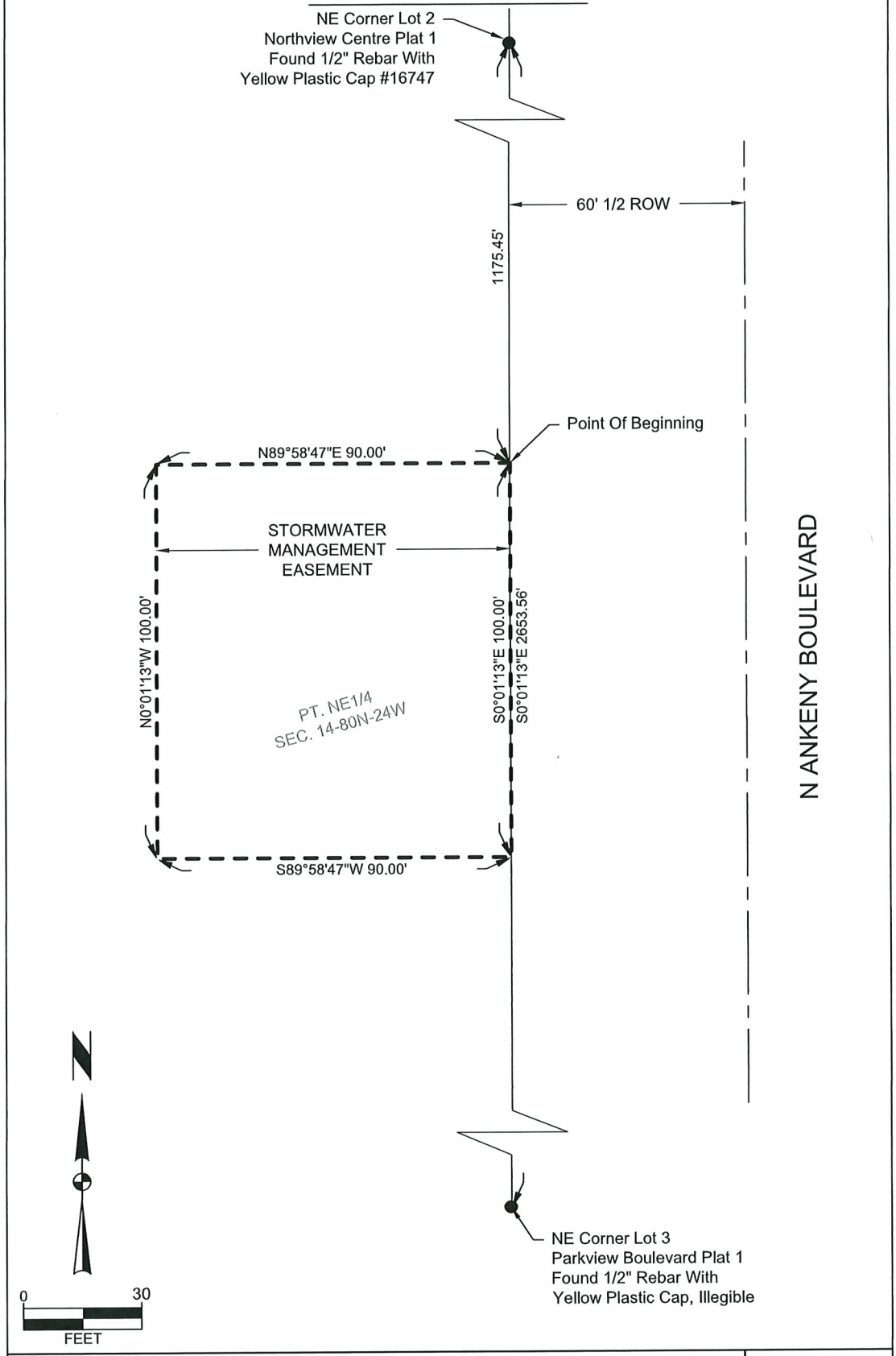
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EXHIBIT C
EASEMENT PLAT



PT. NE 1/4, SECTION 14-80-24

EASEMENT PLAT - EXHIBIT C

REVISED: 1/6/2026

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PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

12/17/2025

OWNER

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IA 50023-3033

BASIS OF BEARING

THE EAST LINES OF PARKVIEW CAMPUS PLAT 2, AN OFFICIAL PLAT, AND PARKVIEW CAMPUS PLAT 4, AN OFFICIAL PLAT, IS ASSUMED TO BEAR NORTH 00°02'56" WEST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument (1/2" Rebar, YPC # 19710 Unless Otherwise Noted)	●	○
R.O.W. Rail	⊢	
Centerline Reference Monument (Cut "X", Unless Otherwise Noted)	◆	◇
Calculated Corner	✙	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline	— · —	
Section Line	———	
1/4 Section Line	— —	
1/4 1/4 Section Line	— · —	
Easement Line	— — —	

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. NE1/4, SECTION 14-80-24

EASEMENT PLAT - EXHIBIT D

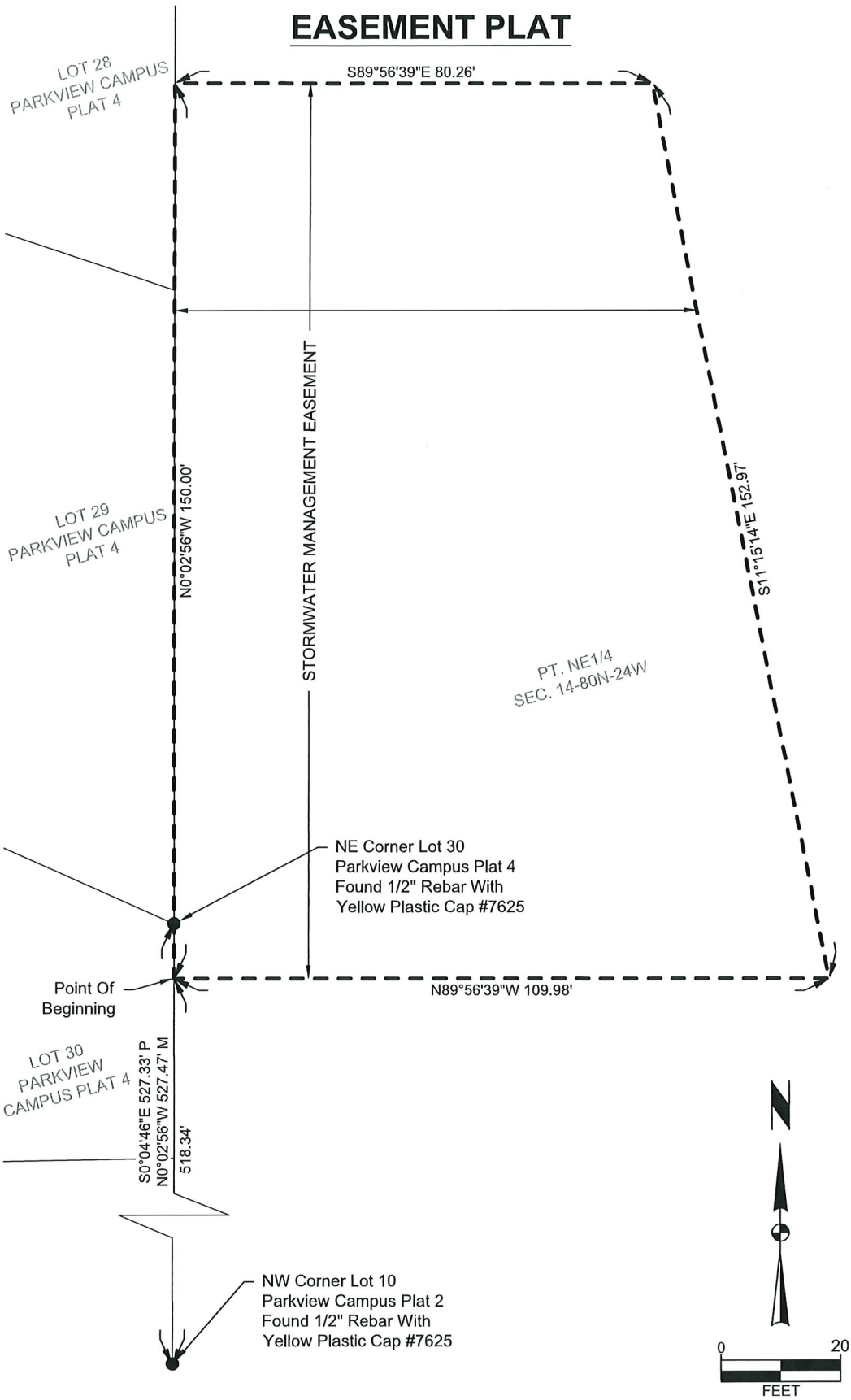
REVISED: 1/6/2026

SNYDER & ASSOCIATES
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2	
PN: 124.0141.01	
T-R-S:80N-24W-14	
DATE: 12/17/2025	
PM/TECH: EDG/AJD	

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EXHIBIT D
EASEMENT PLAT



PT. NE 1/4, SECTION 14-80-24	SHEET 2 OF 2
EASEMENT PLAT - EXHIBIT D	PN: 124.0141.01
REVISED: 1/6/2026	T-R-S:80N-24W-14
SNYDER & ASSOCIATES 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020	DATE: 12/17/2025
	PM/TECH: EDG/AJD

V:\Projects\2024\124.0141.01\CADD\EASE_1240141_SWME_1.dwg

WHEN RECORDED RETURN TO:
City Clerk
410 W. 1st Street
Ankeny, Iowa 50023

Preparer Information: Jeffrey G. Baxter, 801 Grand Ave., Ste. 3700, Des Moines, IA 50309 (515) 246-4506

PUBLIC SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ankeny Community School District, of the City of Ankeny, County of Polk, State of Iowa, hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, in hand paid by the City of Ankeny, Iowa, receipt of which is hereby acknowledged, do hereby sell, grant and convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, NORTHVIEW CENTRE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°01'13" EAST ALONG THE PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF NORTH ANKENY BOULEVARD (US HWY 69), A DISTANCE OF 2,074.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'13" EAST ALONG SAID PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE, 30.00 FEET; THENCE SOUTH 89°58'47" WEST, 30.00 FEET; THENCE NORTH 00°01'13" WEST, 30.00 FEET; THENCE NORTH 89°58'47" EAST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (900 S.F.).

That the above described easement is granted unto the City of Ankeny, Iowa for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Public Sanitary Sewer

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, which shall not be unreasonably withheld, conditioned or delayed ,nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, which shall not be unreasonably withheld, conditioned or delayed.

2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City, which shall not be unreasonably withheld, conditioned or delayed. The City shall have the right to restore any

changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area. Provided, however, the City shall use reasonable efforts not to disturb Grantor's improvements in the Easement Area, if any, to the extent possible and shall coordinate any entry on Grantor's Property with the then owner of the Grantor's Property.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees, or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor the property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

6. Easement Benefit. This easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

8. Consent and Subordination of Mortgage Holder(s). By signing this Agreement, the undersigned lender, its successors and assigns consents to the terms of this agreement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.

9. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

That the Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

(Signature page follows)

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

Signed this 2nd day of March, 2026

Grantor:

By: S Gott
Name: Stephanie Gott
Title: School Board President

STATE OF IOWA, COUNTY OF Polk **, ss:**

On this 2nd day of March 2026 before me, the undersigned, a Notary Public in and for said County and State personally appeared ~~Grantor~~, to me personally known, who being by me duly sworn, did say that he is ~~Title of Grantor~~ executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of the ~~corporation, LLC, etc.~~ by it and by him voluntarily executed.

Stephanie Gott

Stephanie Gott

School Board President

Ankeny Community School District

Renae L. DeVenney
Notary Public in and for the State of Iowa

RENAE S. DEVENNEY
Commission Number 859617
My Commission Expires
October 11, 2027

RENAE S. DEVENNEY
Commission Number 859617
My Commission Expires
October 11, 2027

CITY OF ANKENY, IOWA

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

Signed this _____ day of _____, _____.

_____
City Clerk of the City of Ankeny, Iowa

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NE1/4
SEC. 14-80N-24W
REQUESTED BY:
ANKENY COMMUNITY SCHOOL DISTRICT

EASEMENT PLAT

PUBLIC SANITARY SEWER EASEMENT DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, NORTHVIEW CENTRE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°01'13" EAST ALONG THE PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF NORTH ANKENY BOULEVARD (US HWY 69), A DISTANCE OF 2,074.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'13" EAST ALONG SAID PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE, 30.00 FEET; THENCE SOUTH 89°58'47" WEST, 30.00 FEET; THENCE NORTH 00°01'13" WEST, 30.00 FEET; THENCE NORTH 89°58'47" EAST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (900 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

12/17/2025

OWNER

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IA 50023-3033

BASIS OF BEARING

THE PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF NORTH ANKENY BOULEVARD (US HWY 69) IS ASSUMED TO BEAR SOUTH 00°01'13" EAST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument (1/2" Rebar, YPC # 19710 Unless Otherwise Noted)	●	○
R.O.W. Rail	⊢⊣	
Centerline Reference Monument (Cut "X", Unless Otherwise Noted)	◆	◇
Calculated Corner	✣	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline	— · — · —	
Section Line	——— — ———	
1/4 Section Line	—— — — ——	
1/4 1/4 Section Line	—— - - ——	
Easement Line	— — — — —	

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. NE1/4, SECTION 14-80-24

EASEMENT PLAT

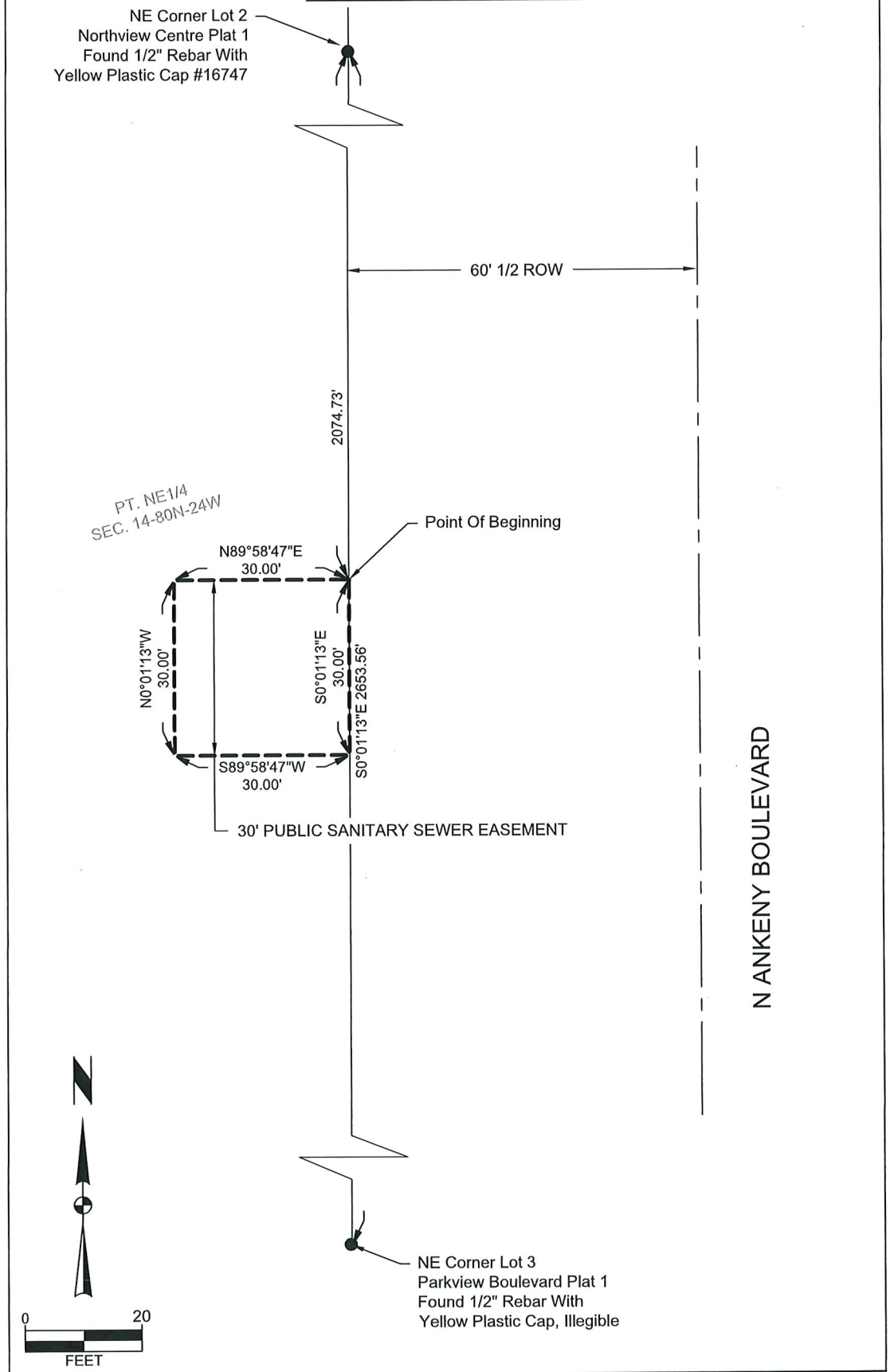
SNYDER & ASSOCIATES

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515-964-2020

SHEET 1 OF 2	
PN: 124.0141.01	
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EASEMENT PLAT



PT. NE 1/4, SECTION 14-80-24

EASEMENT PLAT

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
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ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting a proposal from On Track Construction in the amount of $54,794.00 for the construction of the Replace Damaged Storm Intake 9N 03 project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required.

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution accepting a proposal from On Track Construction for the Replace Damaged Storm Intake 9N 03 project.

The Replace Damaged Storm Intake 9N 03 project includes replacing a damaged storm intake on NE Delaware Avenue. The project includes temporary traffic control as needed, mobilization, and miscellaneous associated work necessary to complete the project.

Bid invitations were sent to eight (8) contractors. One (1) bid was received for the project as follows:

On Track Construction $54,794.00

The Engineer's Estimate was $23,040.00. The bid was 138% above the engineer's estimate. On Track Construction has completed similar projects for the City of Ankeny in the past and they have the technical experience to complete this project. The Public Works Department recommends awarding the Replace Damaged Storm Intake 9N 03 project to On Track Construction of Nevada, Iowa.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from On Track Construction for the Replace Damaged Storm Intake 9N 03 project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The Replace Damaged Storm Intake 9N 03 project is funded by the risk management budget which will be reimbursed by the insurance company of the person who caused the damage to the storm structure.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution Accepting Proposal - 25,000 to 50,000 (No Contract)
2. Bid Tab
3. Proposal - On Track - Ankeny Replace Damaged Storm Intake 9N 03 1.22.26

RESOLUTION 2026-XXX

A RESOLUTION ACCEPTING A PROPOSAL FROM ON TRACK CONSTRUCTION IN THE AMOUNT OF $54,794.00 FOR THE CONSTRUCTION OF THE REPLACE DAMAGED STORM INTAKE 9N 03 PROJECT

WHEREAS, the City of Ankeny desires to replace damaged storm intake 9N 03, and;

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

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

On Track Construction	$54,794.00
Engineer's Estimated Cost	$23,040.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from On Track Construction in the amount of $54,794.00 be accepted for the construction of the Replace Damaged Storm Intake 9N 03 project and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 16th day of March, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Bid Tabulation
Replace Damaged Storm Intake 9N 03

1/22/2026

			Engineer's Estimate			On Track Construction		
Item No.	**Item**	**Unit**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**
	EARTHWORK							
2.01	Topsoil, On-site	CY	20	25.00	500.00	20	$ 175.00	$ 3,500.00
	STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Intake SW 513	EA	1	10000.00	10000.00	1	$ 17,000.00	$ 17,000.00
6.02	Remove Intake	EA	1	2000.00	2000.00	1	$ 900.00	$ 900.00
	STREETS AND RELATED WORK							
7.01	Removal of Shared Use Path	SY	18	15.00	270.00	18	$ 56.00	$ 1,008.00
7.02	Shared Use Path, PCC, 5" Thick	SY	18	90.00	1620.00	18	$ 400.00	$ 7,200.00
	TRAFFIC CONTROL							
8.01	Temporary Traffic Control	LS	1	1500.00	1500.00	1	$ 2,500.00	$ 2,500.00
	SITE WORK AND LANDSCAPING							
9.01	Wattles, Installation 9"	LF	160	2.50	400.00	160	$ 4.00	$ 640.00
9.02	Wattles, Removal	LF	160	0.50	80.00	160	$ 3.20	$ 512.00
9.03	Erosion Stone	Tons	12	75.00	900.00	12	$ 177.00	$ 2,124.00
9.04	Stabilized Constrution Exit	SY	22	35.00	770.00	22	$ 180.00	$ 3,960.00
9.05	Conventional Seeding & Fertilizing, Type 1	AC	0.1	5000.00	500.00	0	$ 10,100.00	$ 1,010.00
9.06	Erosion Control Mulch, BFM	AC	0.2	5000.00	1000.00	0	$ 20,200.00	$ 4,040.00
	MISCELLANEOUS							
11.01	Construction Survey	LS	1	500.00	500.00	1	$ 800.00	$ 800.00
11.02	Concrete Washout	LS	1	500.00	500.00	1	$ 1,000.00	$ 1,000.00
11.03	Mobilization	LS	1	2500.00	2500.00	1	$ 8,600.00	$ 8,600.00
	TOTAL AMOUNT BID =				**$ 23,040.00**			**$ 54,794.00**

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the Contract Documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

PROPOSAL

PROPOSAL: PART A – SCOPE

The **City of Ankeny**, hereinafter called the "Jurisdiction," has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the Ankeny Public Services Building, at the prices hereinafter provided in Part C of the Proposal, for the following described improvement:

REPLACE DAMAGED STORM INTAKE 9N 03

The Replace Damaged Storm Intake 9N 03 project includes removing and constructing a SW-513 storm intake and erosion stone.

The construction improvements include furnishing and placing conventional seed and fertilizer, furnishing and placing hydromulch, and stripping and placing topsoil. Other associated improvements include seedbed preparation, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the Contract Documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction, shall be used only for comparison of bids.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction reserves the right to:

1. Reject any or all bids. Award of the Contract, if any, to be to the lowest responsible, responsive bidder; and

2. Reject any or all alternates in determining the items to be included in the Contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and

3. Make such alterations in the Contract Documents or in the Proposal quantities as it determines necessary in accordance with the Contract Documents after execution of the Contract. Such alterations shall not be considered a waiver of any conditions of the Contract Documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a Contract, if this Proposal is selected, via the issuance of a Purchase Order by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a Performance, Payment, and Maintenance Bond; and

2. Commence the work on this project on or before a date to be specified in a verbal Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders as noted below:

The Contractor shall substantially complete the overall project within **fifteen (15) working days.** Substantial completion for the overall project shall be defined as all utility and grading construction completed. Should the Contractor fail to substantially complete the work in this timeframe, liquidated damages of **Six Hundred Dollars ($600.00) 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 **five (5) working days** after the punch list has been provided to the Contractor following substantial completion of the overall project. Full completion for the overall project shall be defined as all work including 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 **Three Hundred Dollars ($300.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- ☐ Individual, Sole Proprietorship
- ☐ Partnership
- ☐ Corporation
- ☑ Limited Liability Company
- ☐ Joint-venture: all parties must join-in and execute all documents
- ☐ Other

The Bidder shall enter its Public Registration Number C 1 3 2 1 - 2 4 issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number shall result in the bid being read under advisement. A Contract will not be executed until the Contractor is registered.

On Track Construction
Bidder

Signature

By President, Matt Runge
Name (Print/Type)

President
Title

1435 West F Ave.
Street Address

Nevada, IA 50201
City, State, Zip Code

888 850-0208
Telephone Number

matt@ontrackiowa.com
E-mail

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Name

Title

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), any Alternate Price(s), and the Total of the Base Bid plus any Add-Alternates in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The total of the Base Bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

Item No.	Item	Unit	Total	Unit Price	Total Price
	EARTHWORK				
2.01	Topsoil, On-site	CY	20	$ 175.00	$ 3,500.00
	STRUCTURES FOR SANITARY AND STORM SEWERS				
6.01	Intake SW 513	EA	1	$ 17,000.00	$ 17,000.00
6.02	Remove Intake	EA	1	$ 700.00	$ 700.00
	STREETS AND RELATED WORK				
7.01	Removal of Shared Use Path	SY	18	$ 56.00	$ 1,008.00
7.02	Shared Use Path, PCC, 5" Thick	SY	18	$ 400.00	$ 7,200.00
	TRAFFIC CONTROL				
8.01	Temporary Traffic Control	LS	1	$ 2500.00	$ 2500.00
	SITE WORK AND LANDSCAPING				
9.01	Wattles, Installation 9"	LF	160	$ 4.00	$ 640.00
9.02	Wattles, Removal	LF	160	$ 3.20	$ 512.00
9.03	Erosion Stone	Tons	12	$ 177.00	$ 2,124.00
9.04	Stabilized Construction Exit	SY	22	$ 180.00	$ 3,960.00
9.05	Conventional Seeding & Fertilizing, Type 1	AC	0.1	$ 10,100.00	$ 1,010.00
9.06	Erosion Control Mulch, BFM	AC	0.2	$ 20,200.00	$ 4,040.00
	MISCELLANEOUS				
11.01	Construction Survey	LS	1	$ 800.00	$ 800.00
11.02	Concrete Washout	LS	1	$ 1,000.00	$ 1,000.00
11.03	Mobilization	LS	1	$ 8,600.00	$ 8,600.00

TOTAL AMOUNT BID = $ 54,794.00

Bidder Status Form

To be completed by all bidders — Part A

Please answer "Yes" or "No" for each of the following:

- ☑ Yes ☐ No — My company is authorized to transact business in Iowa. *(To help you determine if your company is authorized, please review the worksheet on the next page).*
- ☑ Yes ☐ No — My company has an office to transact business in Iowa.
- ☑ Yes ☐ No — My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- ☑ Yes ☐ No — My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- ☑ Yes ☐ No — My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders — Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: 03 / 14 / 2022 to Prese / / Address: 1435 West F Ave.
City, State, Zip: Nevada, IA 50201

Dates: / / to / / Address:
City, State, Zip:

Dates: / / to / / Address:
City, State, Zip:

You may attach additional sheet(s) if needed.

To be completed by non-resident bidders — Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to resident bidders, resident labor force preferences or any other type of preference to bidders or laborers? ☐ Yes ☐ No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders — Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: On Track Construction, LLC

Signature: [signature] Date: 1/22/26

You must submit the completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156. This form has been approved by the Iowa Labor Commissioner.

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

☑ Yes ☐ No	My business is currently registered as a contractor with the Iowa Division of Labor.
☐ Yes ☑ No	My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
☐ Yes ☑ No	My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
☑ Yes ☐ No	My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
☐ Yes ☑ No	My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.
☐ Yes ☑ No	My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
☐ Yes ☑ No	My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
☐ Yes ☑ No	My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
☐ Yes ☑ No	My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
☑ Yes ☐ No	My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
☐ Yes ☑ No	My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting a proposal from Smith's Sewer Service, Inc. in the amount of $39,735.21 for the 2026 Winter Televising project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required.

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution accepting a proposal from Smith's Sewer Service, Inc. for the 2026 Winter Televising project.

The 2026 Winter Televising project includes televising storm sewer along the NW 36th Street, NW 18th Street, SW Oralabor Road, and other CIP project corridors.The project includes temporary traffic control as needed, mobilization, and miscellaneous associated work necessary to complete the project.

Bid invitations were sent to three (3) contractors. Three (3) bid was received for the project as follows:

Smith’s Sewer Service, Inc.	$39,735.21
Midwest Vac Professionals	$54,105.35
Visu-Sewer, LLC	$56,509.45

The Engineer's Estimate was $40,000.00. The bids ranged between 0.7% less and 41% above the engineer's estimate. Smith's Sewer Service, Inc. has completed similar projects for the City of Ankeny in the past and they have the technical experience to complete this project. The Public Works Department recommends awarding the 2026 Winter Televising project to Smith's Sewer Service, Inc. of Johnston, Iowa.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from Smith's Sewer Service, Inc. for the 2026 Winter Televising project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The 2026 Winter Televising project is funded by the CIP projects associated with each project corridor.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution Accepting Proposal
2. Bid Tab
3. Proposal - Smith's Sewer Service 2026 Winter Televise Package

RESOLUTION 2026-XXX

A RESOLUTION ACCEPTING A PROPOSAL FROM SMITH'S SEWER SERVICE, INC. IN THE AMOUNT OF $39,735.21 FOR THE 2026 WINTER TELEVISING PROJECT.

WHEREAS, the City of Ankeny desires to televise the storm sewer along the NW 36th Street, NW 18th Street, SW Oralabor Road and other project corridors, and;

WHEREAS, a request for proposal was sent out to three (3) contractors, and;

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

Smith's Sewer Service, Inc.	$39,735.21
Midwest Vac Professionals	$54,105.35
Visu-Sewer, LLC	$56,509.45
Engineer's Estimated Cost	$40,000.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from Smith's Sewer Service, Inc. in the amount of $39,735.21 be accepted for the 2026 Winter Televising project.

DATED this 16th day of March, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Bid Tabulation
2026 Winter Televising Package
3/5/2026

			Engineer's Estimate			Smith's Sewer Service, Inc.			Midwest Vac Professionals			Visu-Sewer, LLC		
Item	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**	**Quantity**	**Unit Price**	**Total Price**	**Quantity**	**Unit Price**	**Total Price**	**Quantity**	**Unit Price**	**Total Price**
	SEWERS AND DRAINS													
4.01	Televise 4-Inch Storm Sewer	LF	318	$ 1.75	$ 556.50	318	$ 1.71	$ 543.78	318	$ 1.20	$ 381.60	318	$ 1.95	$ 620.10
4.02	Televise 6-Inch Storm Sewer	LF	4703	$ 1.75	$ 8,230.25	4703	$ 1.71	$ 8,042.13	4703	$ 1.20	$ 5,643.60	4703	$ 1.95	$ 9,170.85
4.03	Televise 8-Inch Storm Sewer	LF	680	$ 1.75	$ 1,190.00	680	$ 1.71	$ 1,162.80	680	$ 1.20	$ 816.00	680	$ 1.95	$ 1,326.00
4.04	Televise 12-Inch Storm Sewer	LF	1226	$ 1.75	$ 2,145.50	1226	$ 1.71	$ 2,096.46	1226	$ 1.20	$ 1,471.20	1226	$ 1.95	$ 2,390.70
4.05	Televise 15-Inch Storm Sewer	LF	2142	$ 1.75	$ 3,748.50	2142	$ 1.71	$ 3,662.82	2142	$ 1.20	$ 2,570.40	2142	$ 1.95	$ 4,176.90
4.06	Televise 18-Inch Storm Sewer	LF	1599	$ 1.75	$ 2,798.25	1599	$ 1.71	$ 2,734.29	1599	$ 1.20	$ 1,918.80	1599	$ 1.95	$ 3,118.05
4.07	Televise 24-Inch Storm Sewer	LF	2158	$ 1.75	$ 3,776.50	2158	$ 1.71	$ 3,690.18	2158	$ 1.25	$ 2,697.50	2158	$ 1.95	$ 4,208.10
4.08	Televise 30-Inch Storm Sewer	LF	3109	$ 1.75	$ 5,440.75	3109	$ 1.71	$ 5,316.39	3109	$ 1.25	$ 3,886.25	3109	$ 1.95	$ 6,062.55
4.09	Televise 36-Inch Storm Sewer	LF	1775	$ 1.75	$ 3,106.25	1775	$ 1.71	$ 3,035.25	1775	$ 1.25	$ 2,218.75	1775	$ 1.95	$ 3,461.25
4.10	Televise 42-Inch Storm Sewer	LF	642	$ 1.75	$ 1,123.50	642	$ 1.71	$ 1,097.82	642	$ 1.25	$ 802.50	642	$ 1.95	$ 1,251.90
4.11	Televise 48-Inch Storm Sewer	LF	499	$ 1.75	$ 873.25	499	$ 1.71	$ 853.29	499	$ 1.25	$ 623.75	499	$ 1.95	$ 973.05
	TRAFFIC CONTROL													
8.01	Temporary Traffic Control	LS	1	$ 3,500.00	$ 3,500.00	1	$ 2,000.00	$ 2,000.00	1	$ 10,000.00	$ 10,000.00	1	$ 1,500.00	$ 1,500.00
	MISCELLANEOUS													
11.01	Mobilization	LS	1	$ 4,797.50	$ 4,797.50	1	$ 500.00	$500	1	$ 1,325.00	$ 1,325.00	1	$ 2,000.00	$ 2,000.00
11.02	Hourly Heavy Cleaning	Hr	50	$ 150.00	$ 7,500.00	50	$ 100.00	$ 5,000.00	50	$ 395.00	$ 19,750.00	50	$ 325.00	$ 16,250.00
TOTAL AMOUNT BID =					**$ 40,000.00**			**$ 39,735.21**			**$ 54,105.35**			**$ 56,509.45**

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the Contract Documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

PROPOSAL

PROPOSAL: PART A – SCOPE

The **City of Ankeny**, hereinafter called the "Jurisdiction," has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the Ankeny Public Services Building, at the prices hereinafter provided in Part C of the Proposal, for the following described improvement:

2026 WINTER TELEVISING PACKAGE

The 2026 Winter Televising Package project includes televising approximately 18,900 LF of storm sewer pipe at various locations throughout the City of Ankeny. This work includes temporary traffic control, mobilization, and up to fifty (50) hours of heavy cleaning.

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the Contract Documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction, shall be used only for comparison of bids.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction reserves the right to:

1. Reject any or all bids. Award of the Contract, if any, to be to the lowest responsible, responsive bidder; and

2. Reject any or all alternates in determining the items to be included in the Contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and

3. Make such alterations in the Contract Documents or in the Proposal quantities as it determines necessary in accordance with the Contract Documents after execution of the Contract. Such alterations shall not be considered a waiver of any conditions of the Contract Documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a Contract, if this Proposal is selected, via the issuance of a Purchase Order by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code; and

2. Commence the work on this project on or before a date to be specified in a verbal Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders as noted below:

The Contractor shall fully complete the project no later than **May 29, 2026.** Fully complete shall be defined as all work completed, and all televising submittals provided to the City of Ankeny Public Works Department. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Three Hundred Dollars ($300.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- ☐ Individual, Sole Proprietorship
- ☐ Partnership
- ☒ Corporation
- ☐ Limited Liability Company
- ☐ Joint-venture: all parties must join-in and execute all documents
- ☐ Other

The Bidder shall enter its Public Registration Number C0988-63 issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number shall result in the bid being read under advisement. A Contract will not be executed until the Contractor is registered.

Smith's Sewer Service, Inc.
Bidder

Brent Smith
Signature

By Brent Smith
Name (Print/Type)

Owner
Title

P.O. Box 351
Street Address

Johnston, IA 50131
City, State, Zip Code

515.255.6063
Telephone Number

brent.smithsewer@gmail.com
E-mail

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Name

Title

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), any Alternate Price(s), and the Total of the Base Bid plus any Add-Alternates in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The total of the Base Bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

Item No.	Item	Unit	Total	Unit Price	Total Price
	SEWERS AND DRAINS				
4.01	Televise 4-Inch Storm Sewer	LF	318	$ 1.71	$543.78
4.02	Televise 6-Inch Storm Sewer	LF	4703	$ 1.71	$8042.13
4.03	Televise 8-Inch Storm Sewer	LF	680	$ 1.71	$ 1,162.80
4.04	Televise 12-Inch Storm Sewer	LF	1226	$ 1.71	$ 2,096.46
4.05	Televise 15-Inch Storm Sewer	LF	2142	$ 1.71	$ 3,662.82
4.06	Televise 18-Inch Storm Sewer	LF	1599	$ 1.71	$ 2,734.29
4.07	Televise 24-Inch Storm Sewer	LF	2158	$ 1.71	$ 3,690.18
4.08	Televise 30-Inch Storm Sewer	LF	3109	$ 1.71	$ 5,316.39
4.09	Televise 36-Inch Storm Sewer	LF	1775	$ 1.71	$ 3,035.25
4.10	Televise 42-Inch Storm Sewer	LF	642	$ 1.71	$ 1,097.82
4.11	Televise 48-Inch Storm Sewer	LF	499	$ 1.71	$ 853.29
	TRAFFIC CONTROL				
8.01	Temporary Traffic Control	LS	1	$ 2,000	$ 2,000
	MISCELLANEOUS				
11.01	Mobilization	LS	1	$ 500	$ 500
11.02	Hourly Heavy Cleaning	Hr	50	$ 100	$ 5,000

TOTAL AMOUNT BID = $ 39,735.21

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve the Professional Services Agreement with Snyder & Associates, Inc. for the environmental, traffic, and concept study for the NE 18th Street Bridge over Interstate 35 in an amount not to exceed $933,200.00.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The action before the City Council is the approval of a Professional Services Agreement with Snyder & Associates, Inc. for the environmental, traffic, and concept study for the NE 18th Street Bridge over Interstate 35 project.

The overall project will extend NE 18th Street from east of NE Delaware Avenue to east of NE Frisk Drive. The project will also include the construction of a bridge over Interstate 35, a pedestrian bridge over Fourmile Creek, and an 8-foot sidewalk on the south side of NE 18th Street, street lighting, and storm sewer improvements.

The scope of the environmental, traffic and concept study and corresponding fees are shown in the attached Professional Services Agreement. The fee for the environmental and conceptual design engineering services is $933,200.00, and includes the following tasks:

- Project Administration and Coordination (Project Management Meetings and Prepare and Update Concept Statement)
- Topographic and Boundary Survey
- Traffic Study (Data Collection, Traffic Forecasts, and Traffic Analysis)
- Transportation Alternative Concepts
- Structural Alternative Concepts
- Field Exam Design and Plans

- Conceptual Aesthetic Options
- Environmental Supporting Documents (Wetland and Stream Delineation, Threatened and Endangered Species Habitat Survey, Phase 1 Environmental Assessment, Cultural Resources Investigation Studies, and Noise Survey)
- Planning and Environmental Linkage (PEL) Study
- National Environmental Policy Act (NEPA) Documentation
- Public Information Meetings

The environmental, traffic, and concept study includes coordination with the Iowa Department of Transportation and Polk County. Future tasks planned for the overall project schedule include final design and right-of-way acquisition in 2028 and construction in 2029 - 2031.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Snyder & Associates, Inc. for the environmental, traffic, and concept study for the NE 18th Street Bridge over Interstate 35 project in an amount not to exceed $933,200.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The environmental, traffic, and concept study is included in the current Capital Improvement Program to be completed in 2027.

PUBLIC OUTREACH EFFORTS

Project information meetings will be held throughout the planning of the project.

ACTION REQUESTED

ATTACHMENTS

1. NE 18th Street Bridge over Interstate 35 - PEL/NEPA/Traffic Study - Snyder PSA
2. NE 18th Street Bridge over Interstate 35 - Location Map

STANDARD PROFESSIONAL SERVICES AGREEMENT

(Long Form-modified)

NOW ON THIS 16 day of March, 2026, **Snyder & Associates, Inc.,** 2727 SW Snyder Blvd., P.O. Box 1159, Ankeny, IA 50023, (hereinafter, Professional), and **City of Ankeny, Iowa** (hereinafter, Client) do hereby agree as follows:

1. **PROJECT:** Professional agrees to provide Professional Services (Services) for Client's project known and identified as: NE 18th Street Bridge Over Interstate 35 – PEL & NEPA Study

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**	**D**	**Survey Limits**

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)**

By:_____
(Authorized agent)

_____
Bobbi B. Bentz, Mayor

ATTEST: _____

_____
Michelle Yuska, City Clerk

SNYDER & ASSOCIATES, INC. (Professional)

By: Mark A Land Digitally signed by Mark A. Land Date: 2026.03.10 09:30:43 -05'00'
(Authorized agent)

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

Route executed copy to:Andy Burke

EXHIBIT A – SCOPE OF SERVICES

NE 18TH STREET BRIDGE OVER INTERSTATE 35 – PEL & NEPA STUDY

I. SCOPE OF WORK

A. GENERAL

The purpose of the PROJECT is to reconstruct and extend NE 18th Street from just east of NE Delaware Avenue to just east of NE Frisk Drive, including a bridge over Interstate 35 (I-35) and a pedestrian bridge over Fourmile Creek. This Agreement is for the first phase of the PROJECT, which includes topographic and boundary surveys, a traffic study, Planning Environmental Linkages (PEL) and National Environmental Policy Act (NEPA) Studies, and concept design associated with the environmental studies as well as to establish potential Right-of-Way needs for the PROJECT. Elements of the PROJECT include:

1. Traffic Study to determine the typical section and lane geometry of NE 18th Street and the signalization or roundabout at the intersection with NE Frisk Drive.

2. Concept Design of the NE 18th Street corridor, which is anticipated to include:

   a. 8’ wide sidewalk on the south side of NE 18th Street. No sidewalk is anticipated along the north side.

   b. Street lighting options and costs for decorative lighting and for standard lighting by Mid-American Energy.

   c. NE 18th Street Bridge over I-35. This will include concepts and costs for decorative and standard rails, trail lighting, aesthetic pier facades, and coordination with Iowa DOT to confirm what aesthetic features will be allowed. If the Traffic Study determines a four-lane roadway section will be required in the future then the bridge concept design and costs will reflect this.

   d. Evaluating two (2) options for a new pedestrian bridge over Fourmile Creek: a new bridge along the south side of NE 18th Street or widening the existing NE 18th Street bridge over Fourmile Creek to accommodate additional lanes (if needed) and 8’ wide sidewalk. The evaluation will include geometric layouts and costs for the two options.

   e. Evaluating the existing 12” water main along NE 18th Street to determine if it can be protected as-is, or if a relocation will be required. City staff has tested the water main and determined that it does not need to be relocated or replaced

unless it is in conflict with the PROJECT. The evaluation will include costs and alignment alternatives.

f. Standard storm sewer.

g. Roadway design.

h. Mechanically Stabilized Earth (MSE) retaining wall design including aesthetic alternatives and costs.

3. PEL and NEPA Studies

The PROFESSIONAL shall prepare and submit the Concept Statement to Iowa DOT for their review. The Iowa DOT will coordinate with the Federal Highway Administration (FHWA) to determine the environmental categorization for the PROJECT. It is anticipated the categorization will be for an Environmental Assessment (EA) and the scope in this Agreement is based on this assumption.

B. BASIC ENGINEERING SERVICES

The PROFESSIONAL shall provide Basic Engineering Services through the completion of the Environmental Assessment (EA) and receipt of a FONSI (Finding of No Significant Impact) document from the Iowa DOT and FHWA.

1. PROJECT ADMINISTRATION AND COORDINATION

a. Monthly progress reports.

b. Monthly billing reports.

c. PROJECT coordination for engineering with the CLIENT, Iowa DOT, Polk County, local property owners and stakeholders, and private utility companies, as needed.

d. PROJECT coordination for twelve (12) project management team (PMT) meetings between the PROFESSIONAL and CLIENT to review the traffic study, concept designs (roadway and structural), environmental studies, schedule, and costs. It is anticipated these PMT meetings will be held virtually, and Iowa DOT staff and other project stakeholders will attend with the CLIENT'S concurrence.

e. Preparing and continuously updating the project Concept Statement as the PROJECT progresses.

2. TOPOGRAPHIC SURVEY AND BASE DRAWINGS

The PROFESSIONAL shall provide topographic and utility survey for the proposed improvements. This service includes:

a. Horizontal Datum will be provided using Iowa State Plane South.

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 1,000 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. 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 include everything shown with Exhibit D.

h. Location of trees four (4) inches and greater caliper not lying within wooded areas. The drip line or perimeter outline of wooded/brush areas will be shown.

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 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.

The PROFESSIONAL will contact the CLIENT if a known utility is not being located. Any pot holing of private utilities by a sub-consultant of the PROFESSIONAL to identify potential conflicts shall be compensated via a future Amendment to this Agreement.

j. The PROFESSIONAL will measure elevations above ground level of overhead utility lines through the intersection where in potential conflict with new signal mast arms.

k. Prior to performing topographic survey outside of the public right-of-way, the PROFESSIONAL shall provide a Notice of Intent letter to the CLIENT for review. The PROFESSIONAL shall submit the letter to the property owners with properties located along the corridor. This letter will provide information on the PROJECT and what to expect and do for the upcoming survey. Additionally, the letter will request property owners to locate their irrigation heads/lines and invisible fences along the edges of their property to be staked.

3. BOUNDARY SURVEY

Right Of Way Verification – The PROFESSIONAL shall establish the existing right-of-way lines to facilitate design or concept needs and enable creation of said construction documents. This service includes researching the public records in the county courthouse to acquire the current recorded deeds, subdivision plats, recorded surveys, and section corner certificates; performing a field survey locating existing monuments for the best available evidence needed to re-establish the record boundary lines; and graphically show the boundary on the construction documents.

4. TRAFFIC STUDY

The PROFESSIONAL will perform a traffic study to evaluate traffic control and lane configuration needs at the NE 18th Street and NE Frisk Drive intersection. Limited analyses of the adjacent NE Delaware Avenue and NE Four Mile Drive intersections will also be performed for the purpose of determining whether two of four through lanes are needed on NE 18th Street in the future. Services provided will include the following:

a. Data Collection:
   i. Review previous traffic impact study reports for the area provided by the CLIENT.
   ii. Obtain and review approved daily traffic forecast information from Des Moines Area Metropolitan Planning Organization (MPO) including traffic analysis zone (TAZ) data for the area east of I-35.

b. Traffic Forecasts:
   i. Utilize Streetlight data to evaluate origins and destinations of existing traffic on E 1st and NE 36th Street east of I-35. Coordinate with CLIENT on zone setup prior to analysis.
   ii. Prepare 2050 AM and PM peak hour turning movement traffic forecasts for the study intersections based on previous studies, MPO forecasts, and Streetlight data. Provide forecasts to the CLIENT for review prior to proceeding with traffic analyses.

c. Traffic Analyses:
   i. Perform traffic operations analyses of estimated 2050 AM and PM peak hour traffic. Analyses will include traffic signal and roundabout scenarios for the NE Frisk Drive intersection within the context of the NE 18th Street corridor.
   ii. Perform turn lane warrant analyses for the NE 18th Street and NE Frisk Drive intersection as applicable to the traffic signal scenario.
   iii. Analyze westbound queuing at the NE 18th Street and NE Delaware Avenue intersection for potential need to increase the westbound right turn lane length.
   iv. Based on analysis results, determine recommended control (traffic signal or roundabout) intersection lane configurations and turn lane lengths at the NE 18th Street and NE Frisk Drive intersection. Evaluate the need for additional future through lanes along the NE 18th Street corridor. The NE 18th Street and NE Four Mile Drive intersection will initially be assumed as two-lane arterials with left and right turn lanes for each approach.

d. Access Management: Review existing and proposed access locations along NE 18th Street within the project limits. Provide access management recommendations.

e. Documentation: Prepare a draft memorandum summarizing analyses and recommendations. Submit draft memorandum and analysis models to the CLIENT for review. Finalize memorandum upon receipt of CLIENT comments.

5. ALTERNATIVE CONCEPT DESIGN PHASE (TRANSPORTATION)

Following the completion of the Traffic Study, The PROFESSIONAL shall provide two-dimensional alternative concepts based on recommendations made in the Traffic Study. An Engineers Opinion of Probable Project Costs will be developed for each concept of findings. It is anticipated the following items will be included in the alternative concepts but are subject to change depending on the Traffic Study:

a. Standard 3-lane roadway (except at I-35 Bridge and Four Mile Creek Bridge).

b. Standard 3-lane roadway (except at bridges) with future roadway expansion to 5-lanes.

c. Alternative roadway alignments required with any of the options listed above to accommodate the additional lanes.

d. Signalized intersection at NE Frisk Drive and NE 18th Street.

e. Roundabout intersection at NE Frisk Drive and NE 18th Street.

6. ALTERNATIVE CONCEPT DESIGN PHASE (STRUCTURAL)

Following the completion of the Traffic Study, The PROFESSIONAL shall develop a concept level Type, Size, and Location (TS&L) plan for each alternative concept, which includes structure length, superstructure type, span lengths, substructure type, rail type, staging feasibility review, and an Engineers Opinion of Probable Project Cost. It is anticipated the following TS&L sheets will be included as alternatives but are subject to change depending on the Traffic Study:

a. NE 18th Street Bridge over I-35:
   1. Two-lane bridge with sidewalk
   2. Two-lane bridge with sidewalk with future widening to the north for 4-lanes

b. NE 18th Street Pedestrian Bridge or Bridge Widening over Fourmile Creek:
   1. Standalone prefabricated truss trail bridge located to the south of the current roadway bridge
   2. Widen existing bridge to the north to accommodate two-lanes with sidewalk
   3. Widen existing bridge to the north to accommodate four-lanes with sidewalk

7. FIELD EXAM DESIGN AND PLANS (30% COMPLETE)

   The selection of the preferred alternative will be determined through the PEL process or if a PEL is not warranted then it will be determined by the CLIENT. Following the selection of the preferred alternative, and with the approval of the CLIENT, the PROFESSIONAL shall develop field exam level design and plan of the preferred alternative. Field exam design and plans shall be consistent with an Iowa DOT Field Exam level of design. The plans shall include the following:

   a. Title sheet (A Sheet)
   b. Typical sections (B Sheets).
   c. Roadway plan and profile (D & E Sheets) for NE 18th Street and all side roads. Sheets will depict grading limits to identify properties that may be affected.
   d. Staging (J Sheets) to provide high level construction staging plan to determine construction feasibility.
   e. Storm sewer plan and profile (M Sheets)
   f. MSE retaining wall situation plan (V Sheets)
   g. Roadway cross sections (W Sheets) for NE 18th Street.
   h. Engineers Opinion of Probable Project Costs with 15% contingency.

8. CONCEPTUAL AESTHETIC OPTIONS

   The PROFESSIONAL shall coordinate with the CLIENT and Iowa DOT to provide three (3) aesthetic concepts for the NE 18th Street Bridge over I-35, and for the tall MSE retaining wall(s) located on the north side of NE 18th Street. The bridge aesthetic options will include decorative rail, decorative lighting, pier façade, and color / stamping schemes. The MSE retaining wall options will include color and façade schemes.

C. ADDITIONAL SERVICES

1. ENVIRONMENTAL SUPPORTING DOCUMENTS

a. Wetland and Stream Delineation

The PROFESSIONAL will provide Wetland and Stream Delineation for the PROJECT. The Delineation will be performed during the growing season to determine the upper boundaries of wetland and stream areas at the PROJECT site. The PROFESSIONAL will review United States Geological Survey topographic maps, National Wetland Inventory maps, Soil Survey, and aerial photographs as part of a preliminary data search. On-site visits will be performed during the growing season to gather data pertaining to wetland vegetation, wetland hydrology, and hydric soils. The boundary of each wetland and stream located within the PROJECT limits will be surveyed. Field work will be conducted in accordance with procedures outlined in the 1987 US Army Corps of Engineers Wetland Delineation Manual and Regional Supplements. The PROFESSIONAL will provide copies of the Wetland and Stream Delineation Report summarizing the findings of the data searches and the on-site wetland delineation.

The PROFESSIONAL will coordinate with the landowners prior to the site visit to ensure access to properties required for field investigation.

b. Threatened and Endangered Species Habitat Survey

The PROFESSIONAL will evaluate potential threatened and endangered (T&E) species habitat at the project site. The PROFESSIONAL will conduct a web search for all pertinent information regarding T&E species and their potential for existence in the project area.

The PROFESSIONAL will complete a site visit to identify potential habitat within the project area, including woodland. Potential areas will be documented and photographed. Approximate boundaries will be surveyed with GPS equipment. A report documenting the findings and all pertinent information identified during the research period will be provided to the CLIENT.

c. Phase I Environmental Site Assessment

The 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 properties. 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. The PROFESSIONAL will review data provided by the state 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, Resource Conservation and Recovery Information System (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.

The 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.

The 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 as well as abstract of title/chain of title (if available) within 180 days prior to the date of property acquisition.

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.

d. Cultural Resources Investigation Studies

Cultural Resources Investigation Studies will be completed by the PROFESSIONAL to identify and describe archaeological and architectural history resources within the project area to identify properties worthy of further investigation for listing in the National Register of Historic Places. All proposed research will follow standards for cultural resources survey in Iowa,

defined by the State Historic Preservation Office Guidelines for Phase I Archaeological Surveys and Reports. The PROFESSIONAL will complete the following tasks:

- Review of historic plat maps, historic records, archaeological site records, and historic architectural inventories
- Description of the project area, including maps and representative photographs
- Architectural field survey will include pedestrian survey
- Archaeological field investigations that will include pedestrian survey and systematic subsurface testing of areas with high archaeological potential or <25% ground surface visibility
- Analysis and interpretation of each resource within the Area of Potential Effects (APE)
- Preliminary evaluation of identified archaeological and architectural history resources within the APE, including National Register recommendations for those resources

Technical report will be provided to the CLIENT. Research methods and final report preparation will help to fulfill compliance requirements of Section 106 of the National Historic Preservation Act. The PROFESSIONAL will provide deliverables digitally in the form of a pdf document of the Cultural Resources Investigation Studies, including project maps and photographs.

e. Noise Survey

The PROFESSIONAL will perform a noise analysis to determine if the receptors in the project area will receive a nuisance increase in noise as a result of the PROJECT, and if so, determine what mitigation measures might be proposed to diminish the effect. Traffic Noise Model (TNM) 2.5 will be used to calculate the anticipated noise level assuming the improvements are in place using the forecast opening day traffic volume. Existing noise levels will be calculated from current geometric conditions and traffic volumes. A memo report with recommendations will be prepared for review and further coordination.

2. PLANNING AND ENVIRONMENTAL LINKAGES (PEL) STUDY

This task shall not commence until the PROFESSIONAL receives written authorization from the CLIENT.

The PROFESSIONAL will prepare a PEL Report that will describe the objectives, alternatives, and findings developed within this study. The PEL Report will be a

technical summary of the engineering and environmental considerations, assumptions, analysis methodologies and illustrations of the final recommended alternatives and implementation considerations. Included in the report will be the NEPA Implementation Plan and responses to the FHWA PEL Questionnaire. The objective of the study will be to receive an acceptance letter from FHWA.

A draft PEL Report will be prepared by the PROFESSIONAL for review and comment. The PEL Study report will include the following chapters which may be subject to revision as directed and approved by the CLIENT and Iowa DOT:

- Executive Summary
- Methodology and Data Sources
- Introduction and Purpose & Need
- Alternatives Development and Screening
- Transportation Impacts
- Environmental Impacts
- Land Use and Land Use Planning Impacts
- Economic Development Impacts
- Agency Coordination and Public Involvement

The FHWA Questionnaire will be prepared by the PROFESSIONAL for submission to FHWA.

3. NEPA DOCUMENTATION

The PROFESSIONAL assumes that the FHWA and Iowa DOT will classify this PROJECT as an Environmental Assessment (EA) with a Finding of No Significant Impact (FONSI). The PROFESSIONAL will send early coordination letters to initiate communication with local, state, and federal agencies, to identify potential environmental impacts and gather input pertaining to natural and social resources within the project study area.

The PROFESSIONAL will collect data for the following natural and social resource impact categories for an EA/FONSI:

- Land Use
- Economic
- Parkland and Recreational Areas
- Bicycle and Pedestrian Facilities
- Right-of-Way
- Relocation Potential
- Construction and Emergency Routes
- Transportation

- Wetlands
- Surface Waters and Water Quality
- Floodplains
- Wildlife and Habitat
- Threatened and Endangered Species
- Regulated Materials Assessment
- Woodlands
- Cultural Resources
- Noise
- Air Quality
- Energy
- Visual
- Utilities

The PROFESSIONAL will analyze the data collected against a Preferred Alternative and No Build Alternative. The PROFESSIONAL will gather information by phone, letter or database or conduct limited field studies of specific environmental issues, if warranted, including, but not limited to the examples listed below. Refer to the EA checklist provided by Iowa DOT for a comprehensive outline of study components.

Draft NEPA Document – The PROFESSIONAL will prepare the draft NEPA document. The draft NEPA document will be revised per the review comments provided by the Iowa DOT and FHWA and any cooperating agencies. Submit five (5) copies of the draft NEPA document to the CLIENT and Iowa DOT for final review of compliance with comments provided and submittal for the legal sufficiency review. If acceptable, one (1) draft study document will be submitted to CLIENT, Iowa DOT, and FHWA for approval before printing. The PROFESSIONAL will be responsible for distribution of the draft NEPA study document per Iowa DOT direction.

Final NEPA Document – The PROFESSIONAL will prepare a final NEPA document after all CLIENT, Iowa DOT, and FHWA comments have been addressed and approved by Iowa DOT and FHWA. One (1) document will be submitted to CLIENT, Iowa DOT, and FHWA for final approval and signing before printing. The PROFESSIONAL will be responsible for distribution of the final NEPA document per Iowa DOT direction.

FONSI - The PROFESSIONAL will complete a Finding of No Significant Impact (FONSI) to finalize the document process, assuming that the NEPA document is an Environmental Assessment. A draft FONSI, for review, will accompany the final document copies sent to Iowa DOT and FHWA. Twenty (20) hard copies of the approved FONSI will be printed and distributed as directed by Iowa DOT.

Location Public Hearing - The location public hearing is required by NEPA for all projects being processed with an EA. Refer to Location and Environment Bureau's Manual for specific details and requirements about the location public hearing.

The PROFESSIONAL will assist the CLIENT and Iowa DOT to organize and coordinate location public hearing, including meeting arrangements for adequate facilities, advertising the public hearing in one local newspaper and their websites that together reach the general public. One quarter page, black and white display ad will be placed in each paper and website two weeks prior to and one week before the hearing. One two-column legal notice will be placed in the local newspaper 21-days before the date of the hearing. The PROFESSIONAL will also prepare exhibits for the public hearing. Exhibits and other collateral material will be submitted to the CLIENT and Iowa DOT for review prior to production for hearing. The location public hearing will be held at one location in the project area. Meeting notices for the hearing will be developed in English and Spanish for publication.

The PROFESSIONAL will participate with the CLIENT and Iowa DOT in conducting the public hearing, and have adequate staff in attendance to answer questions about environmental, roadway, right-of-way, and other concerns. The PROFESSIONAL will hold a pre-meeting and/or dry run session prior to public hearing.

The PROFESSIONAL will prepare and distribute up to 50 postage-paid, comment cards for the meeting. Develop up to 50 - 8.5" x 11" color, double sided handouts providing information relating to meeting logistics and format. Up to 100 copies of the newsletter developed will be prepared for distribution at the meeting. The PROFESSIONAL will prepare a written transcript. The PROFESSIONAL will prepare a summary of comments and responses (when deemed appropriate by Iowa DOT) to comments from the location public hearing.

The PROFESSIONAL will provide informal recording services to document oral public comments for all location public hearings. A formal court reporter or transcription service will not be provided.

The PROFESSIONAL will provide an electronic full color hearing transcript to the CLIENT and Iowa DOT personnel for their review. The PROFESSIONAL will prepare draft responses to substantive comments for inclusion in the location/environmental document for review by CLIENT, Iowa DOT, and FHWA staff. The final responses will be included by the PROFESSIONAL in the final environmental document.

4. PUBLIC INFORMATION MEETINGS

Following completion of the concept alternative analysis during the PEL documentation, if required, the PROFESSIONAL and CLIENT will present the alternatives to the property owners and stakeholders for the PROJECT. Following completion of the NEPA document and during the public comment period, the PROFESSIONAL and CLIENT will present the preferred alternative to the property owners and stakeholders for the PROJECT at the Public Hearing as outlined in Section 3. The PROFESSIONAL shall be responsible for preparing an aerial display strip map for the meeting(s) that will depict the PROJECT details, attending the meetings, and responding to property owner questions. The CLIENT will be responsible for notifying the property owners and tenants along the PROJECT corridor.

II. WORK SCHEDULE

This PROJECT 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	March 16, 2026
Concept Statement Submitted	March 27, 2026
Complete Topo and Boundary Survey	April 2026
Complete Field Work for Environment Documentation	May 2026
Submit Draft Traffic Study Memo	May 2026
Iowa DOT/FHWA Environmental Classification	May 2026
PROJECT Management Team Meeting #1*	May 2026
Commence PEL Study	June 2026
Complete Alternative Analysis	August 2026
Public Information Meeting #1	September 2026
Complete PEL Study	February 2027
Commence NEPA Study (EA)	March 2027
Complete Preferred Alternative Concept Design	June 2027
Location Public Hearing/Public Information Meeting #2	February 2028
Complete NEPA Study (EA) / Receive FONSI	April 2028

Type text here

* PMT meetings will continue through June 2027

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	$ 112,900
2.	Topographic Survey and Base Drawings	$ 41,200
3.	Boundary Survey	$ 17,800
4.	Traffic Study	$ 24,800
5.	Alternative Concept Design Phase (Transportation)	$ 47,500
6.	Alternative Concept Design Phase (Structural)	$ 51,700
7.	Field Exam Design & Plans (30% Complete)	$ 171,200
8.	Conceptual Aesthetic Options	$ 7,500
	SUB TOTAL	$ 474,600
B.	ADDITIONAL SERVICES	
1.	Environmental Supporting Documents	
	Wetland and Stream Delineation	$ 6,500
	Threatened and Endangered Species	$ 6,500
	Phase 1 Environmental Site Assessment	$ 3,500
	Cultural Resources Investigation Studies	$ 14,000
	Noise Survey	$ 7,700
2.	Planning & Environmental Linkages Study	$ 143,100
3.	NEPA Documentation	$ 252,400
4.	Two (2) Public Information Meetings	$ 24,900
	SUB TOTAL	$ 458,600
	TOTAL	**$ 933,200**

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

1. Professional shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit B prior to commencing work and at the end of the project if the term of work is longer than 60 days. Providers presenting annual certificate shall present a Certificate at the end of each project with the final billing. Each Certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent. Each certificate shall include a statement under Description of Operations as to why issued. Eg: Project #_____ or Lease of premises at _____ or construction of _____.

2. All policies of insurance required hereunder shall be with a carrier authorized to do business in Iowa and all carriers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each Certificate shall be furnished to the contracting department of the City of Ankeny.

4. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Ankeny. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

5. Subcontractors and sub subcontractor performing work or service shall provide a Certificate of Insurance in accord with Exhibit B.

6. All required endorsements to various policies shall be attached to Certificate of Insurance.

7. Whenever a specific ISO form is listed, an equivalent form may be substituted subject to the provider identifying and listing in writing all deviations and exclusions that differ from the ISO form.

8. Provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit B.

9. Whenever an ISO form is referenced the current edition of the form must be used.

10. By requiring such insurance, the City of Ankeny shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor its agents, representatives, employees or sub-consultants under this Contract. The insurance requirements herein for this Contract in no way limit the indemnity covenants contained in the Contract.

11. The City of Ankeny in no way warrants that the limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees, or subcontractors. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

A) COMMERCIAL GENERAL LIABILITY

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

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

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

C) WORKERS’ COMPENSATION & EMPLOYERS LIABILITY
Statutory benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85 as amended.

Coverage A	Statutory – State of Iowa
Coverage B	Employers Liability

Each Accident	$100,000
Each Employee-Disease	$100,000
Policy Limit-Disease	$500,000

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

D) UMBRELLA LIABILITY $ 2,000,000
Umbrella liability coverage must be at least following form with the underlying policies included herein.

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

E) PROFESSIONAL LIABILITY $ 2,000,000

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

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

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

- Policy shall contain a waiver of subrogation against the City of Ankeny.

F) CONTRACTOR'S ENVIRONMENTAL LIABILITY $ 2,000,000

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

Exhibit B

City of Ankeny Insurance Requirements for Professional Services

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.

4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.

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

Exhibit C

Schedule of Rates

SNYDER & ASSOCIATES | **2026 STANDARD FEE SCHEDULE**

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

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

Technical | CAD, Survey, Construction Observation

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Lead	$164.00/hour
Senior	$158.00/hour
VIII	$146.00/hour
VII	$136.00/hour
VI	$122.00/hour
V	$110.00/hour
IV	$100.00/hour
III	$89.00/hour
II	$82.00/hour
I	$72.00/hour

Administrative

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

Reimbursables

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Mileage	*Current IRS Standard Rate*
Outside Services	*As Invoiced*



SNYDER & ASSOCIATES

0 60 120
FEET

N

EXHIBIT D - SURVEY LIMITS

Ankeny, Iowa



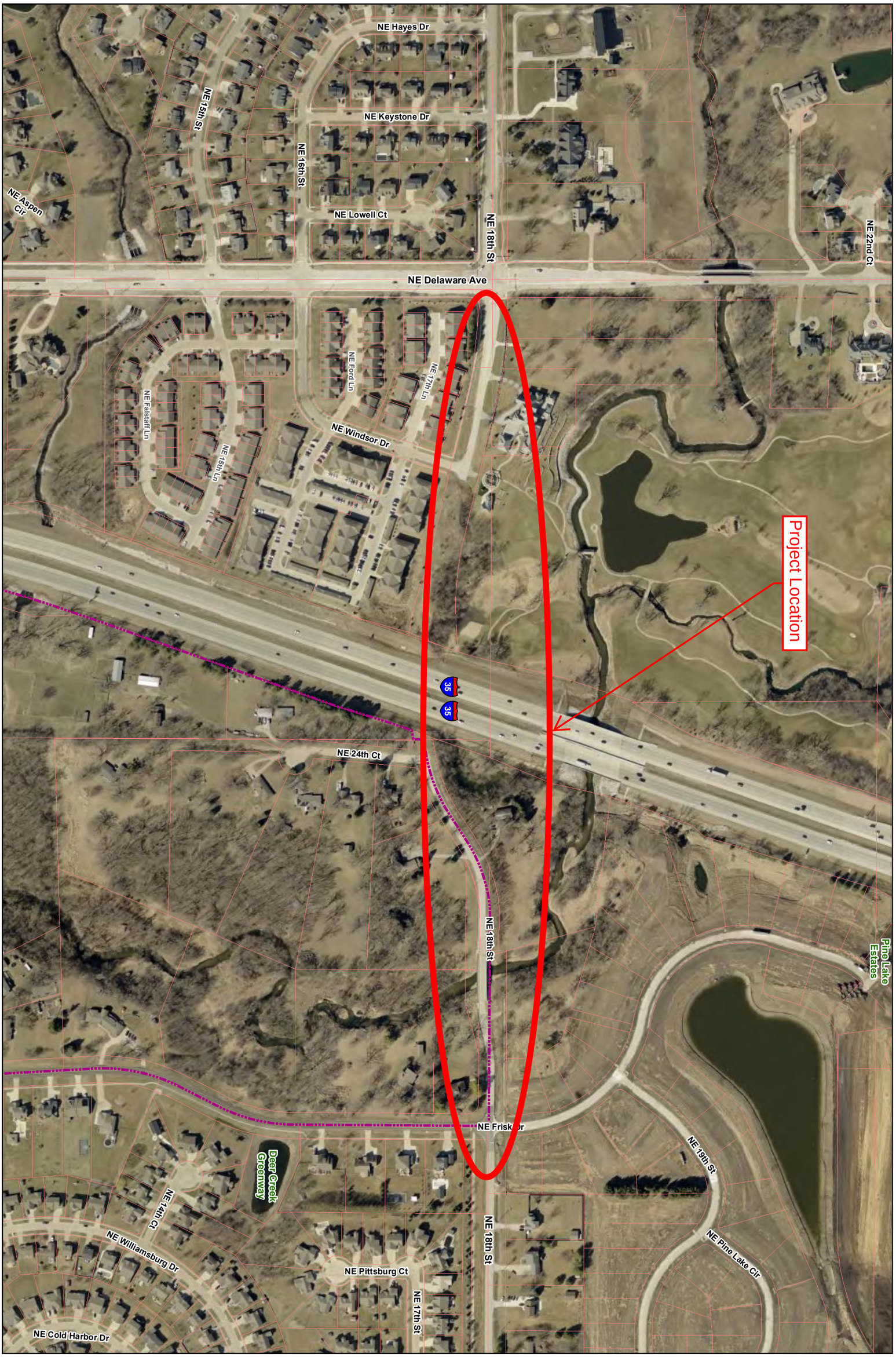
SNYDER & ASSOCIATES

0 60 120
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EXHIBIT D - SURVEY LIMITS

Ankeny, Iowa



city of Ankeny
bringing it all together

NE 18th Street Bridge Over Interstate 35

Map is for Locational Purposes Only.

W S E N

1 in = 300 ft

Date: 3/5/2026

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve the Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 2B project in an amount not to exceed $271,500.00.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The action before the City Council is the approval of a Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 2B project.

The Westlawn Place Area neighborhood has deteriorated infrastructure. The overall neighborhood project plans to address critical street defects, provide a functional sanitary sewer system by reducing inflow and infiltration, replace an under-sized 4-inch water main, provide significant drainage improvements, reduce long-term maintenance issues, and address resident concerns. It is anticipated that the reconstruction of the overall neighborhood's infrastructure will occur with approximately 15 to 16 projects over approximately 8 to 10 years. The Phase 2B project will consist of the following areas:

- SW Westview Drive - south of Westview/Lynn north to Flynn/3rd, and
- storm sewers through side yards, and
- storm sewer, dry detention, and infiltration basin in Sunset Park

The preliminary and final design for the Phase 2B project needs to be undertaken at this time to maintain the following project schedule:

- 2026 - preliminary design, final design, right-of-way and permanent easement acquisitions, and utility

relocations
- 2027 - construction

Civil Design Advantage, LLC has completed the conceptual design of the overall neighborhood's Westlawn Place Area Utility Improvements. The Public Works Department proposes to continue to use Civil Design Advantage, LLC to complete the preliminary and final design for the Phase 2B project, including the following items:

- Preliminary, Check, and Final Plan Preparation
- Acquisition Plat and Easement Preparation
- Public Outreach and Public Information Meeting
- Project Coordination Meetings with City Staff
- Topographic Survey
- Right-of-Way Services (via sub-consultant)
- Stormwater Preliminary and Final Design (via sub-consultant)
- Structural Design (via sub-consultant)

The scope of the preliminary and final design and corresponding fees are shown in the attached Professional Services Agreement. The total fee for the preliminary and final design is $271,500.00.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 2B project in an amount not to exceed $271,500.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Westlawn Place Area Utility Improvements - Phase 2B - Design Engineering PSA

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
Westlawn Place Area Utility Improvements – Phase 2B
Design Engineering Services

THIS AGREEMENT is made and entered into this 16th day of March, 2026, between the City of Ankeny, Iowa, hereinafter referred to as the "Owner", and Civil Design Advantage, hereinafter referred to as the "Consultant".

WITNESSETH:

WHEREAS, the Owner desires to proceed with the preliminary and final design services for the Phase 2B segment of the overall neighborhood Westlawn Place Area Utility Improvements project. It is anticipated that the overall neighborhood project will be completed in approximately 16 phases over the course of 8 to 10 years, starting with the construction of Phase 1 in 2026. Refer to Exhibit "B" for general limits of the overall neighborhood project and the Phase 2B segment.

> The Westlawn Place Area neighborhood has deteriorated infrastructure. This project plans to address critical street defects, provide a functional sanitary sewer system by reducing inflow and infiltration, replace an under-sized 4-inch water main, provide significant drainage improvements, reduce long-term maintenance issues, and address resident concerns.
>
> The Consultant has previously completed conceptual design (approximately 30% complete plans) for the entire multi-phase, multi-year project. The conceptual design plans shall be the basis for the preliminary and final design of each Phase moving forward. The Phase 2B project limits consist of the following (with approximate lengths):
>
> > SW Westview Drive – South of Westview/Lynn north to Flynn/3rd = 990'
> > Side Yard Storm – 380'
> > Sunset Park – 500'

WHEREAS, the Owner desires to employ the Consultant to provide final design engineering services in connection with the project; and

WHEREAS, the Consultant is willing to perform such engineering work in accordance with the terms hereinafter provided and represents that it is in compliance with Iowa statutes relating to the registration of Professional Engineers.

NOW THEREFORE;

The parties hereto, for consideration hereinafter set forth, mutually agree as follows:

I. DEFINITIONS

Whenever in this Contract the following terms or pronouns used in their stead occur, they shall have the meaning here given:

Owner – the City of Ankeny, Iowa, or its authorized representative acting as liaison officer for the Owner for the purpose of coordinating and administering the work under the Contract.

Consultant – the firm of Civil Design Advantage, Urbandale, Iowa

Iowa DOT – Iowa Department of Transportation

IDNR – Iowa Department of Natural Resources

Corps – the United States Army Corps of Engineers

EPA – the Environmental Protection Agency

EDA – the Economic Development Agency

Project Manager – the principal project manager assigned to the project and employed by and working directly under the authority of the Consultant.

Project Engineer – the design engineer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager.

Construction Observer – the construction observer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager or Project Engineer.

II. GENERAL

A. The Owner has decided to proceed with the preliminary and final design of Phase 2B of the Westlawn Place Area Utility Improvements project. This Contract covers the preliminary and final design of the sanitary sewer, water main, storm sewer, and street paving improvements within the Phase 2B portion of the neighborhood project. This Contract does not include any construction related services; however, these can be added by amendment or separate agreement.

A description of the necessary tasks to accomplish the above goals is itemized in Section III, Scope of Services.

B. The work under this Contract shall at all times be subject to the general supervision and direction of the Owner and shall be subject to the approval of the Owner. Design and construction documents shall conform to the Owner's requirements.

C. Obligations of the Owner to the Consultant: All existing information, including previous construction plans, record drawings, utility information, previous studies, drainage maps, drainage design support, etc. applicable to the project will be made available to the Consultant without cost.

D. Submittal of documents: During the progress of the project design, various PDF's of the preliminary, check, and final plans for the final design and other documents prepared by the Consultant will be required by the Owner. Unless specified elsewhere in this Contract, five (5) copies of the Contract Documents shall be provided by the Consultant to the Owner at the final submittal.

E. This Contract shall be subject to the Standard Fee Schedule billing rates as established in Exhibit "A" and hereby made a part of this Contract.

III. SCOPE OF SERVICES

A. General – The Consultant shall provide Design Engineering Services and Additional Design Services (if required) for the design of the project in accordance with general engineering principles. The work to be performed under this Contract by the Consultant shall consist of the following Scope of Services. Additional engineering services beyond the Contract Scope of Services shall be authorized in writing by the Owner before the Consultant shall proceed. Additional fees shall be based on the hourly rates by employee classification as established in Exhibit "A" to this Contract.

B. Design Engineering Services

Preliminary and Final Design Phase Services:

Task 1 – Limited Topographic Survey

The Consultant has previously acquired survey data to support the conceptual design for the project. This field survey shall be the basis for the preliminary and final design of Phase 2B. Additional, limited topographic survey may be required during the preliminary and final design of the project. Additional topographic survey and rear yard

property pin location/research, if required, shall be obtained and merged with the overall mapping to create the base mapping for the final construction documents.

Task 2 – Right-of-Way Services
The Consultant will utilize the services of a sub-consultant for the right-of-way services for the project's preliminary and final design. Right-of-way services shall follow the scope as outlined in Exhibit "C". Right-of-way services shall be accomplished for Phase 2B only.

Task 3 – Existing SWMP Verification
The Consultant will review minor storm sewer changes (pipe length, diameter, and slope) during the final design phase and compare them to the final SWMP assumptions.

Task 4 – Sunset Park Bioretention Basin Final Design Implementation
The Consultant will implement the bioretention conceptual design and incorporate it into the final design.

The Consultant will utilize the services of a stormwater sub-consultant to coordinate funding for the Bioretention and provide recommendations for the bioretention grading design and plantings that align with the funding criteria. Stormwater design services shall follow the scope as outlined in Exhibit "D".

Task 5 – Structural Design
The Consultant plans to utilize the services of a sub-consultant for structural design services for Phase 2B. Structural design services shall follow the scope as outlined in Exhibit "E".

Task 6 – Private Utility Coordination
The Consultant shall coordinate with private utilities during the preliminary and final design of the Phase 2B improvements. This shall include providing plans to private utility companies at milestone plan turn-ins, consulting with private utility companies on known conflicts, and meeting with private utility companies (estimate a total of 1 virtual meeting) to discuss utility relocation or conflict avoidance.

Task 7 – Public Outreach
Based on the approved conceptual design plans, the Consultant shall conduct a formal public information meeting to present the Phase 2B project to the property owners and residents within the vicinity of the Phase 2B construction limits, discuss general staging plans, and provide a general project development schedule. Additional time will be made available if specific property owners would like to meet one-on-one to discuss detailed staging or access items/questions.

Task 8 – Construction Drawing Preparation (Preliminary Plans – 60%)
The Consultant shall prepare preliminary construction drawings for approximately 1,870 lineal feet of roadway and storm sewer improvements. This shall include SW Westview Drive from just south of the SW Westview Drive/SW Lynn Drive intersection, northerly to just west of the SW Flynn Drive/SW 3rd Street intersection, side yard storm sewer, and improvements to Sunset Park as illustrated on Exhibit "B". Preliminary plans will be based on the approved conceptual design plans. The consultant will utilize the 2025 Geotechnical Exploration Report for the projects Geotechnical recommendations. The plans shall show proposed storm sewer, new sidewalk, proposed sanitary sewer main/services, proposed water main/services, proposed street improvements, and other design details within the construction limits.

- Title Sheet/Legend & Symbols – A Sheets
- Details and Typical Sections – B Sheets
- Tab. of Project Quantities and General Notes – C Sheets
- Street Plan & Profile Sheets – D Sheets
- Removal Sheets – F Sheets
- Survey Reference Information – G Sheets
- Right-of-Way Sheets – H Sheets
- Traffic Control/Staging Sheets – J Sheets
- Landscaping Sheets – K Sheets
- Geometric Staking and Jointing Sheets – L Sheets
- Storm Sewer Plan & Profile Sheets – M Sheets
- Water Main Plan & Profile Sheets – MWM Sheets
- Sanitary Sewer Plan & Profile Sheets – MSA Sheets
- Striping & Permanent Signage Sheets – N Sheets
- Grading/Erosion Control Sheets – R Sheets
- Sidewalk Layout & Details – S Sheets
- Cross Sections – W Sheets

Preliminary plans and cost estimate with 10% contingency shall be prepared and submitted to the Owner to support the intended letting schedule for the Phase 2B project.

Task 9 – Construction Drawing Preparation (Check Plans – 90%)
Once preliminary plan comments are received from the Owner, the Consultant shall proceed with the preparation of check plans.

Utilizing the previously prepared field survey data, the Consultant shall prepare construction drawings for the proposed improvements. The Consultant shall review the previously prepared geotechnical report and incorporate applicable recommendations into the plans.

Check plan sheet layout shall generally consist of the following:

- Title Sheet/Legend & Symbols – A Sheets
- Details and Typical Sections – B Sheets
- Tab. of Project Quantities and General Notes – C Sheets
- Street Plan & Profile Sheets – D Sheets
- Removal Sheets – F Sheets
- Survey Reference Information – G Sheets
- Right-of-Way Sheets – H Sheets
- Traffic Control/Staging Sheets – J Sheets
- Landscaping Sheets – K Sheets
- Geometric Staking and Jointing Sheets – L Sheets
- Storm Sewer Plan & Profile Sheets – M Sheets
- Water Main Plan & Profile Sheets – MWM Sheets
- Sanitary Sewer Plan & Profile Sheets – MSA Sheets
- Striping & Permanent Signage Sheets – N Sheets
- Grading/Erosion Control Sheets – R Sheets
- Sidewalk Layout & Details – S Sheets
- Cross Sections – W Sheets

The Consultant shall also prepare and submit the IDNR construction permit applications for the proposed public water and public sanitary sewer improvements.

Check plans and cost estimate with 5% contingency shall be prepared and submitted to the Owner to support the intended letting schedule for the Phase 2B project.

The Consultant shall continue to coordinate with private utility providers along the corridor for utility relocations, if necessary.

Task 10 – Easement/Acquisition Plat Preparation

The Consultant shall also prepare the necessary permanent and temporary easement documents associated with the storm sewer and/or sidewalk outside of the platted right-of-way. The consultant will also coordinate and prepare an assumed seven (7) easement exhibits for the sub-consultant's offer Packets.

Task 11 – Construction Drawing Preparation (Final Plans – 100%)

Once check plan comments are received from the Owner, the Consultant shall proceed with preparation of final plans.

Final plan sheet layout shall generally consist of the following:

- Title Sheet/Legend & Symbols – A Sheets
- Details and Typical Sections – B Sheets
- Tab. of Project Quantities and General Notes – C Sheets
- Street Plan & Profile Sheets – D Sheets

- Removal Sheets – F Sheets
- Survey Reference Information – G Sheets
- Right-of-Way Sheets – H Sheets
- Traffic Control/Staging Sheets – J Sheets
- Landscaping Sheets – K Sheets
- Geometric Staking and Jointing Sheets – L Sheets
- Storm Sewer Plan & Profile Sheets – M Sheets
- Water Main Plan & Profile Sheets – MWM Sheets
- Sanitary Sewer Plan & Profile Sheets – MSA Sheets
- Striping & Permanent Signage Sheets – N Sheets
- Grading/Erosion Control Sheets – R Sheets
- Sidewalk Layout & Details – S Sheets
- Cross Sections – W Sheets

Final plans and cost estimate with no contingency shall be prepared and submitted to the Owner to support the intended letting schedule for the Phase 2B project. The cost estimate shall be based on engineering judgement and does not represent a guarantee of the actual construction cost. In conjunction with the submittal, the Consultant shall provide a breakdown of the estimated amount of Working Days needed for the construction of the project.

The Consultant shall utilize the Owner's Storm Water Pollution Prevention Plan (SWPPP) template for the project and submit the Notice of Intent and General Permit #2 to the Iowa DNR. The Owner shall be responsible for implementation/monitoring.

Consultant shall provide 3-D linework/breakline data in digital AutoCAD format for the contractor's use in bidding and machine control grading operations (if applicable) with the understanding the Consultant will require the contractor to sign an electronic file transfer agreement prior to transmittal.

Task 12 – Meetings

The Consultant shall attend design coordination meetings, property owner meetings, and utility coordination meetings during the preliminary and final design phases of the project. The Consultant has estimated six (6) meetings during the course of the preliminary and final design.

C. Additional Services

Services other than those defined within Design Engineering Services shall be considered "additional services" and compensated on an hourly basis at rates defined in Exhibit "A" or as negotiated. Items considered "additional services" may include but not limited to items shown in Exhibit "F".

IV. TIME OF BEGINNING AND COMPLETION

Work under this Contract to be performed by the Consultant for the Owner shall commence immediately upon execution of this Agreement by both the Consultant and the Owner. This fully executed Agreement will authorize the Scope of Services in Section III. The intent of the Owner and the Consultant is to complete the preliminary and final design for Phase 2B in the spring and summer of 2026 and finalize Phase 2B plans/bid during the fall of 2026. Phase 2B is targeted for construction in 2027.

The following is a general timeline for the preliminary and final design of Phase 2B of the Westlawn Place Area Utility Improvements project:

Milestone	Target/Estimated Date
Notice to Proceed	March 2026
Preliminary Plans (60%)	May 15, 2026
Check Plans (90%)	Aug. 07, 2026
Final Plans (100%)	Oct. 16, 2026
Phase 2B Bid Opening	Dec. 15, 2026

The schedule is intended to be target dates for tasks identified. Consultant (or their sub-consultants) is not responsible/liable for schedule delays outside of their control, including but not limited to access to project site, unanticipated site conditions, weather, etc.

V. FEES AND PAYMENTS

A. Fees

The Owner shall pay the Consultant for engineering services rendered under this Contract an amount based on the Consultant's labor costs and direct labor cost burden. The Consultant-incurred reimbursable expenses will be passed through directly to the Owner. A definition of each of the above follows:

1. Labor costs – salary and wages paid to all personnel engaged directly on the project including, but not limited to: engineers, project managers, planners, surveyors, designers, CADD technicians, estimators, observers, other technical personnel, typists, and administrative staff.

2. Labor cost burden – customary and statutory benefits including but not limited to: social security and Medicare contributions, unemployment taxes, excise and payroll taxes, workers compensation, health, pension, and retirement benefits, sick leave, vacation, and holiday pay applicable hereto.
3. Reimbursable Expenses – these costs are in addition to labor cost and labor cost burden and are those expenses necessary to fulfill the terms of this Contract. They may include transportation and incidentals, reproduction, postage, photography and printing, computer services, and miscellaneous costs. The Consultant shall submit with each monthly invoice a detailed listing of reimbursable expenses incurred.

The total engineering fee under this Contract shall be based on an hourly rate. The Owner will be furnished copies of the Consultant's subcontracts. All reimbursable expenses shall be billed as "pass-through" and are part of the maximum not-to-exceed amount (unless specifically noted).

The sum to be paid to the Consultant for tasks in Section III, Scope of Services of this Contract, shall be a maximum not-to-exceed fee of $271,500 (Two hundred seventy-one thousand, five hundred and no/100 dollars). Refer to Exhibit "H" for a task-fee breakdown by employee classification.

B. Payments

Payments for the Consultant's engineering services shall be made monthly upon presentation of the Consultant's statement of services rendered on Owner's form.

Upon receipt of the invoice and review/approval by the Owner, the Owner shall promptly pay the Consultant for the engineering services rendered as indicated on the invoice. Payments are due thirty (30) days from the date of invoice.

VI. INSURANCE

The Consultant shall maintain insurance to protect the Consultant from claims under Worker's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the Consultant is legally liable. Refer to Exhibit "G" for the minimum amounts and extent of such insurance.

VII. MISCELLANEOUS PROVISIONS

A. Use of Documents

All documents, including drawings, specifications, and electronic media prepared or furnished by the Consultant (and the Consultant's subsidiaries, independent professional associates, and sub-consultants) pursuant to this Contract shall be the property of the Owner. Such documents are intended as instruments of service, as such, these documents are not intended or represented to be suitable for use or reuse by the Owner or others to complete the project, or for extensions of the project, or on any other project without written consent of the Consultant. Any use or reuse by the Owner will be at the Owner's sole risk, and without liability or legal exposure to the Consultant or to the Consultant's subsidiaries, independent professional associates, and sub-consultants. The Owner agrees to defend, indemnify, and hold harmless the Consultant from any and all costs, expenses (including reasonable litigation costs), fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of such reuse or alteration by the Owner or liaisons acting through the Owner. Upon completion or other termination of this Contract, the Consultant shall deliver to the Owner machine reproducible copies of any and all materials pertaining to this Contract. For calculations, etc. on letter or legal-size sheets, the copies shall be of the type possible to reproduce on a Xerox-type copier. For maps, drawings, sketches, plans, etc. not on such letter or legal-size sheets, a photographically reproduced print shall be provided as the machine reproducible copy mentioned above. No sheets shall exceed 11"x17". The Consultant shall also provide the CAD design file in AutoCAD format upon completion of this Contract. The CAD file must be georeferenced to State-Plane Coordinates (NAD83 / Iowa South) and Sea Level Elevation (NAVD88) and contain the following information:

1. All utility pipe linework and points for structures and appurtenances, including manholes, intakes, cleanouts, aprons, hydrants, hydrant valves, mainline valves, tracer stations, and water shut offs (curb stops).
2. All pavement linework, including back of curb, driveways, sidewalks, trails, and shared use paths.
3. All existing right-of-way lines, property lines, existing easement lines, and proposed right-of-way lines and easement lines per original scope of boundary and topographic survey.
4. Streetlight poles, traffic signal poles, pedestal and pushbutton poles, controller and hub cabinets, signal and fiber optic conduits, handholes, street signs/posts, and street trees, when applicable.

The Consultant's reuse of designs under this Contract is prohibited unless authorized by the Owner.

B. Changes in the Scope of Work

When there is a substantial change in the scope, complexity, or character of the work performed, or if the Owner requests the Consultant to alter the completion dates established, the specified fee as listed under Section V of this Contract will be reappraised. If the Consultant believes that he/she has been asked to perform work beyond the Scope of Services covered by this Contract or by a supplemental agreement hereto, he/she shall promptly notify the Owner, in writing, of his/her intention to make claim for such extra compensation. The Consultant shall not proceed with any such work until a supplemental agreement is fully executed, or written intent of said execution is provided.

C. Delays

The Consultant shall notify the Owner in writing of any unusual delay, including the reason therefore, to his/her normal progress in completing the work under this Contract, either actual or prospective, and request an appropriate extension of time. Authorization for the time extension will be at the discretion of the Owner. If completion of the Consultant's work is delayed by events beyond the control of the Consultant, the established engineering fees and schedules of completion will be subject to review upon request by the Consultant to the Owner, accompanied by adequate substantiating data to justify a change.

D. Suspension and Termination of Contract

1. In the event of the death of any member or partner of the Consultant's firm, the surviving members shall complete the work, unless otherwise mutually agreed upon by the Owner and the survivors.

2. The right is reserved by the Owner to terminate this Contract at any time, upon not less than fourteen (14) days' written notice to the Consultant. The Consultant may also terminate this Contract on fourteen (14) days written notice.

3. In the event the Contract is terminated by the Owner without fault on the part of the Consultant, the Consultant shall be paid for work performed and delivered up to the date established in the termination notice.

4. The right is reserved by the Owner to suspend this Contract at any time. Such suspension may be affected by the Owner by giving the Consultant written notice and will be effective as of the date established in the suspension notice. Payment of the Consultant's services will be made by the Owner for services performed to the date established in the suspension notice in accordance with Paragraph 3 above.

5. Should the Owner wish to reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of one (1) year after such suspension, unless this period be extended by written consent of the Consultant.

E. Disputes

All claims, disputes, and other matters in question between the parties of this Contract arising out of or relating to this Contract or the breach thereof shall be initiated in the District Court for Polk County, Iowa, if the parties are unable to resolve such claims, disputes, or other matters in question by negotiation.

F. Responsibility for Claims and Liability

The Consultant shall indemnify and hold harmless the Owner from any and all claims and liabilities due solely to any negligent acts, errors, or omissions of the Consultant, its members, employees, or agents.

G. General Compliance with Laws

The Consultant shall comply with federal, state, and local laws and ordinances applicable to the work as defined in Section III.

H. Subletting, Assignment, or Transfer

Subletting, assignment, or transfer of all or part of the interest of the Consultant is prohibited unless written consent is obtained from the Owner.

I. Forbidding the Use of Outside Agents

The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Contract, and that he/she has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting

from the award or making of this Contract. For breach or violation of this warranty, the Owner shall have the right to annul this Contract without liability, or in its discretion, to deduct from the Contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

J. Employment of the Owner's Personnel

The Consultant shall not engage the services of any person or persons then in the employment of the Owner for work covered by this Contract without the written consent of the employers of such persons.

This Contract expresses the entire agreement between the parties, and no representations, promises, or warranties have been made by either of the parties that are not fully expressed herein.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their proper officials thereunto duly authorized as of the dates below indicated:

OWNER CITY OF ANKENY, IOWA	CONSULTANT CIVIL DESIGN ADVANTAGE
_____ Bobbi B. Bentz, Mayor	_____ Gary L. Reed, P.E. President

ATTEST:

_____
Michelle Yuska, City Clerk

EXHIBIT "A"

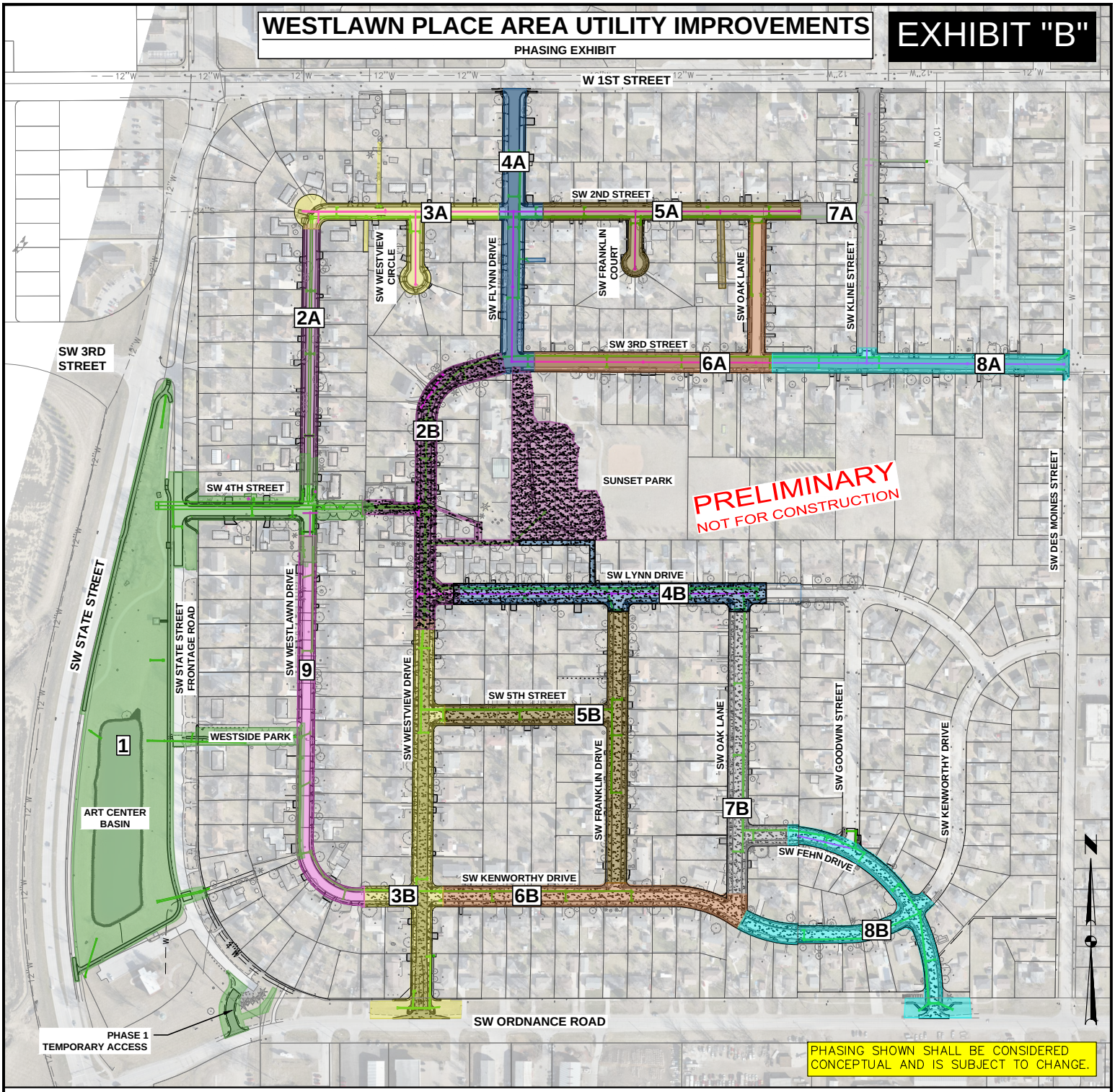
Standard Fee Schedule
2025-2026
Civil Design Advantage, LLC

Classification	Billing Rate		Unit
Principal	$225	/	hour
Senior Engineer	$215	/	hour
Engineer 8	$195	/	hour
Engineer 7	$181	/	hour
Engineer 6	$167	/	hour
Engineer 5	$155	/	hour
Engineer 4	$141	/	hour
Engineer 3	$128	/	hour
Engineer 2	$114	/	hour
Engineer 1	$107	/	hour
Senior Technician	$164	/	hour
Technician 8	$151	/	hour
Technician 7	$139	/	hour
Technician 6	$127	/	hour
Technician 5	$117	/	hour
Technician 4	$105	/	hour
Technician 3	$90	/	hour
Technician 2	$79	/	hour
Technician 1	$65	/	hour
Senior Project Manager	$206	/	hour
Project Manager 8	$191	/	hour
Project Manager 7	$174	/	hour
Project Manager 6	$164	/	hour
Project Manager 5	$156	/	hour
Project Manager 4	$144	/	hour
Administrative 3	$104	/	hour
Administrative 2	$80	/	hour
Administrative 1	$54	/	hour
Mileage	Current IRS Rate	/	mile
Plots (Black & White)	$1.75	/	sheet
Plots (Color)	$35	/	sheet
Mylar Plots	$15	/	sheet
Copies (Black & White)	$0.10	/	page
Copies (Color)	$0.75	/	page

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS

PHASING EXHIBIT

EXHIBIT "B"



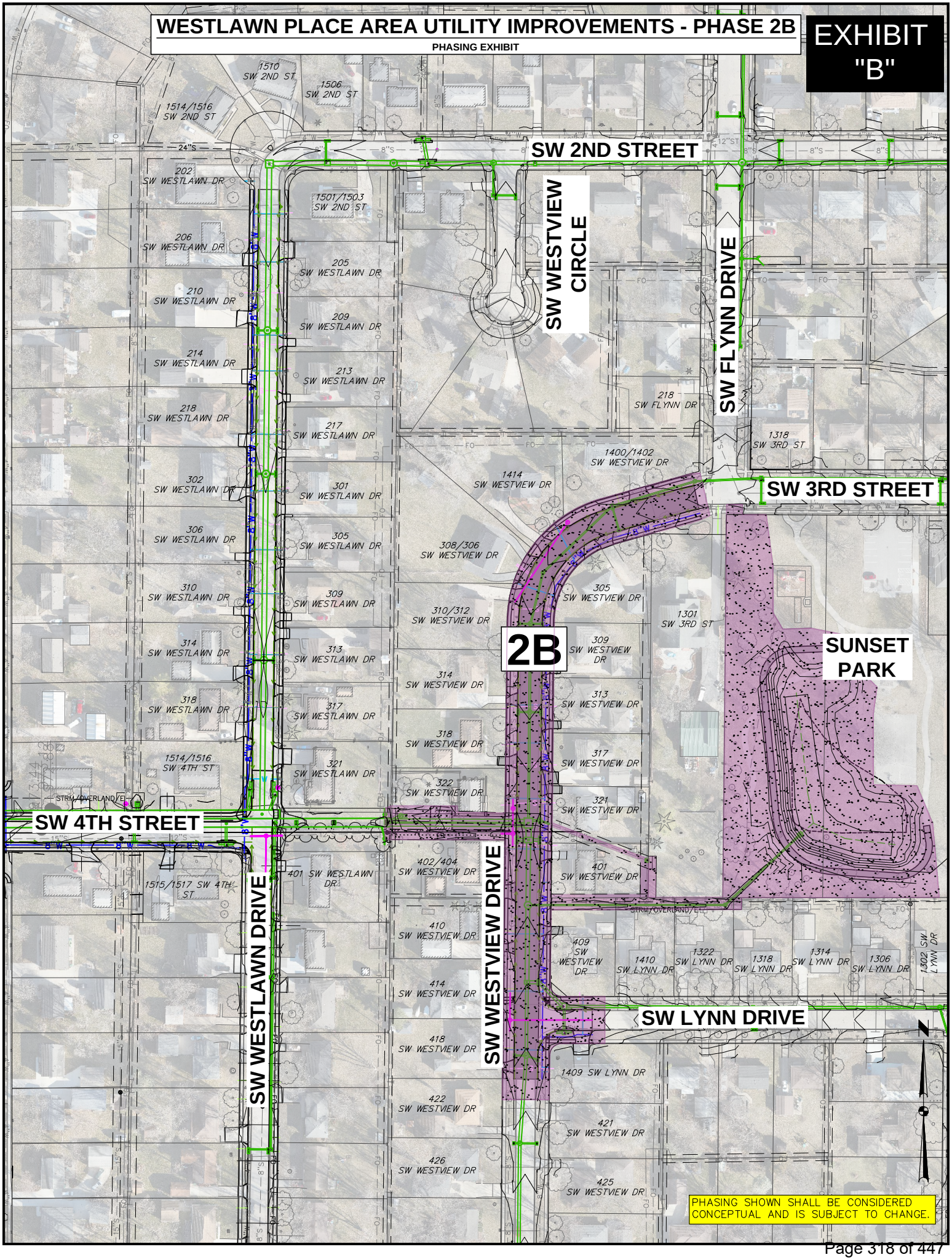
PHASING SUMMARY

YEAR	PHASE COLOR	PHASE # - COLOR
1 - 2026		PHASE 1 - GREEN
2 - 2027		PHASE 2A - PURPLE
		PHASE 2B - PURPLE W/ DOTS
3 - 2028		PHASE 3A - YELLOW
		PHASE 3B - YELLOW W/ DOTS
4 - 2029		PHASE 4A - BLUE
		PHASE 4B - BLUE W/ DOTS
5 - 2030		PHASE 5A - BROWN
		PHASE 5B - BROWN W/ DOTS
6 - 2031		PHASE 6A - ORANGE
		PHASE 6B - ORANGE W/ DOTS
7 - 2032		PHASE 7A - GRAY
		PHASE 7B - GRAY W/ DOTS
8 - 2033		PHASE 8A - CYAN
		PHASE 8B - CYAN W/ DOTS
9 - 2034		PHASE 9 - PINK

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 2B

PHASING EXHIBIT

EXHIBIT "B"



PHASING SHOWN SHALL BE CONSIDERED CONCEPTUAL AND IS SUBJECT TO CHANGE.

EXHIBIT "C"

JCG LAND SERVICES

CLIENT
Civil Design Advantage

PROJECT NAME
Westlawn Area Utility Improvements - Phase

BID DATE
2/26/2026

ADDRESS
4121 NW Urbandale Drive

CITY/STATE/ZIP
Urbandale, IA 50322

PHONE
515-369-4400

E-MAIL
EricS@cda-eng.com

PREPARED BY:
Justin Walton

ROW Services Cost Estimate Breakdown

CDA | Westlawn Area Utility Improvements - Phase 2B

Estimated Number of Parcels: 6

Description of Expenses	Amount	Hours	Unit Price	Total
Title Reports (Sub-Consultant to JCG)	6		$450.00	**$2,700.00**
Project Data Book				**$0.00**
Compensation - Appraisals (Sub-Consultant to JCG)	1		$4,500.00	**$4,500.00**
Compensation - Appraisal Waivers	5	10		**$1,100.00**
GIS/GPS Easement Exhibits				**$0.00**
GIS/GPS Easement Mapping				**$0.00**
Title Research, Plat Review & Transfer Doc Prep.		36		**$3,990.00**
Acquisition Process		72		**$8,640.00**
Project Management		72		**$10,440.00**
JCG Expenses (mileage, lodging, per diem, postage, misc.)			$1,205.00	**$1,205.00**
			JCG In-House Fees	**$25,375.00**
			Sub-Consultant Fees	**$7,200.00**
			Total ROW Cost Estimate	**$32,575.00**
			Cost Estimate Per Parcel	**$5,429.17**

This project cost estimate is valid for 90 days from the bid date listed above.

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP DATE

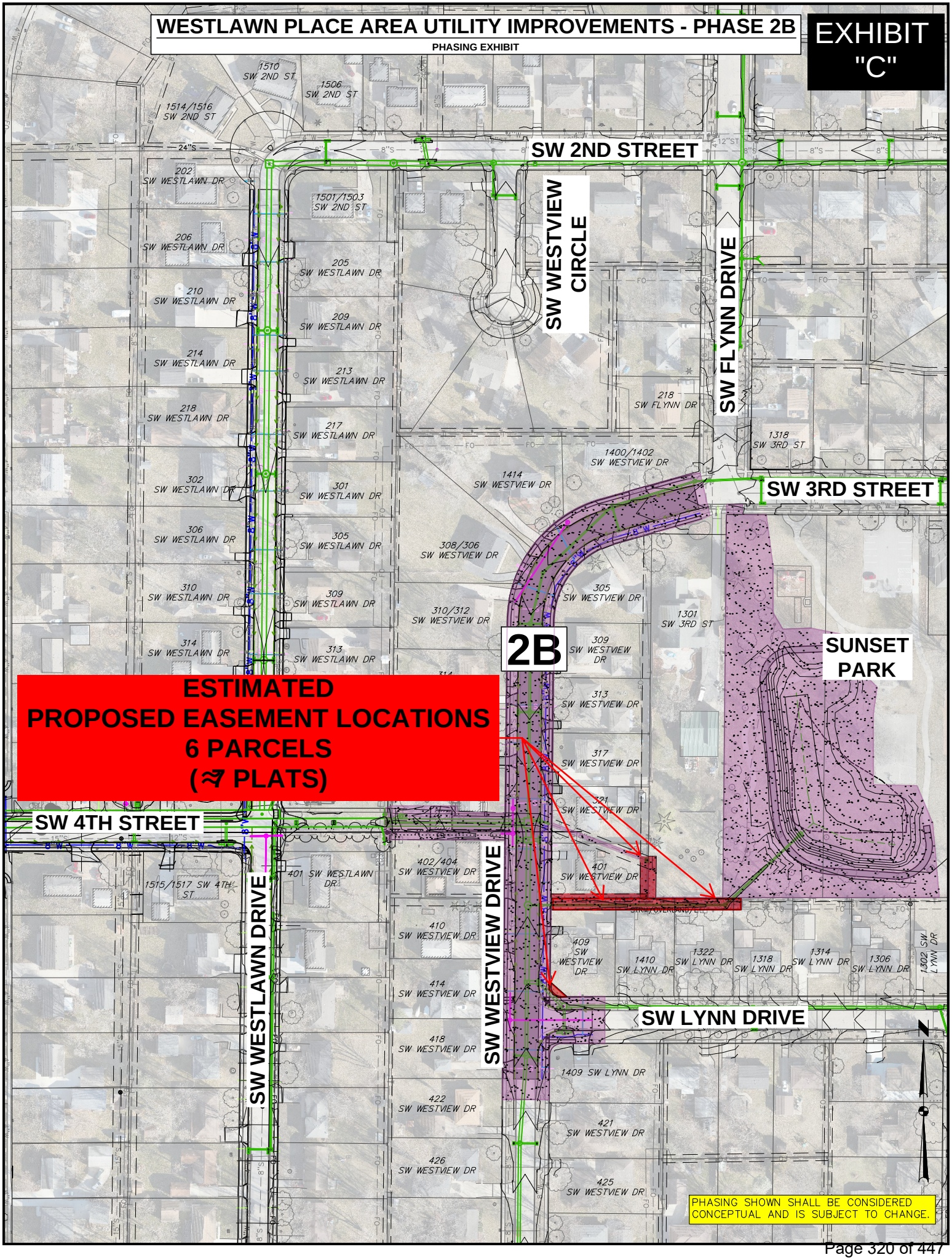

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 2B
PHASING EXHIBIT
EXHIBIT "C"
SW 2ND STREET
SW WESTVIEW CIRCLE
SW FLYNN DRIVE
SW 3RD STREET
SUNSET PARK
2B
ESTIMATED
PROPOSED EASEMENT LOCATIONS
6 PARCELS
(≈7 PLATS)
SW 4TH STREET
SW WESTLAWN DRIVE
SW WESTVIEW DRIVE
SW LYNN DRIVE
1510 SW 2ND ST
1506 SW 2ND ST
1514/1516 SW 2ND ST
1501/1503 SW 2ND ST
202 SW WESTLAWN DR
206 SW WESTLAWN DR
205 SW WESTLAWN DR
210 SW WESTLAWN DR
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309 SW WESTLAWN DR
314 SW WESTLAWN DR
313 SW WESTLAWN DR
218 SW FLYNN DR
1318 SW 3RD ST
1400/1402 SW WESTVIEW DR
1414 SW WESTVIEW DR
308/306 SW WESTVIEW DR
305 SW WESTVIEW DR
310/312 SW WESTVIEW DR
1301 SW 3RD ST
309 SW WESTVIEW DR
313 SW WESTVIEW DR
317 SW WESTVIEW DR
321 SW WESTVIEW DR
401 SW WESTVIEW DR
402/404 SW WESTVIEW DR
401 SW WESTLAWN DR
1515/1517 SW 4TH ST
410 SW WESTVIEW DR
414 SW WESTVIEW DR
418 SW WESTVIEW DR
422 SW WESTVIEW DR
426 SW WESTVIEW DR
409 SW WESTVIEW DR
1410 SW LYNN DR
1322 SW LYNN DR
1318 SW LYNN DR
1314 SW LYNN DR
1306 SW LYNN DR
1302 SW LYNN DR
1409 SW LYNN DR
421 SW WESTVIEW DR
425 SW WESTVIEW DR
PHASING SHOWN SHALL BE CONSIDERED CONCEPTUAL AND IS SUBJECT TO CHANGE.

EXHIBIT "D"

RDG PLANNING ● DESIGN

March 3, 2026

RDG Scope of Services

Westlawn Area Utility Improvements
Phase 2B Construction Documents

RDG Planning & Design shall provide landscape architecture, civil engineering and water resource design support to Civil Design Advantage (CDA), who shall be the prime consultant and project engineer of record for the City of Ankeny.

RDG's scope of services will be limited to the following tasks related to design support to CDA as they prepare Construction Documents for a bioretention cell within Sunset Park. This is part of Phase 2B of this project, based on the design parameters set forth in the original Westlawn Area Stormwater Master Plan (referred to as the stormwater master plan), which was previously prepared by RDG on behalf of CDA.

1. Confirm bioretention cell footprint sizing (for preliminary design and on check plans), based on previously completed stormwater master plan.

2. Develop a Schematic Design level (30% design plans) grading plan of the bioretention cell and stormwater detention area within Sunset Park. The purpose of this will be to provide an initial grading framework to CDA to establish the expected footprint of the bioretention cell, locate the extent of the detention area and to verify storage volumes that will be used to verify that the storage capacity of the detention / bioretention cell area is in alignment with the stormwater master plan. RDG shall provide a Civil3D surface of the preliminary finished grade surface to CDA. CDA will develop the grading plan into final design documents for construction.

3. Develop a PDF illustration of the cross-section of the bioretention cell elements, including the depth of proposed mulch, engineered soil and aggregate layers, as well as the position of proposed underdrains. CDA will develop such details for inclusion into final design documents for construction.

4. Provide descriptions of the proposed detention basin outfall structure to CDA. CDA will develop details of the outlet structure for inclusion into final design documents for construction. RDG shall provide cursory review of such details to verify that opening elevations and sizes are consistent with the hydrologic and hydraulic design of the detention area.

5. Complete updated calculations of the bioretention cell design and add them as an amendment to the previously completed stormwater master plan.

RDG Planning & Design, Inc.
301 Grand Avenue
Des Moines, Iowa 50309-1718
Tel 515.288.3141
Fax 515.288.8631
www.rdgusa.com

6. RDG shall prepare a conceptual planting plan view rendering of the bioretention cell. RDG to provide a PDF of the rendering and a CAD plan of conceptual planting zones to CDA. RDG to prepare a list of recommended plant species corresponding to the conceptual planting zones as a PDF. This scope anticipates that planting of the bioretention cell will be limited to seeding and/or plug planting. RDG will provide courtesy review and comment on CDA's bioretention planting plan, details, and specs at preliminary design and check plans.

7. RDG shall coordinate with at least two potential funding sources (Great Outdoors Foundation and Iowa WQI initiative) for the purposes of applying for funding support. This item includes preparation of any grant applications for these sources which the project may be eligible for during the 2026 calendar year (date of the initial application). RDG would coordinate directly with the City to schedule virtual meetings related to these funding sources (up to 2 meetings with each of these two funding sources) to obtain any supporting information from the City needed for these applications. RDG shall provide copies of information developed for grant funding applications to CDA.

8. This scope of work anticipates up to 3 virtual meetings and 1 in person meeting with City staff. These meetings would be expected to include one meeting at each of the following stages:

    a. Project kickoff

    b. Preliminary Plans

    c. Check Plans

    d. Final Plans

Any task items not specifically identified in the scope above are not included in the scope of work but could be provided upon request as part of a separate amendment to this agreement. Updates to the stormwater master plan other than those described in this scope are not included. Preparation of preliminary, check, or final plans, details, specifications, or stamping of said plans, details, and specifications is not included within this scope.

Requirements from the City and/or the Prime Consultant (CDA)

1. AutoCAD files of any updated topographic, and boundary survey information from the Prime Consultant, as applicable to the project area.

2. Frequent communication and coordination with CDA and the City in advance of any interim and final project deadlines.

3. The final contract for this project between CDA and RDG shall establish a schedule for the completion of this scope of work. Should the project schedule be altered, CDA and RDG would discuss and agree to any modifications to schedule and compensation which would be incorporated into amended agreements between the City, CDA and/or RDG, as applicable.

RDG Deliverables include:

1. AutoCAD files of planting plan zones and Schematic Design level finished grade surface for inclusion in design review sets.
2. Sketch of bioretention cell cross-sectional elements and descriptions of detention basin outlet structure.
3. As applicable, include updated stormwater design calculations related to the bioretention cell and detention area as an amendment to the previously prepared Stormwater Master Plan calculations.
4. Narrative information, modeling calculations, and separate EOPCs related to elements within the Sunset Park bioretention cell, to be included as supporting documentation in the City's applications for potential funding sources (applications to be prepared by RDG).

RDG PLANNING ● DESIGN

time-task analysis

February 25, 2026

Westlawn Area Utility Improvements - Phase 2B
3006.431.02

TASK	TASK DESCRIPTION	STAFF HOURS: Water Resource Engineer V $ 225	Water Resource Engineer I $ 130	Landscape Architect III $ 165	Landscape Architect I $ 125	SUBTOTALS
1	Confirm bioretention footprint sizing	1.0	2.0			$ 485
2	Schematic Design level grading plan	2.0	18.0			$ 2,790
3	PDF illustration of bioretention cell elements	2.0	8.0			$ 1,490
4	Desciptions of detention basin outlet structure	1.0	3.0			$ 615
5	Updated stormwater calculations	1.0	4.0			$ 745
6	Bioretention planting plan			3.0	20.0	$ 2,995
7.01	Funding source coordination - meetings	6.0	4.0			$ 1,870
7.02	Funding source coordination - documentation and applications	4.0	24.0			$ 4,020
8	Design coordination meetings	5.0	10.0	3.0	3.0	$ 3,295
	TOTAL HOURS	22.0	73.0	6.0	23.0	**124.0**
	TOTAL STAFF FEE	$ 4,950	$ 9,490	$ 990	$ 2,875	**$ 18,305**

	Reimbursable Expenses	$ 400
	PROJECT TOTAL FEE (Design Fee + Reimbursable Expenses)	**$ 18,705**

RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309

EXHIBIT "E"

Tometich Engineering, Inc.
consulting structural engineers

10501 Buena Vista Court, Urbandale, Iowa 50322

8-Jan-26 TE Job # U26-011

Attn: Gary L. Reed, P.E.
CDA
4121 NW Urbandale Dr
Urbandale, IA

Thank you for the opportunity to quote the Structural Engineering Services for the misc. concrete connections for stormwater system in Ankeny, IA.

Our Understanding of the scope of work is as follows:

- Design of end cap (1)
- Design of modified SW-403 (2)
- Design of modified SW-545 (2)
- Review of shoring requirements
- Preparation of contract documents for bidding.
- Editing of pertinent structural specifications.
- Construction administration (which includes shop drawing review of: concrete mix designs, rebar, etc. and also includes construction related correspondence, as well as trips to the project site) **is not** included in this proposal.

We propose to provide the professional design services outlined above based on a lump sum fee of **$12,000.** Additional services beyond the original scope would be provided on our standard hourly rates.

Changes made after the Construction Documents have been produced will be done so on an hourly basis or an updated proposal. See attached hourly rates.

We look forward to working with you on this project. Please sign below indicating acceptance of this proposal and return one copy to our office. Please do not hesitate to contact me if you have any questions.

Sincerely,

Jim Tometich, PE
Tometich Engineering Inc.

Approved by:

CDA
Date:

phone: 515-280-8022 fax: 515-727-9124 email: jet@tometichengineering.com

Exhibit "F"

Additional Services

The following is a list of services not included in the current scope of services or compensation. This list is provided to further define the agreement scope. The list includes, but is not limited to:

- Wetland Delineation/Mitigation Services
- Phase 1/2 Environmental Site Assessment Services
- Additional Topographic or Boundary Survey other than noted in scope
- Monitoring of the Storm Water Pollution Prevention Plan
- Subdivision Platting
- Separate Site Plan Preparation
- Playground Design
- Traffic Engineering/Studies
- Submittal/Permitting Fees
- Structural Engineering other than noted in scope
- Technical Specification Preparation (Refer to SUDAS)
- Private Utility Design
- Easement Verbiage Document Preparation
- Relocation Assistance
- Preconstruction Meeting
- Construction Services
- Construction Staking
- Construction Administration
- Construction Observation
- Any additional services identified in subconsultant agreements

EXHIBIT "G"

City of Ankeny Insurance Requirements for Professional Services

1. Civil Design Advantage (CDA) shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit A prior to commencing work and at the end of the project if the term of work is longer than 60 days. Providers presenting annual certificate shall present a Certificate at the end of each project with the final billing. Each Certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent. Each Certificate shall include a statement under Description of Operations as to why issued. Eg: Project # _____ or Lease of premises at _____ or construction of _____.

2. All policies of insurance required hereunder shall be with a carrier authorized to do business in Iowa and all carriers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each Certificate shall be furnished to the contracting department of the City of Ankeny.

4. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Ankeny. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

5. Subcontractors and sub subcontractor performing work or service shall provide a Certificate of Insurance in accord with Attachment A.

6. All required endorsements to various policies shall be attached to Certificate of Insurance.

7. Whenever a specific ISO form is listed, an equivalent form may be substituted subject to the provider identifying and listing in writing all deviations and exclusions that differ from the ISO form.

8. Provider shall be required to carry the minimum coverage / limits, or greater if required by law or other legal agreement, in Attachment A.

9. Whenever an ISO form is referenced the current edition of the form must be used.

10. By requiring such insurance, the City of Ankeny shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor its agents, representatives, employees, or sub-consultants under this Contract. The insurance requirements herein for this Contract in no way limit the indemnity covenants contained in the Contract.

11. The City of Ankeny in no way warrants that the limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees, or subcontractors. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

Attachment A

A) COMMERCIAL GENERAL LIABILITY

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

a) Coverage shall be written on an occurrence, not claims made, form. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 0002, shall be clearly identified.
b) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit" or CG 25 03 "Designated Construction Project (s) General Aggregate Limit" as appropriate.
c) Include endorsement indicating that coverage is primary and non-contributory.
d) Include endorsement to preserve Governmental Immunity. (Sample attached).
e) Include an endorsement that deletes any fellow employee exclusion.
f) Include additional insured endorsement for:

The City of Ankeny, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2026.

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

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

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

Coverage A	Statutory – State of Iowa
Coverage B	Employers Liability

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

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

D) UMBRELLA LIABILITY $ 2,000,000

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

E) 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.

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.

4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.

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

Exhibit "H"

Estimate of Hours by Task/Employee Classification

	Principal	Proj. Mngr.	Land Surveyor	Project Engineer	Design Technician	Survey Field Crew	Clerical	Subconsultant Fee	Total Fee
Task 1 - Limited Topographic Survey						40			$9,200
Task 2 - Right-of-way Services**								$32,575	$32,575
Task 3 - Existing SWMP Verification		24		40					$10,784
Task 4 - Sunset Park Bioretention Basin Final Design Implementation		8		40				$18,705	$26,433
Task 5 - Structural Design								$12,000	$12,000
Task 6 - Private Utility Coordination		40		24					$11,360
Task 7 - Public Outreach	2	24		16					$7,514
Task 8 - Construction Drawing Preparation (Prelim Plans)	4	160		160	140		4		$77,816
Task 9 - Construction Drawing Preparation (Check Plans)	2	80		100	80		4		$43,726
Task 10 - Easement/Acquisition Plat Preparation**		20	14		32				$11,662
Task 11 - Construction Drawing Preparation (Final Plans)	2	40		40	20		4		$17,726
Task 12 - Meetings***	4	24		24					$9,204
							Subtotal		$270,000
							Estimated Expenses		$1,500
							Total		$271,500

* No construction phase services are included with this fee estimate
** Assume 7 plats & 6 parcels for Phase 2B.
*** Assume 6 meetings for Phase 2B.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve the Professional Services Agreement with McClure Engineering Co. for the preliminary and final design of the SW Oralabor Road Intersection Improvements - Phase 1 project in an amount not to exceed $672,350.00.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The action before the City Councill is the approval of a Professional Services Agreement with McClure Engineering Co. for the preliminary and final design of the SW Oralabor Road Intersection Improvements - Phase 1 project.

A comprehensive concept study of the SW Oralabor Road corridor from west of the SW Oralabor Road and SW Glenbrooke Boulevard / SW Westwinds Boulevard intersection to east of the SW Oralabor Road and SW College Avenue / SW Oralabor Frontage Road intersection was undertaken in 2025 and completed in March 2026. The study analyzed traffic safety and operations at these two intersections along with the SW Oralabor Road and SW Irvinedale Drive, SW 28th Street and SW Oralabor Frontage Road, and SW Polk City Drive and SW Oralabor Frontage Road intersections to identify deficiencies, as well as consider potential intersection concepts that better accommodate traffic, improve safety, improve network and traffic control, support access management policy, and ensure pedestrian and bicycle facility connectivity.

The results of the study indicated that intersection improvements are necessary at each of the five intersections. Due to the scope and magnitude of the overall improvements, the design engineering, construction engineering, and construction will be divided into two phases. Phase 1 includes the intersections of SW Oralabor Road and SW Glenbrooke Boulevard / SW Westwinds Boulevard, SW Oralabor Road and SW College Avenue / SW Oralabor Frontage Road, and SW Polk City Drive and SW Oralabor Frontage Road. Phase 2 includes the intersections of SW Oralabor Road and SW Irvinedale Drive and SW 28th Street and SW Oralabor Frontage Road.

The preliminary and final design for the Phase 1 project needs to be undertaken at this time to maintain the following project schedule:

- 2026 - topographic survey, preliminary design, final design, right-of-way acquisitions, and utility relocations
- 2027 - construction

McClure Engineering Co. has completed similar design projects for the City in the past, including the NW 18th Street Improvements - NW Ash Drive to North Ankeny Boulevard project. The Public Works Department proposes to use McClure Engineering Co. to complete the preliminary and final design for the Phase 1 project, including the following items:

- Preliminary, Check, and Final Plan Preparation
- Plat and Easement Preparation
- Topographic Survey
- Project Management and Coordination
- Public Outreach and Public Information Meeting
- Project Coordination Meetings with City Staff
- Geotechnical Investigation (via sub-consultant)
- Subsurface Utility Investigation (via sub-consultant)
- Land Acquisition Services (via sub-consultant)
- Environmental Review (via sub-consultant)

The scope of the preliminary and final design and corresponding fees are shown in the attached Professional Services Agreement. The total fee for the preliminary and final design is $672,350.00.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with McClure Engineering Co. for the preliminary and final design of the SW Oralabor Road Intersection Improvements - Phase 1 project in an amount not to exceed $672,350.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. SW Oralabor Road Intersection Improvements - Phase 1 - Professional Services Agreement - Design Engineering

STANDARD AGREEMENT FOR CONSULTING SERVICES

McCLURE ENGINEERING COMPANY

Project Name: SW Oralabor Road Intersection Improvements – Phase 1
Project Number: 2024002300-001
Project Manager: Scott Port, PE

This Agreement, is made on the 16th day of March, 2026, by and between McClure Engineering Company, of Clive, Iowa, (herein referred to as "CONSULTANT") and City of Ankeny, Iowa (hereinafter referred to as "CLIENT"). The CONSULTANT will provide services per the terms and conditions outlined in this Agreement and in accordance with the scope and schedule presented in Exhibit 'C'. The services will be compensated for in accordance with the fees or hourly rates as presented in Exhibit 'B', for the Project described as:

SW Oralabor Road Intersection Improvements – Phase 1

1. The **CLIENT** shall provide information per the **CLIENT's** responsibilities presented in Exhibit 'E' in a timely manner so as not to delay the services provided by the **CONSULTANT**.

2. Payment to the **CONSULTANT** shall be made within 30 days of invoice for work completed to date. The invoice will include the percentage of work complete, an estimate to complete, and a brief project status summary.

3. Past due amounts owed shall accrue interest at 1.5% per month from the 30th day. If the **CLIENT** fails to make monthly payments due the **CONSULTANT**, the **CONSULTANT** may, after giving seven (7) days written notice to the **CLIENT**, suspend services under this Agreement.

4. This Agreement is subject to all the terms and conditions attached to this Agreement including those attached as Exhibit 'A'.

5. This Agreement represents the entire and integrated agreement between the **CLIENT** and the **CONSULTANT** and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the **CLIENT** and the **CONSULTANT**.

6. Neither party to this Agreement will be liable to the other party for unavoidable delays in performing the Scope of Services, or for the direct or indirect cost resulting from such delays, that may result from acts of God, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party. Each party will take reasonable steps to mitigate the impact of any force majeure. The **CONSULTANT** will adjust the schedule and compensation under this Agreement to the extent that **CONSULTANT's** schedule and compensation are equitably adjusted by the **CLIENT**.

   Unavoidable Delays means delays in performance resulting from acts or occurrences outside the reasonable control of the party claiming the delay in performance, including but not limited to storms, floods, excessive rain, hail, wind, hurricanes, tornadoes, fires, explosions or other casualty losses, unusual weather conditions, global medical pandemics, including but not limited to that certain global medical pandemic which has come to be known as "Coronavirus" or "Covid-19", national medical pandemics in the United States of America, strikes, boycotts, lockouts or other labor disputes, delays in transportation or delivery of material or equipment, litigation commenced by third parties, or the acts, restrictions, or prohibitions of any Federal, State, or local governmental unit.

7. The amount of the **CONSULTANT's** compensation is $672,350. The contract type is Time and Expense (NTE).

Attached Exhibits		Included	Not Included
Exhibit 'A'	Consultant Standard Terms and Conditions	☒	☐
Exhibit 'B'	Hourly Rate Schedule	☒	☐
Exhibit 'C'	Detailed Scope of Work	☒	☐
Exhibit 'D'	Subconsultant(s) Contract	☒	☐
Exhibit 'E'	Client's Responsibilities	☒	☐
Exhibit 'F'	Duties and Responsibilities of RPR	☐	☒
Exhibit 'G'	Drawing Depicting the Project Concept	☒	☐
Exhibit 'H'	Construction Item List Cost Estimate	☐	☒
Exhibit 'I'	Regulatory Requirements	☐	☒
Exhibit 'J'	Payment Preferences	☐	☒

CLIENT: City of Ankeny, Iowa

By: _____

Title: Mayor

Attest By: _____

Title: City Clerk

CONSULTANT: McClure Engineering Company

Signed: Scott Port

Title: Vice President/Authorized Signatory

EXHIBIT 'A'

McCLURE ENGINEERING COMPANY

CONSULTANT STANDARD TERMS AND CONDITIONS

(Effective 1/1/2026 through 12/31/2026)

1.0 ACCESS TO SITE: The **Consultant** shall at all times have access to the Project site.

2.0 INFORMATION PROVIDED BY OTHERS: The **Consultant** shall be entitled to rely upon the accuracy and completeness of data provided by the **Client** and shall not assume liability for such data. The **Consultant** does not practice law, insurance or financing, therefore, the **Client** shall furnish all legal, accounting and insurance counseling services as may be necessary to protect themselves at any time during the Project. **Client** shall hold **Consultant** harmless from damages that may arise as a result of inaccuracies of information or data supplied by **Client** or others to **Consultant**.

3.0 OWNERSHIP AND REUSE OF DOCUMENTS: All documents are instruments of service, and **Consultant** shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the **Consultant**) whether or not the Project is completed.

3.1 **Client** may make and retain copies of documents for information and reference in connection with the use of the documents on the Project. **Consultant** grants **Client** a limited license to use the documents on the Project, extensions of the Project, and for related uses of the **Client**, subject to receipt by **Consultant** of full payment due and owing for all services relating to preparation of the documents, and subject to the following limitations: (1) **Client** acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by **Consultant**, or for use or reuse by **Client** or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by **Consultant**; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by **Consultant**, as appropriate for the specific purpose intended, will be at **Client's** sole risk and without liability or legal exposure to **Consultant** or to its officers, directors, members, partners, agents, employees, and **Consultants**; (3) **Client** shall indemnify and hold harmless **Consultant** and its officers, directors, members, partners, agents, employees, and **Consultants** from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by **Consultant**; and (4) such limited license to **Client** shall not create any rights in third parties.

3.2 If **Consultant** at **Client's** request verifies the suitability of the documents, completes them, or adapts them for extensions of the Project or for any other purpose, then **Client** shall compensate **Consultant** at an amount agreed upon by **Client** and **Consultant**.

4.0 UNDERGROUND UTILITIES: Due to the nature and uncertainty of the accuracy of data available for underground utilities, including drainage tile, and/or any information that may be supplied by the **Client**, third parties, and/or research performed by the **Consultant** or its subcontractors, the **Client** agrees to indemnify and hold harmless the **Consultant** for all claims, losses, costs and damages arising out of the location of underground utilities provided by the **Consultant** under this Agreement.

4.1 The **Client** may choose to contract separately to have extensive investigations and research conducted if the **Client** feels it necessary to have more accurate location of underground utilities confirmed.

5.0 SUBSURFACE CONDITIONS: The **Consultant** may advise the **Client** to conduct soil and/or subsurface testing and analysis to provide information to the **Client**, **Consultant**, and contractor(s) as to the subsurface conditions that may generally be encountered during subsurface construction.

5.1 The **Consultant** cannot warrant or guarantee that the information provided is reflective of all subsurface conditions that may be encountered, or to the extent that subsurface conditions such as soil properties, groundwater, rock, etc., may vary from location to location throughout subsurface construction.

5.2 Any unexpected change or unforeseen subsurface conditions (including those that may be caused by weather conditions) will be addressed when encountered and may result in a change in construction price and/or schedule, and the **Consultant** shall be held harmless from issues arising out of these unseen subsurface conditions.

6.0 HAZARDOUS MATERIALS – INDEMNIFICATION: The **Consultant** is not in the business of making environmental site assessments for purposes of determining the presence of any toxic, hazardous or other environmental damaging substances. The purpose of this provision is to be certain that the **Client** is aware of the potential liability if toxic, hazardous or environmental damaging substances are found on or under the property. **Consultant** makes no representations regarding an environmental site assessment, relies upon **Client** to have fully investigated the need and/or scope of such assessment and assumes no responsibility for the determination to make an environmental site assessment on the subject property.

7.0 OPINIONS OF PROBABLE COST: **Consultant**'s opinions (if any) of probable construction costs are to be made on the basis of **Consultant**'s experience, qualifications, and general familiarity with the construction industry. However, because **Consultant** has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, **Consultant** cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost prepared by **Consultant**. If **Client** requires greater assurance as to probable construction cost, then **Client** agrees to obtain an independent, third-party cost estimate.

8.0 PROJECT FUNDING AND FINANCING: It shall be the responsibility of the **Client** to plan, organize, and secure funding to pay all costs associated with the project. The funding may include local financing and/or funding obtained through federal or state funding programs such as low interest loans, grants, etc. If the **Consultant** is retained to help apply and/or secure funding from internal or external funding agencies, the **Consultant** shall not be responsible for the acquisition of funding and makes no guarantee funding applications prepared by the **Consultant** will successfully secure funds.

8.1 If the **Client** secures outside funding from any such programs, while the **Consultant** may be retained to help monitor and submit pay requests for loan or grant draws from the respective agencies, the **Consultant** shall not be responsible for the **Client's** obligation to comply with any criteria required to use the funds, including responsibility for any funding match required by the **Client**.

9.0 ADDITIONAL SERVICES: It is not unusual for the **Client** to request the **Consultant** to provide additional services or that additional work may be required to deal with a contractor during construction that was not foreseen at the time the original scope of work was agreed to when the **Consultant** contract was signed. The **Client** recognizes the **Consultant** shall be entitled to additional compensation to coordinate such changes and schedules shall be adjusted accordingly. The **Consultant** may prepare drawings, specifications and other documents required to address the changes in the scope of work as necessary to satisfactorily complete the project.

10.0 BETTERMENT: If the **Consultant** failed to include a component(s), or if during construction it is discovered a component(s) is required that was not in the **Consultant's** original plans or specifications, and that the component(s) is necessary to complete a satisfactory project, the **Consultant** shall not be responsible for paying the cost required to add such component(s) to the extent that such component(s) would have been required and included in the original construction documents.

10.1 In no event shall the **Consultant** be responsible for any cost or expense that provides betterment or that upgrades or enhances the value of the **Client's** project if the component should have originally been included in the construction drawings and/or specifications.

11.0 SHOP DRAWING REVIEW: If, as part of this Agreement **Consultant** reviews contractor submittals, such as shop drawings, product data, samples and other data, as required by **Consultant**, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the contractor. **Consultant** shall not be responsible for any deviations from the contract documents not brought to the attention of **Consultant** in writing by the contractor. **Consultant** shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

12.0 CONSTRUCTION OBSERVATION: If, as part of this Agreement, **Consultant** is providing construction observation services, **Consultant** shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractor's or subconsultant's work and to determine if the work is preceding in general accordance with the Contract Documents. The **Consultant** is not a contractor and shall not at any time supervise, direct, control, or have authority over any of the contractor's and/or subconsultant's work.

12.1 **Consultant** shall not have authority over or be responsible for the means, methods, techniques, sequences, schedule, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for the security or safety at the site, nor for any failure of a contractor to comply with laws and regulations applicable to that contractor's furnishing and performing of its work.

12.2 **Consultant** shall not be responsible for the acts or omissions of any contractor

12.3 **Consultant** neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the construction contract documents.

12.4 **Consultant** shall not be responsible for any decision made regarding the construction contract documents, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by the **Consultant** or its **Consultant**s.

12.5 Unless otherwise specified in this Agreement, the **Client** has not retained the **Consultant** to make detailed inspections or to provide exhaustive or continuous project review and observation services.

13.0 DESIGN WITHOUT CONSTRUCTION PHASE SERVICES: If **Consultant** is not retained for construction observation and/or on-site resident observation services, **Consultant** shall have no design, shop drawing review, or other obligations during construction, and **Client** assumes all responsibility for the application and interpretation of construction contract documents, review and response to contractor claims, construction contract administration, processing of change orders and submittals, revisions to the construction contract documents during construction, construction observation and review, review of contractor's payment applications, and all other necessary construction phase administrative, engineering, surveying and professional services. **Client** waives all claims against the **Consultant** that may be connected in any way to construction phase administrative, engineering, surveying or professional services.

14.0 MEDIA REPRESENTATIONS: The **Consultant** shall have the right to include photographic or artistic representations of the design of the Project among the **Consultant**'s promotional and professional materials. The **Consultant** shall be given reasonable access to the completed Project to make such representations. However, the **Consultant**'s materials shall not include the **Client's** confidential or proprietary information. The **Client** shall provide professional credit for the **Consultant** in the **Client's** promotional materials for the Project. Notwithstanding anything to the contrary in the present agreement, the Parties' obligations outlined in this clause shall survive the termination of this Agreement for an indefinite term.

15.0 TERMINATION: This Agreement may be terminated by either party upon not less than seven calendar days written notice should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination. This Agreement may be terminated by the **Client** upon not less than seven calendar days' written notice to the **Consultant** in the event the Project is permanently abandoned.

15.1 Failure of the **Client** to make payments to the **Consultant** in accordance with the Agreement shall be considered substantial non-performance and cause for termination. If the **Client** fails to make payment when due the **Consultant** for services, the **Consultant** may, upon seven calendar days' written notice to the **Client**, suspend performance of services under this Agreement. Unless payment in full is received by the **Consultant** within seven calendar days of the date of the notice, the suspension shall take effect without further notice.

15.2 In the event of a suspension of services, the **Consultant** shall have no liability to the **Client** for delay or damage caused the **Client** because of such suspension of services. In the event of termination not the fault of the **Consultant**, the **Consultant** shall be compensated for services performed prior to termination and all termination expenses. Termination expenses are in addition to compensation for Basic and Additional Services, and include expenses which are directly attributable to termination.

16.0 DISPUTE RESOLUTION: Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to mediation unless each of the parties mutually agrees otherwise. No mediation arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the **Client**, **Consultant**, and any other person or entity sought to be joined. In no event shall the demand for mediation be made after the date when the institution of legal or equitable proceedings based upon such claim would be barred by the applicable statute of limitations. The award rendered in the mediation shall be non-binding.

~~**17.0 LIMITATION OF LIABILITY:** The **Consultant**'s liability shall be limited to $50,000.00 or the fee for the work performed, whichever is greater, or as specifically agreed to by separate agreement.~~

18.0 STANDARD OF CARE: In providing services under this Agreement, the **Consultant** shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality.

19.0 PAYMENT: Amounts unpaid 30 calendar days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service.

20.0 LIEN RIGHTS: **Consultant** retains all rights to mechanic's or design professional's lien rights through the completion of the obligations of this agreement at the sole judgment of the **Consultant**.

21.0 WAIVERS: The **Client** and the **Consultant** waive all rights against each other and against the contractors, **Consultant**s, agents and employees of the other for damages, but only to the extent covered by property insurance during construction. The **Client** and **Consultant** each shall require similar waivers from their contractors, **Consultant**s and agents.

22.0 ASSIGNMENT: The **Client** and **Consultant**, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither **Client** nor **Consultant** shall assign this Agreement without the written consent of the other.

23.0 GOVERNING LAW: Unless otherwise provided, the Agreement shall be governed by the laws of the State of Iowa.

24.0 COMPLETE AGREEMENT: This Agreement represents the entire and integrated agreement between the **Client** and **Consultant** and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both **Client** and **Consultant**. 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 **Consultant**.

25.0 WAIVER OF CONSEQUENTIAL DAMAGES: **Consultant** and **Client**, to the fullest extent permitted by law, waive claims against each other for any incidental, indirect, or consequential damages arising out of or relating to this Project or this Agreement. This mutual waiver shall include, but is not limited to loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party has incurred related to this Project or due to the termination of this Agreement.

EXHIBIT 'B'

McCLURE ENGINEERING COMPANY
HOURLY RATE SCHEDULE
(Effective 1/1/2026 through 12/31/2026)

PERSONNEL	HOURLY RATE
Principal	$275 - $425
Project Manager	$185 - $265
Senior Professional	$195 - $285
Professional	$165 - $195
Junior Professional	$135 - $165
Senior Technician	$145 - $175
Technician	$115 - $145
Landscape Architect	$125 - $160
On-Site Representative	$125 - $200
Client/Project Liaison	$150 - $300
Administrative	$85 - $150
Public Relations	$115 - $175
Crew Member	$85
Crew Chief	$135 - $170
Survey Crew	$220 - $255

EQUIPMENT	
3D Scanner per Scan	$30.00
Photogrammetry Drone per Flight	$125.00
Sonar Boat	$125.00
LiDAR Drone per Flight	$250.00

MISCELLANEOUS EXPENSES	
Survey Vehicle Mileage	$0.90/Mile
Automobile Mileage (at current IRS rate)	Current IRS Rate
Printing	Per Contract
Survey Supplies (Hubs, Lath, Paint, Nails, etc.)	Per Contract
Out-of-Pocket Expenses (Meals, Hotels, etc.)	Per Contract

*Rates are subject to change based on billing rates for future years

EXHIBIT 'C'

McCLURE ENGINEERING COMPANY
DETAILED SCOPE OF WORK
SW ORALABOR ROAD INTERSECTION IMPROVEMENTS – PHASE 1

I) PROJECT DESCRIPTION

A. The overall PROJECT includes the design and construction of Phase 1 with a future Phase 2 project to be designed under a separate agreement. The Phase 1 breakouts are:

1. SW Oralabor Road and SW Glenbrooke Boulevard / SW Westwinds Boulevard intersection that include:
   a. Reconstruction of the westbound and eastbound left turn lanes with positive offsets.
   b. Widening of the west leg to accommodate a new dedicated eastbound right turn lane.
   c. Widening of the east leg to accommodate a new dedicated westbound right turn lane.
   d. Installation of a new traffic signal at the intersection including Patina colored detectable warnings.
   e. Construction of sidewalk and ADA-compliant pedestrian ramps at the east, west, and north legs of the intersection and a mid-block 10-foot wide shared use path crossing with a median refuge island along the south leg of SW Glenbrooke Boulevard.
   f. Median reconstruction (owned by Westwinds Owners Association) and minor patching of SW Westwinds Boulevard from SW Oralabor Road to SW 26th Street.
   g. Reconstruction of SW Glenbrooke Boulevard, including median (3' Back-to-Back), and associated sidewalk and shared use path from SW 29th Street to SW Oralabor Road. The existing park sign will be relocated east of SW Glenbrooke Boulevard.
   h. Reconstruction of three (3) property entrances and one (1) parking lot entrance along SW Glenbrooke Boulevard along with sidewalk as applicable.
   i. Culverts under SW Glenbrooke Boulevard and SW Westwinds Boulevard will be reviewed and either replaced or extended.
   j. SW Glenbrooke Boulevard and SW Westwinds Boulevard will be designed as urban sections and SW Oralabor Road will be designed as a rural section. Design speeds will be the same as the posted speed limit.

2. SW Oralabor Road and SW College Avenue intersection that includes:
   a. Reconstruction of the south leg with a painted median, mountable apron, and designated left turn, through, and right turn lanes.
   b. Widening the west leg to accommodate a new dedicated eastbound right turn lane.
   c. Extension of the existing westbound left turn lane.
   d. Widening of the north leg with a painted median and designated left turn, through, and right turn lanes.
   e. Installation of a new traffic signal at the intersection, including black poles and black colored detectable warnings.
   f. Removing the existing east leg of the SW Oralabor Frontage Road and SW College Avenue intersection.
   g. Construction of sidewalk and ADA-compliant pedestrian ramps at the east and south legs of the intersection of SW Oralabor Road and SW College Avenue.
   h. Culverts under SW Oralabor Road and SW College Avenue will be reviewed and either replaced or extended.
   i. SW College Avenue and the SW Oralabor Frontage Road connection to SW Oralabor Road will be designed as urban sections and SW Oralabor Road will be designed as a rural section. Design speeds will be the same as the posted speed limit.

3. SW Oralabor Frontage Road from approximately 300-ft west of SW Polk City Drive to SW Oralabor Road that includes:
   a. Reconstruction of SW Oralabor Frontage Road with eastbound through and dedicated eastbound to southbound right turn lane along with westbound through and dedicated westbound to southbound left turn lane at the SW Polk City Drive intersection.
   b. Widening the south leg of the intersection to accommodate a new dedicated northbound right turn lane.
   c. Construction of ADA-compliant 10-foot wide shared use path connections along the SW Oralabor Frontage Road and 8-foot wide sidewalk along SW Polk City Drive with ADA-compliant pedestrian ramps at the south and west legs of the SW Oralabor Frontage Road and SW Polk City Drive intersection.
   d. Culverts under SW Oralabor Frontage Road and SW Polk City Drive will be reviewed and either replaced or extended.
   e. SW Oralabor Frontage Road will be designed as an urban section and SW Polk City Drive will be designed as a rural section. Design speeds will be the same as the posted speed limit.

4. Construction of two (2) new entrances along SW Polk City Drive for access to the Mel-Ray Mobile Home Community and associated sidewalk crossings and culvert improvements.

B. The Conceptual Design has been completed with the assistance of Olsson for all Phases and will be used as a basis for the preliminary and final design.

C. Construction of new storm sewer, new intakes and manholes, and new culverts, where deemed appropriate by the CONSULTANT. Ditch improvements are not expected. A scaled-down drainage report will be completed.

D. Minor vertical sanitary sewer adjustments to manholes are expected. Sanitary sewer design, realignment, or profile changes are not anticipated and not included as part of this Scope of Services.

E. Minor water main and appurtenances adjustments and minor hydrant relocations are expected. Water main design, realignment, or profile changes are not anticipated and are not included as part of this Scope of Services.

F. Retaining walls or other structural designs are not anticipated and are not included as part of this Scope of Services.

G. Right-of-way, permanent easements, and/or temporary easements shall be developed along the corridor to facilitate construction of the improvements.

H. Streetlighting design will be completed at the SW Oralabor Road and SW Glenbrooke Boulevard / SW Westwinds Boulevard intersection, the SW Oralabor Road and SW College Avenue intersection, and along SW Oralabor Frontage Road from SW Polk City Drive to SW Oralabor Road.

I. The PROJECT will be let by means of a local letting and the current edition of Iowa Statewide Urban Design and Specifications (SUDAS) for all local roadways, Iowa Department of Transportation (Iowa DOT) design and specifications for SW Oralabor Road, and City of Ankeny Supplemental Specifications will be applicable to the design.

J. The PROJECT will include utility adjustments, surface restoration, and pavement markings and signage directly associated with the aforementioned improvements.

K. Wetlands delineation and associated report will be completed for both Phase 1 and Phase 2 project locations and it is expected that an Iowa DNR 401 and USACE 404 Joint Application Permit will be required.

L. Phase 1 Archaeological Investigation and associated report will be required and will be completed for both Phase 1 and Phase 2 project locations.

II) BASIC SERVICES

A. PHASE 100 – PRELIMINARY PLANNING AND REPORTS

1. Task 101 – Functional Design
   a. Not included.

B. PHASE 200 – EXISTING CONDITIONS

1. Task 201 – Existing Conditions (General)
   a. Not included.

C. PHASE 300 – FUNDING

1. Task 301 – Funding Application
   a. OWNER is expected to develop and submit any funding applications associated with the PROJECT.

D. PHASE 400 – PRELIMINARY DESIGN

1. Task 401 – Preliminary Design and Plans
   a. The CONSULTANT will perform preliminary design services with the primary focus on geometric plans and profiles, existing and proposed utility locations, and determining right-of-way and easement requirements. The CONSULTANT will incorporate potential elements that may affect the corridor improvements, including property impacts, construction staging, and traffic control operations. This task includes the preparation of design criteria memorandum and preliminary design plans depicting the proposed grading, drainage, paving, utility relocation, and other features of the PROJECT.

   b. Design Criteria
      (i) The CONSULTANT will develop the project design criteria based on SUDAS design criteria for SW Glenbrooke Boulevard, SW Westwinds Boulevard, SW Oralabor Frontage Road, and SW College Avenue, and Iowa DOT design criteria for SW Oralabor Road. The following will be performed to document design criteria and constraints:
         1) Functional classification, design vehicle, and design speed.
         2) Horizontal and vertical geometrics.
         3) Section requirements including lane width, cross slope, parking area, foreslopes and backslopes of ditches, sidewalks, and shared use path.
         4) Drainage design criteria.

   c. Pavement Design
      (i) Pavement design will <u>not</u> be performed. OWNER will provide pavement, subbase, and subgrade materials and thicknesses to CONSULTANT. The CONSULTANT will verify with the Iowa DOT on matching existing pavement thickness and subbase along SW Oralabor Road.

   d. Preliminary Typical Section and Details
      (i) Typical sections and details will be prepared to represent the width and jointing. The typical section elements that will be reviewed include lane and shoulder widths, possible median modifications, parking area width and slope, sidewalk & shared use path width and location, utility locations, right-of-way widths, and clear zone.

(ii) The CONSULTANT will develop typical sections as applicable based on the needs of the corridor(s). This is anticipated to include: two (2) typical sections for SW Glenbrooke Boulevard, one (1) for SW Westwinds Boulevard, two (2) for SW Oralabor Road, one (1) for SW Polk City Drive, four (4) for SW Oralabor Frontage Road, and two (2) for SW College Avenue.
(iii) The CONSULTANT will develop one (1) typical section for the shared use path.

e. Preliminary Roadway Geometrics
(i) The CONSULTANT will layout roadway geometrics based on the concept design approved by the OWNER and approved design criteria.
(ii) The CONSULTANT will design the SW Oralabor Road and SW Glenbrooke Boulevard / SW Westwinds Boulevard intersection and the SW Oralabor Road and SW College Avenue intersection to accommodate the right-turn and left-turn movement of a S-BUS-40 design vehicle.
1) Sight distances for left turn movements at the SW Oralabor Road and SW College Avenue intersection will be evaluated by the CONSULTANT.
(iii) The CONSULTANT will design the SW Oralabor Frontage Road and SW Polk City Drive intersection to accommodate the right-turn and left-turn movement of a S-BUS-40 design vehicle.
(iv) The CONSULTANT will design three (3) private entrance locations, one (1) parking lot entrance with a passenger vehicle as the design vehicle, and two (2) new entrances to the Mel-Ray Mobile Home Community off of SW Polk City Drive with a SU-30 (Single Unit Truck) as the design vehicle.

f. Preliminary Horizontal Alignment and Vertical Profiles
(i) Utilizing the preliminary geometric layout, the CONSULTANT will develop the horizontal alignments and vertical profiles for SW Glenbrooke Boulevard, SW Oralabor Frontage Road, and multiple shared use path alignments.
(ii) The proposed widening shall be based on cross-slopes from existing pavement and the existing roadway alignment. SW Oralabor Road, SW Westwinds Boulevard, SW Polk City Drive, and SW College Avenue shall be widened to accommodate new turn lanes as shown in the exhibit herein.

g. Roadway Modeling and Cross Sections
(i) The CONSULTANT will integrate refined alignments and profiles, OWNER approved typical sections, and existing terrain to prepare a preliminary roadway model and cross sections for inclusion in the preliminary plans.
(ii) All cross sections will be at 25-foot intervals and entrance centerlines.

h. Preliminary Acquisition Requirements Identified
(i) The CONSULTANT will identify permanent right-of-way and permanent and/or temporary easement needs based on preliminary design development. Refer to Phase 700 of this Agreement for anticipated temporary easement and permanent right-of-way (fee title).

i. Preliminary Construction Staging and Traffic Control
(i) The CONSULTANT will develop a preliminary construction staging plan and preliminary traffic control notes. The plan will include property access during construction for the residential properties along the corridor.
(ii) The CONSULTANT will develop detour routes and signing for each stage of construction. Anticipated staging includes:
1) Preliminary layout of pedestrian detour route for the Oralabor Gateway Trail will be included at the SW Glenbrooke Boulevard site and the SW Oralabor Frontage Road site.

2) For budgetary purposes, it is anticipated that only single lane closures along SW Oralabor Road will be required at each intersection site. Full closures of SW Westwinds Boulevard (1 stage construction), SW Glenbrooke Boulevard (2 staged construction), SW College Avenue (1 stage construction), SW Oralabor Frontage Road (2 staged construction), and SW Polk City Drive (1 stage construction) will be required.
3) One (1) detour route will be designed for the SW Westwinds Boulevard closure and one (1) detour route will be designed for the SW Glenbrooke Boulevard closure.
4) One (1) detour route will be designed for the SW College Avenue closure and one (1) detour route will be designed for the SW Polk City Drive / SW Oralabor Frontage Road intersection closure.

j. Preliminary Storm Sewer Design
(i) The CONSULTANT will perform storm sewer and drainage design in accordance with SUDAS Stormwater Management Criteria, SUDAS Standard Specifications, Iowa DOT (where applicable), and City of Ankeny Supplemental Specifications based on the following criteria:
a) Intakes and storm sewers will be designed to have the minimum capacity to convey the 5-year storm along SW Oralabor Frontage Road. If necessary, Westwinds Boulevard, SW Glenbrooke Boulevard, and SW College Avenue (north of SW Oralabor Road only) will all have storm sewer and intakes replaced in kind.
b) Subdrain (8") will be designed along SW Glenbrooke Boulevard, SW College Avenue, and SW Oralabor Frontage Road with stubs to adjacent residential homes along SW Glenbrooke Boulevard for disconnection and reconnection.
2) The OWNER will televise existing culverts to determine existing conditions. If existing culverts are in good condition, the CONSULTANT will only design culvert extensions of the existing culverts. If existing culverts are in poor condition, the CONSULTANT will design the replacement of the culvert with the same pipe size as existing.
a) Four (4) culverts that are draining SW Oralabor Road ditches are expected to be replaced/extended in kind and no drainage design will be required of these culverts. Three (3) culverts under SW Oralabor Frontage Road and two (2) culverts under the new entrances to the Mel Ray property off of SW Polk City Drive will be designed based on flows. Culverts will be designed to have the capacity to convey the following:
- 10-year storm without the headwater depth exceeding the diameter of the culvert.
- 50-year storm without the headwater depth exceeding one foot over the top of the culvert.
- 100-year storms should be conveyed through the culvert without the headwater depth exceeding one foot below the low point of the roadway/embankment, unless there are other, more restrictive elevations.

b) OWNER will provide 'Summary of Sawgrass Park Dam Evaluation' for reference by the CONSULTANT.
3) Ditch design is not anticipated and is not included in this Scope of Services
4) A scaled-down drainage report will be included. Drainage report will include all assumptions made and calculations for the new storm sewer system along SW Oralabor Frontage Road and the five (5) new culverts. All other storm sewer and culverts that will be replaced in kind will not be included in the drainage report.
(ii) BMPs are not anticipated and are not included in this Scope of Services.

k. Preliminary Sanitary Sewer Design
(i) PROJECT includes minor vertical sanitary sewer adjustments to manholes. Sanitary sewer design, realignment, or profile changes are not anticipated and are not included as part of this Scope of Services.

l. Preliminary Water Main Design
   (i) PROJECT includes minor water main, appurtenances, and hydrant adjustments. Water main design, realignment, or profile changes are not anticipated and are not included as part of this Scope of Services. An existing watermain casing pipe is located under SW College Avenue and is not expected to be removed or replaced. OWNER will provide CONSULTANT with coordinates to add to plans.

m. Preliminary Sidewalk and Shared Use Path Design
   (i) The CONSULTANT will determine the horizontal location of sidewalks, shared use path, and pedestrian ramps as shown in Exhibit 'G.'
      1) A total of thirteen (13) pedestrian ramps / quadrants will be designed. Seven (7) at the SW Oralabor Road and SW Glenbrooke Boulevard / SW Westwinds Boulevard intersection, three (3) at the SW Oralabor Road and SW College Avenue intersection, and three (3) at the SW Oralabor Frontage Road and SW Polk City Drive intersection.
      2) Sidewalk and/or shared use path design requiring an alignment and profile will be required at the new SW Polk City Drive and Mel Ray property entrances (two (2) entrances), west and east side of SW Polk City Drive, the southwest, southeast, and northeast corners of SW Oralabor Road and SW College Avenue intersection, and from the SW Oralabor Frontage Road / SW Oralabor Road intersection to the White Birch Plat.

n. Sign Inventory
   (i) The CONSULTANT shall perform a sign inventory along the corridor and document results, including signs located on electric and/or light poles.

o. Glenbrooke Park Sign
   (i) The OWNER will coordinate on the new location of the Glenbrooke Park sign with Parks Department.
   (ii) The CONSULTANT will insert into the plans the details of a designed foundation for the Glenbrooke Park sign provided by the OWNER. CONSULTANT will not design the foundation of the sign.

p. Preliminary Traffic Signal Design
   (i) A permanent traffic signal will be added to the intersection of:
      1) SW Oralabor Road and SW Westwinds Boulevard / SW Glenbrooke Boulevard, and
      2) SW Oralabor Road and SW College Avenue.
      3) The traffic signal improvements will include pedestrian push buttons and pedestrian signal heads with stand-alone pedestal poles being anticipated. Signals will be connected to the OWNER'S fiber optic interconnect. The design will include installation of a new traffic signal system including cabinet, poles, handholes, and associated conduit/wiring.
   (ii) The traffic signal system design will be based on the following assumptions:
      1) The use of video detection is anticipated.
      2) New traffic signal cabinet / controller (low voltage ATC) (location to be determined as part of the design process).
      3) Power service connection to be developed and coordinated with electric service provider (power service location to be determined as part of the design process).
      4) APS pedestrian push buttons and pedestrian signal heads will be included on traffic signal poles in each of the quadrants.
      5) New stand-alone pedestrian push button and/or pedestrian signal poles are anticipated.
      6) Traffic signal poles will be combination traffic signal / lighting galvanized steel poles. The intersection of SW Oralabor Road and SW College Avenue will have black powder coated or equivalent poles.

7) New stock equipment will be used for proposed equipment.
8) Design of fiber optic cables or other means of traffic signal system interconnect is anticipated.
    a) Interconnect design will consist of designs needed to extend existing conduit west of SW Irvinedale Drive to SW Westwinds Boulevard / SW Glenbrooke Boulevard, routing along SW Oralabor Road.
    b) Design will include the installation of fiber optic cables, tracer wire, and pull rope within dedicated 2-inch conduit pathway as necessary to tie into the existing fiber optic cable.
    c) Interconnect design will be at the outside plant fiber optic cable level.
    d) Splicing and fiber optic termination documents will be needed and will be provided by OWNER to the Contractor, understood as part of the pre-construction conference.
9) Pan/tilt/zoom traffic monitoring camera is anticipated.
10) The installation of Opticom emergency vehicle preemption (EVP) equipment will be included.
11) Combination traffic signal / light poles are anticipated to be used, including both traffic signal mast arms and luminaire arms.
12) The signal design will also include supplemental traffic signs to be installed as part of the traffic signal system. This includes street name signs, lane use arrow signs, and other associated mast arm signing.
13) Signal timing and coordination plans will be developed, provided, and implemented by the OWNER.
14) Traffic counts and/or traffic capacity analysis from the CONSULTANT will not be required and is not included in this Scope of Services
15) Design of temporary traffic signal system is not anticipated and is not included within this Scope of Services.
16) One (1) site visit will be conducted specifically to support traffic signal design. This site visit will involve two (2) representatives of the CONSULTANT.

(iii) Prepare traffic signal preliminary plans to be included in the preliminary plan submittal to the OWNER. Preliminary plans are anticipated to include the following:
1) Signal Notes and Estimated Quantities Sheets (4 sheets)
2) Signal Layout Sheets (2 sheets)
3) Vehicle Detection Layout / Summary Sheets (2 sheets)
4) Signal Wiring Sheets (2 sheets)
5) Tabulation Sheets (2 sheets)
6) Fiber Optic Interconnect Layout (4 sheets)
7) Fiber Optic Interconnect Tabulations (2 sheets)
8) Phasing Sheets (2 sheets)
9) Signal Details Sheets (2 sheets)

(iv) Prepare cost opinion for proposed traffic signal improvements.

q. Preliminary Plans: The CONSULTANT will design and prepare 30% and 60% plan drawings for the PROJECT improvements. The 30% and 60% plans will include the following:
(i) A-Sheets (Title Sheet) – 30% and 60%
(ii) B-Sheets (Typical roadway sections and special details) – 30% and 60%
(iii) C-Sheets (General notes) – Only 60%
(iv) D-Sheets (Mainline plan and profile) – 30% and 60%
(v) E-Sheets (Side Road plan and profile) – 30% and 60%
(vi) F-Sheets (Removals) – Only 60%
(vii) G-Sheets (Survey control and alignments) – Only 60%
(viii) H-Sheets (Right-of-way layout) – 60% (with ROW sheets submitted between 30% and 60% submittal)

(ix) J-Sheets (Staging layout and traffic control) – 30% (General staging and general vehicle and pedestrian detour routes) and 60%
(x) K-Sheets (Pavement markings and permanent signing) – 30% (lane lines only) and 60%
(xi) L-Sheets (Vehicle Turning Movements) – 30% and 60%
(xii) M-Sheets (Storm sewer plan and profile) – Only 60%
(xiii) N-Sheets (Traffic signal layout) – 30% (signal layout only) and 60%
(xiv) O-Sheets (Shared use path plan and profile) – Only 60%
(xv) S-Sheets (Sidewalk plan view layout and profile layout. Sidewalk tabulation sheets are to be performed during final design) – Only 60%
(xvi) W-Sheets (Preliminary SW Oralabor Road cross sections) – Only 60%
(xvii) X-Sheets (Preliminary SW Westwinds Boulevard / SW Glenbrooke Boulevard, SW Oralabor Frontage Road / SW College Avenue, and SW Polk City Drive cross sections) – Only 60%
(xviii) Z-Sheets (Preliminary shared use path cross sections) – Only 60%

r. Order of Magnitude Opinion of Probable Construction Costs
(i) The CONSULTANT will prepare one (1) Preliminary Plan Opinion of Probable Construction Cost with a 15% construction contingency for 60% design.

s. Quality Control
(i) The CONSULTANT will provide quality control for technical accuracy and general constructability for the preliminary plan submittal.
(ii) This task includes time for the CONSULTANT to coordinate comment resolution with OWNER based on one (1) round of OWNER review comments received following each submittal of the 30% and 60% Preliminary Plans.

t. The CONSULTANT will conduct internal design review meetings.

u. Deliverables
(i) Design Criteria Memorandum
(ii) Sight Distance Exhibit for SW Oralabor Road and SW College Avenue Intersection
(iii) Sign Inventory Exhibit
(iv) Order of Magnitude Opinion of Probable Construction Costs (60% Design)
(v) Preliminary Plans (30% Design and 60% Design)

E. PHASE 500 – FINAL DESIGN

1. Task 501 – Final Design and Plans
a. Pre-Final (Check (95%)) Design and Final (100%) Design and Plan Preparation
(i) Based upon approved preliminary design, field review, and the Project Information Meeting, the CONSULTANT shall proceed to final design, contract drawings, specifications, and opinion of probable construction cost for the award of a Contract for the construction of the proposed improvements. The items listed in Phase 400 shall be brought to final design with the addition of the following:
1) Geometrics, Staking, and Jointing
a) The CONSULTANT will prepare final pavement elevations, curb return profiles, and jointing details.
2) Pedestrian Ramps
a) The CONSULTANT will determine final geometrics, running slopes, cross slopes, landing areas, level operating spaces, and elevations for pedestrian ramps along with coordinating the locations and elevations of pedestrian push buttons.
b) The CONSULTANT will create ADA compliance tabulation sheets.

3) Final Construction Staging and Traffic Control
   a) The CONSULTANT will refine and provide additional details of the construction staging and traffic control plan developed in Phase 400. The final plans will include provisions for managing access to affected properties during construction and maintaining vehicle traffic. This task includes layout of temporary traffic control devices in accordance with OWNER standards and the MUTCD.
4) Erosion Control and Seeding
   a) The CONSULTANT will finalize locations and types of temporary and permanent erosion control measures to be used on the project.
5) Special Layout Details
   a) The CONSULTANT will prepare special layouts and details on U-sheets as needed. It is anticipated that one (1) special detail sheet will be required.
6) Lighting Design
   a) The CONSULTANT will perform lighting design for the SW Oralabor Road and SW Glenbrooke Boulevard / SW Westwinds Boulevard intersection, the SW Oralabor Road and SW College Avenue intersection, and SW Oralabor Frontage Road between SW Polk City Drive and SW Oralabor Road.
   b) The CONSULTANT shall prepare a preliminary design and fixture layout at each intersection. The CONSULTANT will adjust the preliminary layout, as needed, based on average illumination and uniformity values determined.
   c) The CONSULTANT shall prepare a preliminary streetlighting exhibit showing proposed pole and fixture locations and types and general notes. Submittal of the preliminary exhibit will be to the OWNER for review.
   d) The CONSULTANT shall finalize the streetlighting exhibit based on OWNER comments received, and submit to the OWNER and MidAmerican Energy.
   e) The design will include MidAmerican Energy fixtures and lights and will utilize Iowa DOT lighting design standards at SW Oralabor Road intersections. City of Ankeny lighting design standards will be utilized along city owned streets and intersections.

(ii) Final Traffic Signal Design
   1) The CONSULTANT will coordinate with the local utility company on power supply to the traffic signal system. Location of the power source will be confirmed with MidAmerican Energy and identified on the plans.
   2) The OWNER will provide traffic signal timing values as necessary to the Contractor as part of the traffic signal turn-on process; thus, the development of traffic signal timing tables are <u>not</u> anticipated and <u>not</u> included within this Scope of Services.

(iii) Check and Final Plans: The CONSULTANT will design and prepare Check (95%) Plan and Final (100%) drawings for PROJECT improvements. The Check (95%) and Final (100%) plans will include the following:
   1) A-Sheets (Title Sheet)
   2) B-Sheets (Typical roadway sections and special details)
   3) C-Sheets (Estimated construction quantities, estimate reference information, pertinent quantity tabulations, and general notes)
   4) D-Sheets (Mainline plan and profile)
   5) E-Sheets (Side Road plan and profile)
   6) F-Sheets (Removals)
   7) G-Sheets (Survey control and alignments)
   8) H-Sheets (Right-of-way layout)
   9) J-Sheets (Staging layout and traffic control)
   10) K-Sheets (Pavement marking and permanent traffic sign layout)

11) L-Sheets (Intersection jointing and geometric details)
12) M-Sheets (Storm sewer plan and profile)
13) N-Sheets (Traffic signal layout and details)
14) O-Sheets (Shared use path plan and profile)
15) R-Sheets (Erosion control)
16) S-Sheets (Sidewalk layout and profiles)
17) U-Sheets (Special details)
18) W-Sheets (SW Oralabor Road cross sections)
19) X-Sheets (SW Westwinds Boulevard / SW Glenbrooke Boulevard, SW Oralabor Frontage Road / SW College Avenue, and SW Polk City Drive cross sections)
20) Z-Sheets (Shared use path cross sections)

(iv) Special Provisions:
1) CONSULTANT shall prepare Special Provisions, as necessary, to provide new or modified specifications for project specific products or procedures to describe their construction and payment.

(v) Project Manual:
1) OWNER shall prepare project manual documents that will include City of Ankeny front end documents modified to support the project. The SUDAS Standard Specifications, Iowa DOT Standards Specifications (when applicable), and City of Ankeny Supplemental Specifications shall be referenced for construction. Specifications may include Special Provisions to supplement SUDAS and Iowa DOT Standard Specifications.

(vi) Order of Magnitude Opinion of Probable Construction Costs
1) The CONSULTANT will prepare one (1) Check Plan and Final Opinion of Probable Construction Cost with a 0% construction contingency for the PROJECT. The estimate shall be based on engineering judgement and does not represent a guarantee of actual construction costs. The CONSULTANT has no control over the cost of labor, materials, equipment, market conditions, and the Contractor's method of determining prices.

(vii) Quality Control
1) The CONSULTANT will provide quality control for technical accuracy and general constructability for the Check Plan and Final Plan submittal.
2) This task includes time for the CONSULTANT to coordinate comment resolution with OWNER based on one (1) round of OWNER review comments received following submittal of the Check Plans.

(viii) The CONSULTANT will conduct internal design review meetings.

b. Project Permitting
(i) NPDES Storm Water Permit
1) The CONSULTANT will obtain public notices and proof of publication along with submitting Notice of Intent. The OWNER will prepare the Storm Water Pollution Prevention Plan (SWPPP) for the PROJECT using the OWNER's SWPPP template. The CONTRACTOR is responsible for implementation during construction.
2) The CONSULTANT is not responsible or liable for compliance with any stormwater discharge requirements at the site other than the preparation of the Notice of Intent for Storm Water Discharge Permit #2 applicable to the site.

(ii) USACE 404 and Iowa DNR 401 Permit
1) Wetlands are anticipated to be impacted with construction of this project. Therefore, a wetland delineation report will be necessary for a DNR Floodplain Development Permit, Sovereign Lands/Environmental Review and US Army Corps of Engineers 404 Water Quality Joint Application will be completed and submitted by the CONSULTANT. A Phase 1 Archaeological Investigation and report will also be necessary due to the requirements of the wetland permitting. This work will be completed under Phase 950, Task 954.

(iii) Iowa Department of Transportation Application to Perform Work Within State Highway Right-of-Way Permit
1) The CONSULTANT shall prepare and submit the Iowa Department of Transportation Application to Perform Work Within State Highway Right-of-Way for the PROJECT.

(iv) Iowa Department of Transportation Traffic Control Device Permit
1) The CONSULTANT shall prepare and submit the Iowa Department of Transportation Traffic Control Device Application for the PROJECT.

(v) Preparation and Submittal Documents per OWNER Requirements
1) The CONSULTANT shall prepare and submit proposed CAD files, comb-bound hard copies of the Contract Documents, and a PDF version of the Contract Documents as described in the most current "Pre-Construction, Construction, and Post-Construction GIS and CAD Submittal Requirements for Public Government (CIP) Projects within the City of Ankeny."

c. Deliverables:
(i) Check and Final Documents
1) The CONSULTANT will submit the following electronically to the OWNER with a submittal letter for the Final Documents:
a) Check and Final Plans (including five (5) hard copies for Final Plans)
b) Check and Final Opinion of Probable Construction Cost
(ii) Proposed CAD files in AutoCAD format
(iii) NPDES Permit Application
(iv) Joint Application
(v) Wetland Delineation Report
(vi) Phase 1 Archaeological Investigation Report
(vii) Iowa Department of Transportation Application to Perform Work Within State Highway Right-of-Way Permit
(viii) Iowa Department of Transportation Traffic Control Device Application

F. PHASE 600 – CONSTRUCTION ADMINISTRATION

1. Task 601 – Construction Administration
a. To be completed as an amendment to this Agreement or as a separate agreement.

2. Task 602 – Advertising, Bidding, Contract Award
a. The CONSULTANT shall perform the following for the PROJECT.

(i) The OWNER will perform one (1) round of advertising for and obtaining bids from prospective Contractors. The OWNER will prepare the advertisement.

(ii) The OWNER will post the Notice of Letting and OWNER will publish the Notice of Public Hearing in accordance with Iowa Code.

(iii) The OWNER will maintain the plan holder's list.

(iv) The OWNER will upload drawings, specifications, and bid documents to QuestCDN and distribute documents to prospective Contractors. Hard copies will be available for Contractors to pick up.

(v) The CONSULTANT shall prepare and the OWNER shall issue addenda as needed.
1) The CONSULTANT shall prepare all required addenda to revise plans, specifications, and other contract documents to provide clarifications, correct discrepancies, and/or add necessary details or contract alterations.

(vi) Bidder Questions
1) The CONSULTANT shall respond to bidder questions and publish written answers to all plan holders at the discretion of the OWNER for the PROJECT.

(vii) The CONSULTANT shall attend one (1) bid opening at OWNER's location.

(viii) Prepare bid tabulation
1) The OWNER will develop one (1) tabulation of bids for all bids received. This shall be completed within the same day as the letting.

(ix) Review Bidders Qualifications
1) The OWNER will check for correctness and qualifications of apparent low bidders.

(x) The OWNER will prepare the Contract and the Performance, Payment, and Maintenance Bond and distribute the documents to the Contractor and provide letter of recommendation in making award of contract for the PROJECT.

(xi) Deliverables
1) Applicable Addenda

G. PHASE 650– ONSITE PROJECT REPRESENTATIVE

1. Task 651 – Resident Project Representative
   a. To be completed as an amendment to this Agreement or as a separate agreement.

H. PHASE 700 – SURVEY SERVICES

1. Task 712 – Acquisition Plats and Legal Description
   a. Acquisition and Permanent Easement Plats
      (i) The CONSULTANT will provide acquisition and plats in accordance with Iowa Code. This includes a signed legal-size drawing for each plat at a suitable scale depicting the needs for the project along with legal descriptions. One (1) original signed Plat will be provided to the OWNER for the recording of the document at the Polk County Recorder's office. Monuments will be set at locations shown on the Acquisition Plat as required by Iowa Code. The estimated number of plats for the Phase 1 and Phase 2 projects for which this Scope of Services has been developed is summarized in the following table:

Owner Name | Parcel Address/Parcel ID	Perm. Ease.	Fee Title
Fairmount Education Inc. | 181/00100-003-013	0	1
Fairmount Education Inc. | 181/00100-003-005	0	1
Mel Ray MHP LLC | 181/00100-003-008	0	1
State of Iowa | 181/00100-003-016	0	1
USA | 181/00100-003-003	0	1
USA | 180/00958-002-004	0	1
Polk County | 180/00958-001-003	0	1
Polk County | 181/00100-003-014	0	1
State of Iowa | 180/00958-044-002	0	1
State of Iowa | 181/00099-006-000	0	1
Total	0	10

b. Temporary Easement Exhibits
   (i) The CONSULTANT will provide Temporary Construction Easements for the PROJECT. The estimated number of temporary easement exhibits for the PROJECT for which this Scope of Services has been developed is summarized in the following table:

Owner Name | Parcel Address/Parcel ID	Temp. Ease.
2804 SW Glenbrooke Boulevard	1
2810 SW Glenbrooke Boulevard	1
2814 SW Glenbrooke Boulevard	1
3317 SW 26th Street	1
2602 SW Westwinds Boulevard	1
Mel Ray MHP LLC	1
Total	6

c. The CONSULTANT shall prepare a letter-size exhibit for property acquisition that will consist of the major property acquisition elements on the aerial photograph. Includes shading, lettering, and other techniques to delineate property ownership name and address, existing property lines, proposed fee title right-of-way needs, and permanent/temporary easement needs. The exhibits shall be used by the OWNER for review in advance of the preparation of acquisition plats.

d. If the OWNER determines additional acquisition plats or legal descriptions are necessary, the CONSULTANT shall prepare these via Amendment or Separate Agreement.

e. Deliverables
   (i) Ten (10) Acquisition Plats (8.5" x 14")
   (ii) Seven (7) Temporary Easement Exhibits (8.5" x 11")

2. Task 735 – Preliminary Design Survey (Phase 1 and Phase 2)
   a. Project Control
      (i) Horizontal Control – Iowa State Plane / Iowa South
      (ii) Vertical Control – NAVD 88 GEOID 18
      (iii) U.S. Survey Feet
      (iv) Establish benchmarks on-site with descriptions and elevations to the nearest 0.01 foot so that horizontal and vertical control can be established throughout the design and construction of the proposed project(s).

   b. Right-of-Entry Letter
      (i) The CONSULTANT will prepare one (1) project notice letter for right-of-entry to project corridor property owners. The letter will provide a brief project description, notification of property survey, anticipated schedule, project location exhibit, and OWNER contact information. The CONSULTANT will sign and mail the letter and be responsible for responding to property owner communications.

   c. Topographic Survey
      (i) The CONSULTANT will provide topographic survey required for developing the design and plans for Phase 1 and Phase 2. Survey will include existing right-of-way and 10-feet beyond the existing right-of-way. Refer to Exhibit 'G' for location of survey.
      (ii) Topographic survey is defined as providing contours at 1-foot intervals and includes surveying edge of pavement, edge of building (and adjacent grade), ditches (top, toe, and flowline), fences, storm and sanitary sewer structures (rim elevation, flowlines, pipe sizes, and pipe types), embankments (top and toe), trees six (6) inches and greater caliper not lying within wooded area, drip line or perimeter outline of wooded/brush areas, signs, water valves, hydrants, etc., and other visible features the CONSULTANT determines to meet project objectives. Non-visible below grade structures will be shown from data provided by the OWNER and utility providers.

   d. Utility Survey
      (i) The CONSULTANT will submit a Design Information Request through Iowa One Call to obtain current maps, facility information, and line locations from utility companies listed in the Iowa One Call System within the Phase 1 and Phase 2 project limits. CONSULTANT will then review the utility maps provided by the utility owners to verify consistency with field locates. This effort includes up to two (2) iterations of requests for mapping from utility companies.
      (ii) The CONSULTANT shall submit a Design Locate Request through Iowa One Call. Effort includes up to two (2) rounds of locate requests to utility companies if it is determined locates are missing from a certain utility company or area based on mapping provided by the utility companies.
      (iii) Field survey the horizontal locations of private utilities and public utility systems based on surface visible features and flags and marks by utility owners. Up to two (2) site visits are anticipated to survey utility locates.

   e. Boundary Survey
      (i) The CONSULTANT will perform boundary survey for Phase 1 and Phase 2 required for the development of the project(s). The boundary survey shall be in-depth legal surveys for which plats are to be developed.
      (ii) This task includes a thorough search of City, County, and State records to review all surveys of record pertaining to the survey corridor, including County Auditor's Subdivision Plats, original government surveys, all irregular land survey, and road establishment records. Copies of such records are to be included in the project file for future reference.
      (iii) Refer to Phase 960 for the number of title reports for the project. The CONSULTANT shall review

these title reports by a Professional Licensed Surveyor to determine any additional items that may encumber the property. For budgetary purposes, this is one (1) hour per parcel for a professional land surveyor.

(iv) This task includes obtaining sufficient field data to locate or establish property lines affected by the project to enable the preparation of the improvement plans. This includes locating section corners, property pins, and visible lines of occupation such as fences, field divisions, or any other lines indicating possession. A diligent effort will be made to recover existing land corner monuments necessary to describe the right-of-way along the project corridor.

(v) Staking of proposed right-of-way and easement acquisitions with lath is not included in the Scope of Services.

f. Project Base Map

(i) The CONSULTANT will incorporate topographic survey, utility survey, property lines, right-of-way lines, any known easements, and property ownership for parcels located within the project limits into a base map that is to be used for the design of the project. Contours shall be shown at 1-foot intervals.

g. Soil Boring Location Survey

(i) The CONSULTANT will perform one (1) mobilization to mark and spray paint the soil boring locations.

h. Subsurface Utility Investigation Survey

(i) The CONSULTANT will make one (1) site visit to stake proposed signal pole locations and vacuum excavation limits prior to the vacuum excavation.

(ii) After vacuum excavation, prior to backfilling, the CONSULTANT will make one (1) site visit to survey data on test hole locations (16 total) and utility depths.

(iii) The CONSULTANT will add the found utility survey data to the Project Base Map.

i. Utility Relocation Staking

(i) The CONSULTANT will perform staking to aid in the relocation of private utilities. This task will include communication with utility companies regarding their needs and staking. This task includes one (1) staking effort per utility company (assuming eight (8) total). A total of 32 hours has been estimated for this task (4 hours per utility company).

j. Preparation and Submittal Documents per OWNER Requirements

(i) Prior to the Preliminary Plan submittal, CONSULTANT shall provide OWNER with a tabular text file of existing infrastructure collected during the topographic survey as described in the most current "Pre-Construction, Construction, and Post-Construction GIS and CAD Submittal Requirements for Public Government (CIP) Projects within the City of Ankeny."

k. Deliverables

(i) Right-of-Entry Letter

(ii) Tabular text file of existing infrastructure in TXT or CSV format

I. PHASE 800 – PROJECT CLOSEOUT

1. Task 801 - Final Inspections and Project Closeout
   a. To be completed as an amendment to this Agreement or as a separate agreement.

J. PHASE 850 - PROJECT MANAGEMENT AND COORDINATION

1. Task 851 – Project Management and Coordination (assumed project timeline of 11 months).
   a. Project Management:
      (i) The project manager of the CONSULTANT will be responsible for coordination with the OWNER.
      (ii) The CONSULTANT will provide up to 11 monthly progress reporting and project invoices to the OWNER.
      (iii) The CONSULTANT will develop and maintain PROJECT schedule.
      (iv) The CONSULTANT will maintain documentation of pertinent correspondence made by email, memos, letters, telephone, etc.
      (v) The CONSULTANT will coordinate with all subconsultants on the team.

   b. Design Development Meetings
      (i) The CONSULTANT will maintain communications with the OWNER to review progress and discuss specific elements of the PROJECT design and receive directions from the OWNER.
      (ii) The CONSULTANT will develop agenda, attend, and provide meeting minutes of the following:
         1) One (1) Design Review meeting following the completion of the 60% plans to review plan design comments received by the OWNER.
         2) For budget purposes, these meetings will include up to three (3) staff members of the CONSULTANT.
      (iii) Attend ten (10) bi-weekly meetings with Olsson and OWNER during concept development and participate as needed.

   c. Iowa DOT Plan Submittal Coordination
      (i) The CONSULTANT shall coordinate with the Iowa DOT with submittals. These submittals include:
         1) Preliminary 60% Plan Submittal (as outlined in Phase 400)
         2) Check Plan Submittal (as outlined in Phase 500)
         3) Final Plan Submittal (as outlined in Phase 500)

   d. Utility Coordination
      (i) The CONSULTANT shall submit the Concept Drawings to each utility company at the beginning of preliminary design to inform the companies of the upcoming PROJECT. A total of 16 private utility owners were identified within the project corridor.
      (ii) The CONSULTANT shall hold a total of two (2) joint utility coordination meetings with utility company representatives with one meeting in the morning and one in the afternoon within the same week. These meetings are to identify conflicts, review utility relocation plans prepared by utility companies, and help facilitate a schedule with the OWNER and utility companies to perform relocations. The CONSULTANT will prepare an agenda, document discussions and decisions, and provide meeting minutes.
      (iii) The CONSULTANT will perform coordination efforts electronically with each utility owner located within the project corridor. For budgetary purposes, it is anticipated that a total of 4 hours for each of the 16 utility owners will be required for coordination efforts.
      (iv) The CONSULTANT will review up to two (2) iterations of utility relocation plans provided by the private utilities. For budgetary purposes, the CONSULTANT will review eight (8) utility relocation plans two (2) times with one (1) hour of staff time per review and comment.

   e. Subsurface Utility Investigation Coordination
      (i) The CONSULTANT will coordinate with the Subconsultant and will prepare one (1) exhibit with 16 test hole locations to be included with the Contractor's permit application to the City of Ankeny. Only one (1) iteration of the exhibit preparation is included with this scope.

(ii) The CONSULTANT will prepare and submit Iowa DOT Work-In-ROW permits for test hole locations to the Iowa DOT.

f. Public Land Acquisition Coordination
   (i) The CONSULTANT shall coordinate with Polk County and the Iowa DOT (Right of Way Bureau and District 1 staff) in the transfer of particular right-of-way to the OWNER. This includes correspondences to coordinate the processes of right-of-way transfer as well as timing.
   (ii) This includes two (2) joint meetings with Polk County, Iowa DOT, and the OWNER. This includes two (2) staff members of the CONSULTANT.
   (iii) After initial research, it is anticipated that United State of America (USACE) land is not owned in the project vicinity. Coordination with USACE is not anticipated and not included in the Scope of Services.

g. Deliverables
   (i) The CONSULTANT will submit the following to the OWNER:
      1) Progress Reports and Invoices
      2) Meeting agendas and meeting minutes for each meeting are described in Phase 850.
      3) Comments and markups to utility relocation plans
      4) Subsurface utility investigation location exhibit

2. Task 860 – Public Engagement
   a. Project Information Meetings
      (i) The CONSULTANT will conduct one (1) Project Information Meeting that will be attended by three (3) staff members of the CONSULTANT. The purpose of the meeting will be to provide a brief overview of the proposed improvements, provide discussion of the reconstruction plan, and gather information on concerns, priorities, and specific issues of the adjacent property owners and other affected parties.
      (ii) The CONSULTANT will prepare a short presentation, display materials, comments and sign-in sheets, and project handout information for the meeting.
      (iii) The CONSULTANT will compile written and oral comments and submit to the OWNER.
      (iv) The OWNER will reserve the meeting facility and mail the public notification. The CONSULTANT will prepare the notice for the OWNER.

   b. City Council Presentation
      (i) City Council meetings and/or presentations are not anticipated and are not included in the Scope of Services.

   c. Individual Property Owner and Westwinds Owner's Association Meetings
      (i) Individual property owner meetings are not anticipated and are not included in the Scope of Services.
      (ii) The OWNER will perform coordination efforts with the Westwinds Owner's Association.

K. PHASE 950 – SUBCONSULTANTS AND FEES

1. Task 951 – Geotechnical Engineering (Subconsultant)
   a. Refer to Exhibit D.1 of this Agreement for Scope of Services.

2. Task 952 - Subsurface Utility Investigation (Subconsultant)
   a. The CONSULTANT will employ services of a qualified Contractor to perform vacuum excavation to spot check existing underground utilities at the conclusion of the Preliminary Design. Vacuum excavation test holes will validate the horizontal location of mapped utilities for the purposes of finalizing the location of the traffic signal poles. The Contractor will be required to independently

coordinate with Iowa One Call to confirm the presence of utilities prior to vacuum excavation. The Contractor will be required to independently coordinate with the OWNER to obtain the appropriate permit(s) to perform vacuum excavation within right-of-way. The Scope of Services relates to a limit of 16 vacuum excavation test holes.

b. Refer to Exhibit D.2 of this Agreement for additional information.

3. Task 953 – Land Acquisition (Subconsultant)
   a. Refer to Exhibit D.3 of this Agreement for Scope of Services.

4. Task 954 – Environmental Services (Subconsultant)
   a. Refer to Exhibit D.4 of this Agreement for Scope of Services.

5. Task 960 – Title Reports
   a. Included in Phase 950, Task 953 of the Agreement.

6. Task 970 – Reimbursable Permit and Publication Fees
   a. Iowa DNR NPDES Stormwater Discharge Permit publication in the Des Moines Register.
   b. Iowa DNR NPDES Stormwater Discharge Permit fee.
   c. Iowa DNR Water Supply Section – Construction Permit Application is not expected to be included on the PROJECT.
   d. Iowa DNR Wastewater Construction Permit Application is not expected to be included on the PROJECT.
   e. Iowa DNR Floodplain Development Permit, Sovereign Lands/Environmental Review and US Army Corps of Engineers 404 Water Quality Joint Application Permit will be submitted by the CONSULTANT.

III) FEES:

The fees for Engineering Services shall be described below:

A. BASIC SERVICES (Hourly Not to Exceed):

These fees are based on the Scope of Services described for the respective tasks; however, if additional services are required beyond what has been described, this shall be added via a supplemental agreement or contract amendment.

BASIC SERVICES (Hourly Not to Exceed Sum)	Total
1. PHASE 400 – PRELIMINARY DESIGN	
a. Task 401 – Preliminary Design and Plans	$222,080
2. PHASE 500 – FINAL DESIGN	
a. Task 501 – Final Design and Plans	$221,620
3. PHASE 600 – CONSTRUCTION ADMINISTRATION	
a. Task 602 – Advertising, Bidding, and Contract Award	$1,900
4. PHASE 700 – SURVEY SERVICES	
a. Task 712 – Acquisition Plats and Legal Description ($1,500/Plat, TE $750/Exhibit)	$19,500
b. Task 735 – Preliminary Design Survey	$47,950
5. PHASE 850 – PROJECT MANAGEMENT AND COORDINATION	
a. Task 851 – Project Management and Coordination	$76,810
b. Task 860 – Public Engagement	$5,240
6. PHASE 950 – SUBCONSULTANT FEES	
a. Task 951 – Geotechnical Engineering (Allender Butzke Engineers)	$28,000
b. Task 952 – Subsurface Utility Investigation (Iowa Signal)	$11,760
c. Task 953 – Land Acquisition (JCG Land Services)	$20,800
d. Task 954 – Environmental Services (Eocene)	$16,190
e. Task 970 – Reimbursable Permit and Application Fees	$500
Total Hourly Not to Exceed Fee:	**$672,350**

IV) TIMELINE:

The following is the estimated time frame for this PROJECT. All calendar days are estimated, subject to acceptance day with the OWNER. If notice to proceed is given at a later date, time of completion may need to be extended accordingly. Generally, the schedule for the PROJECT is described as follows:

A. General Schedule

Milestone	Start Date	Target Completion Date
Topo and Boundary Survey - Phases 1 and 2	Nov. 2025	March 2026
Notice to Proceed	March 17, 2026	
Geotechnical Investigation – Phases 1 and 2	March 2026	May 2026
Preliminary Plan (30% Design)	March 17, 2026	May 1, 2026
OWNER Preliminary Plan (30%) Review (2 weeks)	May 4, 2026	May 15, 2026
Wetland Delineation and Report – Phases 1 and 2 (Begin Growing Season); Phase 1 Archaeological Investigation and Report	~May 4, 2026	July 31, 2026
Subsurface Utility Investigation – Phase 1	May 18, 2026	June 2026
Preliminary Plan (60% Design)	May 18, 2026	July 10, 2026
OWNER Preliminary Plan (60%) Review (2 weeks)	July 13, 2026	July 24, 2026
Joint Utility Coordination Meeting – Phase 1; (An AM and PM Meeting)		July 15, 2026
Preliminary Plan Review Meeting (DDM #1)		July 28, 2026
Project Information Meeting (PIM) – Phase 1		August 4, 2026
Develop Acquisition Plats (After PIM)	August 5, 2026	August 12, 2026
Order and Obtain Appraisals (4 Weeks After Plats)	August 13, 2026	Sept. 11, 2026
Appraisal Review (1 - 2 Weeks After Appraisal Reports)	Sept. 14, 2026	Sept. 25, 2026
Acquisition Negotiations (1 – 3 Months)	Sept. 28, 2026	Dec. 31, 2026
Check Plan Design (95% Design)	August 5, 2026	Oct. 23, 2026
OWNER Check Plan (95%) Review (2 weeks)	Oct. 26, 2026	Nov. 6, 2026
Final Plans	Nov. 9, 2026	Dec. 4, 2026
OWNER Final Plan Review (1 week)	Dec. 7, 2026	Dec. 11, 2026
Final Plans Design	Dec. 14, 2026	Dec. 31, 2026
City Council Set Hearing and Letting Dates		Jan. 4, 2027
Bid Letting (Local)		Jan. 26, 2027
Public Hearing to Review Bids and Award Contract		Feb. 1, 2027
Construction	Spring 2027	Fall 2027

A) Schedule Delays

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

V) ADDITIONAL SERVICES NOT INCLUDED IN THIS AGREEMENT

The following services are excluded from the basic services but may be performed by the CONSULTANT upon written amendment to this Agreement.

- Boundary retracement of existing lots to set missing monuments
- Grant administration
- Joint utility trench design
- Septic system reconstruction plans
- Storm sewer design beyond what is described in Task 401
- Irrigation (lawn sprinkler) restoration plans or specifications
- Media correspondences and public outreach planning documents
- Land purchase costs, closing costs associated with land acquisition, and costs associated with condemnation process
- Condemnation services
- Preparation of Acquisition Plats and Legal Descriptions not specifically mentioned herein.
- Testing of any suspect environmental material, including but not limited to asbestos, radon, lead based paint, air quality, or industrial waste
- Other permits not indicated within this scope
- Services beyond preparing and submitting the permit forms
- Any permit and publication fees associated with permit applications except as noted
- Preparation of bidding or contract documents for alternate bid prices
- Construction material testing services
- Construction staking, RPR, and construction administration services
- Record drawings
- Project management and coordination tasks beyond that scheduled project completion period
- Re-bidding
- Wetland mitigation bank costs and fees
- Special meetings and meetings not outlined in the Scope of Services
- Other services not specifically outlined in this Agreement

ALLENDER BUTZKE ENGINEERS INC.
GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION Q. C.

SCOPE AND COSTS FOR PROFESSIONAL SERVICES

PROJECT NAME: SW Oralabor Road Intersection Improvements **PN:** 261127
PROJECT ADDRESS: SW Oralablor Road at Glenbrook Boulevard and College Avenue
Ankeny, Iowa
CLIENT: McClure - Attn: Scott Port, PE
ADDRESS: 1535 SW Market Street, Suite 200
Ankeny, Iowa 50023

SCOPE: Geotechnical Exploration - Mobilization with truck mounted and all-terrain drilling equipment along with support vehicles, stake boring locations with GPS, contact Iowa One Call for utility locates (private utility locates are not included), obtain Iowa DOT ROW permit, drill and sample 22 soil borings 5 to 30 feet deep (260 feet total, see attached boring plan), backfill and patch borings at completion, laboratory testing (includes moisture contents, dry densities, unconfined compressive strength tests, and 3 Atterberg limits, 3 Standard Proctors, and 3 grain size analysis tests for soil classification for SUDAS street subgrade suitability), engineering analysis, and written report.

COMPENSATION TERMS: Total cost for above scope of services will be $19,900. For 3 days of traffic control with lane closures and shoulder closures, add $8,100 ($2,700 per day). **The project total would then be $28,000.** Actual traffic control will be billed accordingly. Boring depths can be adjusted at a rate of $28 per lineal foot. The addition or deletion of soil classification tests, $136 per Atterberg limits, $196 per grain size, and $222 per standard Proctor tests. Consultation subsequent to completion of report will be invoiced at current engineering rates.

REMARKS: Field exploration could be scheduled to be conducted within one to three weeks of receiving authorization, weather permitting. A verbal report of our findings and recommendations will be available one week after drilling, followed one to two weeks later with the written report. ABE will contact Iowa One Call for public utility locates. Private utility locates will be the responsibility of the owner (City) and should be properly marked prior to the drill crew arriving at the site.

PROPOSED BY ABE INC.

By: 
Stacy G. Brocka, P.E.
Title: Principal Engineer
Date: March 10, 2026

Email – Above

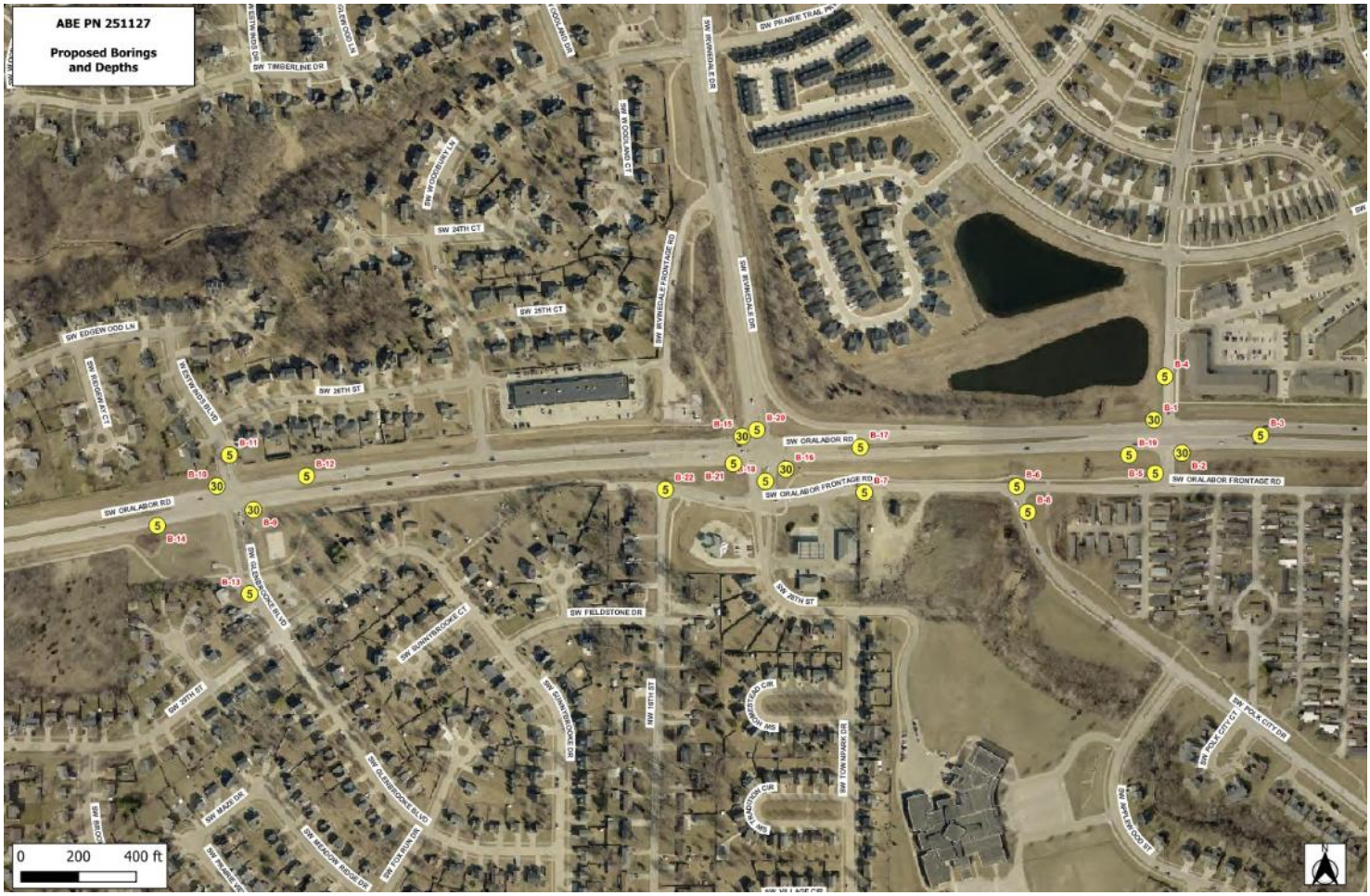

ABE PN 251127
Proposed Borings and Depths
SW ORALABOR RD
SW ORALABOR FRONTAGE RD
SW FIELDSTONE DR
SW 24TH CT
SW 25TH CT
SW 26TH ST
SW 28TH ST
SW EDGEWOOD LN
SW TIMBERLINE DR
SW IRVINGDALE DR
SW IRVINGDALE FRONTAGE RD
SW OLDBROOKE BLVD
SW SUNNYBROOKE CT
SW SUNNYBROOKE DR
SW FOX RUN DR
SW BRIARCREST CIR
SW POLK CITY CT
SW POLK CITY DR
0
200
400 ft

EXHIBIT 'D.2'

Iowa Signal Inc.

3711 SE Capitol Circle
Grimes, Ia 50111

Phone # 515-249-5076 wayne@iowasignal.com

Quote

Date	Estimate #
1/30/2026	177

Name / Address
McClure Vision 1535 SW Market St Suite 200 Ankeny, IA 50023

Project

Description	Qty	Rate	Total
Pothole utilities at 16 signal footings locations and fill holes after survey Lump sum updated quote to 16	1	11,760.00	11,760.00

Quote is only valid for 30 days.

Total $11,760.00

Signature _____

ROW Scope of Services

RIGHT OF WAY and EASEMENT ACQUISITION:
On behalf of the CLIENT, JCG will perform the following tasks: or, when necessary, will obtain those professional services from local, qualified resources.

- **Record of Property Ownership and Liens Certificates.** Based on the final design of the public improvement project, JCG will identify those parcels that are expected to be encumbered by an easement to identify current ownership. For acquisition purposes, a certified Record of Ownership and Liens report(s) will be obtained by JCG from a local abstractor and verified to identify all the owners, easements and encumbrances, judgments, mortgages, and other interest holders needed to obtain possession of the interests in land being acquired. It is assumed that reports will be needed for ten (10) parcels, as shown below:

Owner Name | Parcel Address/Parcel ID	**Perm. Ease.**	**Fee Title**
Fairmount Education Inc. | 181/00100-003-013	0	1
Fairmount Education Inc. | 181/00100-003-005	0	1
Mel Ray MHP LLC | 181/00100-003-008	0	1
State of Iowa | 181/00100-003-016	0	1
USA | 181/00100-003-003	0	1
USA | 180/00958-002-004	0	1
Polk County | 180/00958-001-003	0	1
Polk County | 181/00100-003-014	0	1
State of Iowa | 180/00958-044-002	0	1
State of Iowa | 181/00099-006-000	0	1
Total	**0**	**10**

- **Acquisition Plats and Legal Descriptions / Project Plans.** To be provided by CLIENT.

- **Public Hearing.** *If applicable, the ACQUIRING AUTHORITY will mail the Notice of Public Hearing and a Statement of Property Owner's Rights to all property owners and contract purchasers by regular mail not less than 30 days before the date of the hearing; and publish a notice of the public*

hearing at least 4 but not more than 20 days before the public hearing. Upon request, JCG will participate in the Public Hearing to explain the acquisition process.

- **Compensation Valuation.** JCG will prepare offers of compensation based upon current fair market value of similar property in the vicinity of the project. To adequately determine the fair market value of right of way sought to be acquired, JCG will search public records for comparable sales data for each land use type encountered for allocation of just compensation payments. If the proposed acquisition for any parcel is complicated, estimated to exceed $10,000 and an appraisal is requested by the landowner, or estimated to exceed $25,000.00, JCG will recommend the services of an experienced Eminent Domain Appraiser to prepare the appraisal products. JCG will also recommend an experienced Eminent Domain Review Appraiser to complete the valuation process. The ACQUIRING AUTHORITY shall approve the Review Appraiser's allocation of value to be offered to the affected property owner(s) as Just Compensation for the acquisition of each parcel.

- **Acquisition Process.** Forms of easement documents and purchase agreements will be submitted to the ACQUIRING AUTHORITY for approval and acceptance.

  JCG shall make a good faith effort to negotiate the purchase of the land, or interests in the land, needed for the project. JCG shall make contacts with the property owners, tenants and/or their legal representative to explain the effect of the acquisition, answer questions, and make a written offer to acquire the property. Nonresident landowners shall be contacted by mail, return receipt requested if necessary. If an agreement cannot be reached with a property owner through good faith negotiations, JCG shall consider any evidence of value or an appraisal provided by the landowner; report landowner counteroffers; and/or make a recommendation on whether a settlement should be attempted at an amount other than that previously offered. No action shall be taken based on such recommendations until it has been approved by the ACQUIRING AUTHORITY.

  Negotiations shall be considered complete upon occurrence of one of the following:
  - both the owner and tenant accept the offer or an administrative settlement, or
  - either the owner or tenant fails or refuses to sign the offer or administrative settlement after four in-person meetings to discuss the associated acquisition and offer, or
  - in the judgment of the CLIENT and ACQUIRING AUTHORITY, negotiations have reached an impasse.

  JCG may enter into extended negotiations (meetings beyond four unsuccessful attempts) at the request of the CLIENT. The time associated with extended negotiations will be tracked on a time and materials basis and may warrant a change order if there is a budget overage. Design changes during negotiations that necessitate duplications of efforts and/or lead to extended negotiations will also be tracked and may warrant a change order, or change orders, in the event(s) of a budget overage. For every parcel on which negotiations have reached an impasse or that cannot be acquired by negotiated agreement, JCG shall deliver as much of the file to the ACQUIRING AUTHORITY as is necessary for their Attorney to begin preparation for the condemnation of the parcel.

- **Closing Process.** Upon completion of the easement acquisitions, JCG will organize and verify data for each parcel file's closing and payment process and return the parcel file data to the ACQUIRING AUTHORITY for payment processing. The completed file will contain originals of all executed agreements, easements, a signed W-9 form, and, if necessary, an Allocation of Proceeds statement directing the split of payment(s) to be made.

- **Condemnation Support.** In the event condemnation should become necessary, JCG will provide parcel file documents and information necessary for the ACQUIRING AUTHORITY's attorney, or other attorney, to file the Application for Condemnation. If requested, JCG will **(UNDER A SEPARATE TIME AND MATERIALS ADDENDUM TO THIS AGREEMENT)** attend necessary meetings in support of the condemnation proceeding and/or appear as an expert witness at the condemnation hearing. In addition to the items contained in the Scope of Services for this Agreement, JCG will also provide additional support and administrative services as requested in support of the condemnation process on a case-by-case basis.

- **Project Management.** Throughout the project, JCG will provide a project manager with significant public works project experience to oversee the process and progress of the acquisition team, meet with the CLIENT and/or its contractors as necessary, and submit periodic status reports to CLIENT's personnel that will calculate the level of completion of each respective task in the process.

Services not furnished by JCG are not covered by the terms of this Agreement. The CLIENT shall be solely responsible for the performance of work not covered by this Agreement.

JCG LAND SERVICES

CLIENT
McClure

PROJECT NAME
Ankeny - SW Oralabor Rd Frontage Rd

BID DATE
3/10/2026

ADDRESS
1535 SW Market St, Suite 200

CITY/STATE/ZIP
Ankeny, IA 50023

PHONE
515-293-4518

E-MAIL
sport@mcclurevision.com

PREPARED BY:
Mike Holsapple
Urbandale Public Works
Project Manager

ROW Services Cost Estimate Breakdown

McClure | City of Ankeny - SW Oralabor Rd Frontage Rd

Estimated Number of Parcels: 2

Description of Expenses	Amount	Hours	Unit Price	Total
Title Reports	10		$450.00	**$4,500.00**
Project Data Book				**$0.00**
Compensation - Appraisals & Review Appraisals	1		$5,250.00	**$5,250.00**
Compensation - Appraisal Waivers	2	4		**$440.00**
GIS/GPS Easement Exhibits				**$0.00**
GIS/GPS Easement Mapping				**$0.00**
Title Research, Plat Review & Transfer Doc Prep.		12		**$1,330.00**
Acquisition Process		41		**$4,920.00**
Project Management		24		**$3,480.00**
JCG Expenses (mileage, lodging, per diem, postage, misc.)			$880.00	**$880.00**
			JCG In-House Fees	**$11,050.00**
			Reimburseable Expenses	**$9,750.00**
			Total ROW Cost Estimate	**$20,800.00**

This project cost estimate is valid for 90 days from the bid date listed above.

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP DATE

Eocene℠
Environmental Group

February 20, 2026

Scott Port, Vice President, Transportation
McClure Engineering
1535 SW Market Street Suite 200
Ankeny, IA 50023

RE: Ankeny SW Oralabor Road Permitting and Environmental Due Diligence

Dear Mr. Port,

Pursuant to your request, Eocene Environmental Group, Inc. (Eocene) is pleased to submit a Scope of Work (SOW) and cost for environmental due diligence and regulatory coordination for the Ankeny SW Oralabor Road Projects (Project) being carried out by McClure Engineering. The proposed Project is located at and near the intersection of SW Oralabor Road and SW Irvinedale Drive in Ankeny, Iowa.

The proposed Project consists of three (3) separate intersection redesign projects: SW Westwinds Blvd (West), SW Irvinedale Dr (Center), and SW College Ave (East) - with the West and East projects planned for design in 2026 / construction in 2027, and the Center project planned for design in 2027 / construction in 2028.

A consultant for the City of Ankeny has previously completed a desktop assessment for natural resources and has determined that regulated resources may be within the project area. Eocene anticipates that a wetland delineation will be required to satisfy requirements for the U.S. Army Corps of Engineers (USACE) wetland permitting. Additionally, if the project will impact jurisdictional resources, Eocene expects that a Phase I Archaeological Investigation may be required by USACE to satisfy requirements for Section 106 coordination of the National Historic Preservation Act.

We appreciate the opportunity to present this proposal for your review. Wetland delineation and archaeology tasks are provided on a lump sum basis and permitting and regulatory coordination costs are provided on as needed, time and materials basis. Please send any correspondence regarding this proposal to Will Downey via email at wdowney@eocene.com or contact by phone at (319) 288-8221.

Sincerely,

Will Downey
Project Manager

eocene.com
108 East 7th Street, Suite 2
Coralville, Iowa 52241

SCOPE:

Wetland Delineation and Aquatic Resources Inventory
A full wetland delineation will be completed during the growing season. A wetland delineation is typically considered valid by U.S. Army Corps of Engineers for a period of 5 years. Eocene will identify existing wetlands and streams throughout the project area, documenting their vegetation communities, hydrology and soils using the routine onsite determination method defined in the U.S. Army Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the appropriate Regional Supplement to the Corps of Engineers Wetland Delineation Manual (USACE, 2010). All wetland areas and types will be documented to GIS with map, shapefile, and location information provided in digital formats. If field access allows, we will use a small ATV to navigate the site. The wetland investigation will include:

- Wetland Field Delineation:
    - Determine if the project will impact any of the following:
        - Hydric soils
        - Hydrophytic vegetation
        - Areas with wetland hydrology
        - Wetlands
        - Other Waters of the U.S. and/or the State (Streams, tributaries, ponds, other)
    - Survey wetland boundaries with a handheld GPS unit providing sub-meter accuracy.
    - Add survey information to GIS base map.
- Rapid Stream Assessment (For use with the Iowa Stream Mitigation Method)
    - Any stream or tributary waterways with potential for regulatory jurisdiction will be documented, including:
        - Stream type
        - Priority waters
        - Existing functional conditions
        - Stream classification indicators such as the Ordinary High Water Mark
- Wetland Delineation Report: The report shall include:
    - A narrative of work done and wetland areas/other waters found.
    - General and detailed maps showing the boundaries of the wetlands in relation to the proposed project.
    - Delineation data sheets.
    - GIS shapefile and/or georeferenced AutoCAD 2018 file of wetland areas and other waters.
    - Report content and format appropriate for regulatory submission and permitting related to Section 404, U.S. Clean Water Act and Section 401, State Water Quality Certification.

Assumptions:

1) Waters of the U.S. have not been previously impacted as part of the proposed project and the Client is not currently in violation of the Clean Water Act.
2) Field work is typically completed during the growing season from May 1 – October 30. If work must be completed outside of the growing season, findings may be considered preliminary until an additional site visit (beyond contract scope) can be completed during the growing season for verification of dominant vegetation, per USACE requirements. Additional cost may apply.
3) Weather and field conditions will be adequate & appropriate for the completion of the plant and soil survey portion of the wetland delineation.
4) Project areas currently in use for agricultural row-crop production cannot be more than 3 feet in height at the time of delineation to be considered appropriate field conditions. The presence of row crops, or any other crops, greater than 3 feet in height may necessitate excessive field times beyond contract scope. Additional cost may apply.

5) Within the project area, the ground will be able to be penetrated by a standard shovel and/or 1-inch soil probe. Frost must be less than 1 inch thick and snow cover will be less than 3 inches.
6) Any compensatory mitigation will be completed through purchase of mitigation bank credits (credit cost not included). Client understands that the proposed professional services fee herein is an estimate and may need to be changed, upon Client approval, if additional coordination is required by the Client or regulatory agency requests.

Exclusions:

1) Development of permittee-responsible (onsite) wetland mitigation options.
2) A Biological Assessment (BA) for Section 7 of the Endangered Species Act coordination
3) A conservation/mitigation plan.
4) Additional Staking and/or Surveying.
5) Permittee Responsible Wetland Mitigation Plan or any other wetland mitigation planning not specifically included above: Mitigation is often required under Section 404 for stream impacts and wetland impacts greater than 1/10th of an acre. The extent of the mitigation required depends upon the type and the amount of wetland proposed to be impacted.
6) Purchase cost of mitigation credits is paid by Permittee to mitigation banks directly and is not a part of this proposal.

Regulatory Coordination & Permitting (Nationwide or Regional General Permit)
As needed, Eocene will provide regulatory agency coordination and Client consultation regarding permitting impacts to potentially regulated waters of the U.S., if found to be present.

- Coordination will involve direct communications with regulatory personnel to determine extent of surveys or other information required to move forward expeditiously and ultimately complete the permitting process.
- Consultation will assist the client in identifying opportunities to avoid and minimize wetland impacts/permitting needs, while maximizing development objectives, and applying for applicable permits. This may include preparation and submittal of a Joint Application to Iowa DNR and U.S. Army Corps of Engineers, submission of a jurisdictional determination request, and a mitigation plan that utilizes wetland or stream mitigation bank credits (if needed) to offset proposed impacts to regulated aquatic resources.
- Note: If an Individual Permit (as opposed to a Nationwide Permit or Regional General Permit) is required, additional studies or higher intensity of review will be needed to successfully complete the wetland or stream permitting activities. Eocene will provide coordination services on an hourly basis plus expenses beyond the contract amount herein. A max estimated cost will be provided upon client request. Typical services cost range for an individual permit is $5,000 - $25,000.

Assumptions:
1) Proposed cost for Regulatory Coordination & Permitting Services is an estimate based on those typically required for successful application for a U.S. Army Corp of Engineers Nationwide or Regional General Permit, including application, regulatory coordination, and with any compensatory mitigation completed through purchase of wetland mitigation bank credits (credit cost not included). Client understands that the proposed professional services fee herein is an estimate and may need to be changed, upon Client approval, as required by the Client or regulatory agency requests.

Phase 1 Archaeological Investigation
Eocene will complete a Phase I Archaeological Survey for the proposed project area. Our understanding is that the project area is approximately 26.4 acres in area. Our strategy for completing these projects is

to rely on a mixture of background research, geologic investigations, and archaeological/architectural field investigations to identify cultural resources within the project area. All proposed research will follow standards for archaeological investigations in Iowa defined by the Association of Iowa Archaeologists (2023). The investigation will include:

- Comprehensive review of historic plat maps, historic records, archaeological site records, and historic architectural inventories.
- Detailed description of the project area, including maps and representative photographs.
- Geoarchaeological investigations of the project area using hand sampling methods.
- Archaeological field investigations that will include pedestrian survey and systematic subsurface testing of areas with high archaeological potential or undisturbed soils with <25% ground surface visibility.
- Analysis and interpretation of identified artifacts.
- Preliminary evaluation of identified cultural resources with National Register recommendations.
- Preparation of a contract completion report meeting or exceeding State and Federal requirements.

This proposal does not include curation costs or advanced testing (Phase II) of cultural resources that might be encountered during Phase I investigations. Eocene will inform you immediately if significant cultural resources are located within the project area.

This proposal assumes:

- Full and unfettered access for Eocene personnel to the entire project area
- One mobilization from Eocene's North Liberty office for the fieldwork required
- This cost estimate is based on project design, activity, and footprint that has been characterized via written or email communications by the Client or Client's representative. Any change in project design, activity, or footprint that will have bearing on the proposed services will be communicated to Eocene in a timely manner and may result in need for altered or additional services beyond this scope; additional costs may apply.

Seasonal Limitations: To allow for soil probing and shovel/auger testing, ground must not be frozen or under snow. In agricultural areas, archaeology fieldwork must be completed while no crops are planted and growing, or while they are less than 3 feet in height.

The Project will commence immediately upon receipt of the executed Professional Services Agreement (PSA) from the Client. Eocene anticipates being able to complete the Phase I Archaeological Investigation fieldwork in June of 2026, with the contract completion report finalized within approximately four weeks of the conclusion of fieldwork activities.

SCHEDULE:

The Project will commence immediately upon receipt of the executed Professional Services Agreement (PSA) from the Client. Eocene anticipates that field work will need to be completed in the Spring of 2026.

Tasks	Completion Period
Wetland Field Investigations	3 weeks from Notice to Proceed (provided for appropriate field conditions)
Wetland Mapping/Digital Files Provided	4 weeks from Notice to Proceed
Wetland Report	4 weeks from Notice to Proceed
Archaeology Field Investigations	June 2026
Archaeology Report	4 weeks from conclusion of field work

Cost Estimate:

The Client shall pay Eocene the Lump Sum Cost as specified below for the performance of this Agreement. Direct costs such as communications, postage, routine printing and copying are not invoiced separately but are included with the Lump Sum to streamline the accounting process and reduce overhead costs.

Tasks (Lump Sum)	Cost
Wetland Delineation and Aquatic Resources Inventory	$5,450.00
Phase I Archaeological Investigation	$6,740.00
Total	**$12,190.00**

The Client shall pay Eocene on a Time and Materials with Not to Exceed Total based on the attached 2025 Billing Rate Schedule for the itemized tasks listed below for the performance of this Agreement. Direct costs such as communications, postage, routine printing and copying are included.

Tasks (Time and Materials)	Estimated Cost (Not to Exceed)
Regulatory Coordination & Permitting (Nationwide or Regional General Permit)	$4,000.00
Total	**$4,000.00**

EXHIBIT 'E'

McCLURE ENGINEERING COMPANY
CLIENT'S RESPONSIBILITIES

CLIENT shall do the following in a timely manner so as not to delay the services of the CONSULTANT:

1. Designate in writing a person to act, as CLIENT'S representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define CLIENT'S policies and decisions with respect to CONSULTANT'S services for the Project.

2. Provide all criteria and full information as to CLIENT'S requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards, which CLIENT will require to be included in the drawings and specifications.

3. Assist CONSULTANT by placing at CONSULTANT'S disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

4. Arrange for access to make all provisions for CONSULTANT to enter upon public and private property as required for CONSULTANT to perform services under this Agreement.

5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by CONSULTANT, obtain advice of an attorney, insurance counselor and other consultants as CLIENT deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of CONSULTANT.

6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

7. Attend the prebid conference, bid opening, preconstruction conferences, construction progress and other job related meetings and substantial completion inspection and final payment inspection.

8. Give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of CONSULTANT'S services, or any defect or non-conformance in the work of any Contractor.

9. Arrange for financing and pay for services as agreed to in this Agreement.

EXHIBIT 'G'

McCLURE ENGINEERING COMPANY
DRAWING DEPICTING THE PROJECT CONCEPT
SW ORALABOR ROAD INTERSECTION IMPROVEMENTS – PHASE 1




SW COLLEGE AVE
SW ORALABOR RD
NTAGE RD
PRELIMINARY - NOT FOR CONSTRUCTION
SW POLK CITY DR
NEW CONNECTION
300' BETWEEN VIEWS
SW POLK CITY DR

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the 2026 Asphalt Street Resurfacing Program project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/14/26 @ 10:30 A.M. / date of hrg: 4/20/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

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

The 2026 Asphalt Street Resurfacing Program project includes the hot mix asphalt (HMA) overlay of SW Ankeny Road from approximately 700 feet south of SW Snyder Boulevard to SW School Lane and the milling and HMA overlay of NE Delaware Avenue from NE Greenview Drive/NE Bellagio Circle to NE 54th Street.

The construction improvements include approximately 125 CY of Class 13 excavation, 16,500 SY of HMA milling, 1,000 TON of HMA interlayer, 4,100 TON of HMA overlay, 150 TON of granular shoulder, 225 STA of pavement markings, 400 SY of full depth HMA patching, 300 SY of full depth PCC patching, removal and replacement of sidewalk, temporary surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than June 1, 2026 and no later than July 6, 2026. The contractor will be required to fully complete the overall project no later than August 21, 2026. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing:March 16, 2026.
2. Post Notice to Bidders and Notice of Public Hearing: March 18, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: April 3, 2026
4. Bid Opening (10:30 A.M., Public Services Building): April 14, 2026
5. Public Hearing and Contract Award: April 20, 2026

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

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as April 14, 2026 and setting the public hearing date as April 20, for the 2026 Asphalt Street Resurfacing Program project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on March 18, 2026 and to be published in the Des Moines Register on April 3, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. RES - ordering construction
2. 2026 Asphalt Street Resurfacing Program - Notice to Bidders and Notice of Public Hearing
3. 2026 Asphalt Street Resurfacing Program- Location Map

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE 2026 ASPHALT STREET RESURFACING PROGRAM, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2026 Asphalt Street Resurfacing Program; and

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

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

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

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

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

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

> The 2026 Asphalt Street Resurfacing Program project includes the hot mix asphalt (HMA) overlay of SW Ankeny Road from approximately 700 feet south of SW Snyder Boulevard to SW School Lane and the milling and HMA overlay of NE Delaware Avenue from NE Greenview Drive/NE Bellagio Circle to NE 54th Street.
>
> The construction improvements include approximately 125 CY of Class 13 excavation, 16,500 SY of HMA milling, 1,000 TON of HMA interlayer, 4,100 TON of HMA overlay, 150 TON of granular shoulder, 225 STA of pavement markings, 400 SY of full depth HMA patching, 300 SY of full depth PCC patching, removal and replacement of sidewalk, temporary surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

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

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to April 14, 2026, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on April 20, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on April 20, 2026.

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

_____
Mayor

ATTEST:

_____
City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2026 ASPHALT STREET RESURFACING PROGRAM

CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost for the **2026 Asphalt Street Resurfacing Program** project at its meeting at **5:30 P.M. on the 20th day of April, 2026,** in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:

1. Join Meeting Electronically:
   https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09
   Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
   Dial: +1 312 626 6799
   Meeting ID: 973 1299 2966 Passcode: 1234

Time and Place for Filing Sealed Proposals

Electronic proposals for the work comprising the improvements as stated below must be filed before **10:30 A.M. on the 14th day of April, 2026**. Bids shall be submitted electronically via the QuestCDN VirtuBid system. No alternate electronic bid submittals or paper bids will be accepted. Bids will not be able to be electronically submitted after the deadline. Refer to the Instructions to Bidders for additional information.

Bids will only be received and accepted via the online electronic bid service through www.QuestCDN.com. To access the electronic bid form, download the Project Documents and click on the online bid button on the bid advertisement page. Prospective bidders must be on the Planholder List through QuestCDN for bids to be accepted.

Time and Place Sealed Proposals Will be Opened and Considered

Electronic proposals will be publicly opened online at **10:30 A.M. on the 14th day of April, 2026.** The bid opening will be conducted virtually and interested persons may attend virtually by the following methods:

1. Join Meeting Electronically:
   https://teams.microsoft.com/meet/22026002394338?p=DTkyBKJ9XiIS1Zcq8L
   Meeting ID: 220 260 023 943 38
   Passcode: Rj9yo7UG
2. Join Meeting by Phone:
   +1 878-787-7609 (United States, Pittsburgh)
   Phone Conference ID: 955 347 780#

The bid results will be read aloud in the virtual meeting. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 20th day of April, 2026,** in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than June 1, 2026 and no later than July 6, 2026,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in May 2026.

Contract Documents

An electronic copy of the Contract Documents is available at www.ankenyiowa.gov/bid-documents for no cost. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com. Contract Documents associated with this project are located on the QuestCDN website as Quest Number **10090166**. A Contractor may view the Contract Documents at no cost prior to deciding to become a Planholder. Registering as a Planholder is recommended for all prime Contractors and Subcontractors as Planholders will receive automatic Notice of Addenda and other Contract Document updates via QuestCDN. Contact QuestCDN Customer Support at (952) 233-1632 or info@QuestCDN.com for assistance in membership registration, downloading digital project information, and QuestCDN VirtuBid online bid submittal questions.

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

Preference of Products and Labor

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

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

General Nature of the Public Improvement

2026 ASPHALT STREET RESURFACING PROGRAM

The 2026 Asphalt Street Resurfacing Program project includes the hot mix asphalt (HMA) overlay of SW Ankeny Road from approximately 700 feet south of SW Snyder Boulevard to SW School Lane and the milling and HMA overlay of NE Delaware Avenue from NE Greenview Drive/NE Bellagio Circle to NE 54th Street.

The construction improvements include approximately 125 CY of Class 13 excavation, 16,500 SY of HMA milling, 1,000 TON of HMA interlayer, 4,100 TON of HMA overlay, 150 TON of granular shoulder, 225 STA of pavement markings, 400 SY of full depth HMA patching, 300 SY of full depth PCC patching, removal and replacement of sidewalk, temporary surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Ankeny, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be submitted as follows:

1. Authentic digital bid security may be submitted electronically using Surety 2000, along with the bid, through the QuestCDN VirtuBid system. A scanned copy of paper bid security is not authentic digital bid security.

   OR

2. Paper bid security may be delivered to the City of Ankeny Public Services Building, Attn: City Engineer, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023, **and must be received by the City of Ankeny prior to deadline for receipt of bids.** Paper bid security 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. Paper bid security shall be submitted in a sealed envelope labeled with the Bidder's name, Project name, and "Bid Security".

The bid shall contain no condition except as provided in the specifications.

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

Performance, Payment, and Maintenance Bond

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

Insurance Requirements

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

Title VI Compliance

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

Payment

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

Sales Tax Exemption

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

Completion of Work

The Contractor shall fully complete the overall project **no later than August 21, 2026.** Full completion for the overall project shall be defined as all work including grading, pavement, pavement markings, temporary surface restoration, and punch list items completed with the streets, driveways and sidewalks fully open to vehicular and pedestrian traffic, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of One Thousand **Dollars ($1,000.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Ankeny, Iowa.

Dated at Ankeny, Iowa, this **16th day of March, 2026.**

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **18th day of March, 2026.**

Published in the Des Moines Register the **3rd day of April, 2026.**



PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

1 in = 200 ft
Date: 3/11/2026

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2026 Asphalt Resrufacing - SW Ankeny Road
Map is for Locational Purposes Only.

city of Ankeny
bringing it all together



city of Ankeny
bringing it all together

2026 Asphalt Resurfacing Program - NE Delaware

Map is for Locational Purposes Only.

W S N E

1 in = 600 ft

Date: 3/11/2026

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve the Professional Services Agreement with WHKS & Co. for the design engineering services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project in an amount not to exceed $188,000.00.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the City Councill is the approval of a Professional Services Agreement with WHKS & Co. for the design engineering services needed for the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project.

The purpose of the project is to construct storm sewer infrastructure improvements in underserved areas located along SE 4th Street from SE Grant Street to SE Sharon Drive and along SE Lawrence Drive from SE Sharon Drive to SE Trilein Drive. The proposed storm sewer infrastructure improvements will include footing drain/sump collector lines, storm sewer pipe, and associated intakes, utility accesses, and related pavement removal and replacement necessary to install collection storm sewer in the area. This will include replacing an existing 4-inch water main with a new 8-inch water main along the SE 4th Street project corridor.

The design of the project needs to be undertaken at this time so that the project schedule can be maintained.

The Public Works Department proposes to use WHKS & Co. to complete the necessary design engineering services for the project, including the following items:

- Storm Sewer Design and Memo
- Preliminary Design and Plans (roadway, storm sewer, water main, staging & traffic control, sidewalks)
- Geotechnical Boring Location Map
- Final Design and Plans (roadway, storm sewer, water main, staging & traffic control, sidewalks)

- Survey Services (control, topographic, utility, boundary, base mapping) for Design
- Project Management and Coordination
- Public Information Meeting and Displays
- Permitting Services and Fees

WHKS & Co. has completed similar engineering services previously for other municipalities and they have extensive experience with these types of projects. The scope of the design engineering services, along with the corresponding fees for these services, are shown in the attached Professional Services Agreement.The total fee for the design engineering services is $188,000.00.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with WHKS & Co. for the design engineering services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project in an amount not to exceed $188,000.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. 2026-03-06 SE 3rd St Storm PSA - FINAL
2. Location Map

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between **City of Ankeny, Iowa** hereinafter referred to as the "Client" and WHKS & Co., hereinafter referred to as "WHKS", is made as follows:

WHEREAS, the Client has a need for certain professional services relating to the project described as **SE 3rd Street Area Storm Sewer Collection Improvements.**

WHEREAS, WHKS proposes to furnish the professional services required by the Client for said project,

NOW THEREFORE, the Client hereby agrees to retain and compensate WHKS to perform the professional services in accordance with the terms and conditions of this Agreement and the attached Standard Terms and Conditions.

Scope of Services

WHKS shall perform the following described services for the Client:

Survey, design engineering, and bid assistance services as described on the attached Scope of Services included in Exhibit A.

Basis of Compensation

For the services described above, the Client shall remunerate WHKS as follows:

Billed Hourly with a Not-to-Exceed Fee of $188,000 including expenses, with major work phases as shown below. External expenses include an administrative charge of 10 percent.

Project Management	$17,100
Survey	$32,300
Conceptual Design (30%)	$55,000
Preliminary Design (60%)	$38,200
Check Plans (90%)	$32,300
Final Plans for Letting	$13,100

Executed this 16th day of March, 2026

City of Ankeny, Iowa

By: _____

Printed Name: Bobbi B. Bentz

Title: Mayor

***WHKS** & co.*

By: _____

Printed Name: Derek J. Thomas, P.E.

Title: Vice President

Attested by: _____
Michelle Yuska, City Clerk

Exhibit A to Professional Services Agreement

A. Project Description:

The project consists of survey, design, and limited bid assistance for constructing new storm sewer along SE 4th Street from SE Grant Street to SE Sharon Drive and along SE Lawrence Drive from SE Sharon Drive to SE Trilein Drive. Improvements will include footing drain/sump collector lines and stubs, storm sewer pipes, utility accesses, and related pavement removal and replacement necessary to install collection storm sewer in the area. All driveway approaches within the project corridors will be removed and replaced. All sidewalks on the side of street with utility improvements will be removed and replaced; other sidewalks will be evaluated for spot replacement. Pedestrian access ramps will be replaced, as needed, to meet ADA requirements. The project also includes replacement of water main and appurtenances (upgrading existing 4-inch to new 8-inch), water services (including curb stops and boxes), and temporary water main and services along SE 4th Street. Sanitary sewer manhole replacements or major adjustments will be included where located within the project corridor.

No easements or fee title are anticipated.

B. Scope of Services Provided Under This Agreement:

1. Project Management and Meetings

- Perform general project administrative duties including supervision and coordination of the project team, review of project costs and billings, prepare monthly invoices using Consultant's standard forms, preparation of status reports, and general administrative activities.
- Hold kick-off meeting and a walk through with Client to discuss the project and review the scope.
- Hold a design review meeting with Client at completion of Conceptual Design (30%).
- Hold two (2) utility coordination meetings; one at 30% plan development stage and one at 90% plan development stage.
- Advise the Client of the necessity of obtaining Special Engineering Services as described in Paragraph C., and act as the Client’s representative in connection with any such services not actually performed by WHKS.
- Attend and prepare/print exhibits for one public open house informational meeting for the project at 60% plan development stage.
- Create proposed project development schedule that includes Public Information Meeting, design review meeting, Conceptual Design (30%), Preliminary Design (60%), Check Plans (90%), Final Plan deliverables, and Letting dates.

2. Topographic Survey and Research of Existing Conditions

- Perform site topographical survey to support new facilities.
- Survey shall utilize Iowa State Plane (NAD 83 IA South and NAVD 88, US Survey Feet). Establish benchmarks on-site with descriptions and elevations to the nearest 0.01 foot so horizontal and vertical control can be established throughout the design and construction of the proposed project.
- Provide contours at 1-foot intervals that includes edge of pavement, front edge of all buildings (and adjacent grade), ditches (top, toe, and flowline), fences, storm and

sanitary sewer structures (rim, flowlines, pipe sizes, and pipe types), embankments (top and toe), trees six (6) inches and greater caliper not within wooded areas, drip line or perimeter outline of wooded/brush areas, signs, water valves, hydrants, other appurtenances and visible features within fifteen (15) feet of the right-of-way that WHKS determines for meeting the project objectives.

- Non-visible below grade structures will be shown from data provided by the Client and utility providers.
- When requested by WHKS, the Client will provide the Notice of Survey Letter and will send it to the property owners.
- Incorporate topographic survey, contours at 1-foot intervals, utility survey, property lines, right-of-way lines, any known easements (as provided by Client), and property ownership for parcels located within the project limits into a base map that is to be used for the design of the project.
- Boundary surveys including property corners (where readily found during survey).
- Survey to establish existing right-of-way.
- Monument preservation and reestablishment where knowingly disturbed.
- Develop project control.
- Locate the existing underground utilities as located by the Iowa One Call system. Utilities that are identified as having a potential conflict with project elements will be potholed and depths taken by the respective utility company.
- Collect, obtain and review information from the Client that is relevant to plan development.
- Draft a soil boring layout for the project areas. Client will hire and coordinate with geotechnical consultant.
- Perform staking to aid in the relocation of private utilities. This includes communication with utility companies regarding their staking needs. This task includes one (1) staking effort per each utility (assuming six (6)).

3. Preliminary and Final Design

- Prepare Conceptual (30%), Preliminary (60%), Check (90%), and Final Plans and specifications to show the character and scope of work to be performed by contractors on the Project. Plans will follow SUDAS standards and City of Ankeny Supplemental Specifications.
- The following items will be included with the final plan set:
  - Construction staging
  - Temporary traffic control
  - Typical Sections
  - Construction details
  - Roadway geometrics
  - Cross sections every 25’ and at impacted driveway approaches.
  - Plan sheets will include A, B, C, D, F, G, J, L, M, MWM, R, S, and W sheets. Additionally, E and K sheets will be included as needed.
- Using WHKS’s opinion of probable construction cost, working day estimates, and staging plans, Client will prepare forms of notice to bidders, contract proposal, construction contract, payment bond and performance bond using Client’s templates. Target letting date is late 2026 or early 2027.
- Provide working day estimate no later than August 1, 2026.

- Prepare opinion of probable construction cost (including a 5% contingency) on 60%, 90%, and final/completed plans and specifications.
- Furnish original signed copies of the plans and other contract documents as required to the Client including electronic CADD and survey files.
- Copies of final plans and specifications for bidders will be provided by the Client.
- Answer contractors' questions during the bidding phase.
- Prepare addendums to the contract documents prior to bid letting, as necessary.
- Assist in evaluating Contractors' proposals.
- Prepare a Storm Water Pollution Prevention Plan (SWPPP) utilizing the City of Ankeny template(s).
- Prepare and submit applicable construction permit application package for NPDES General Permit #2 and IDNR water main construction permit.
- Review storm sewer information provided by Client including the JEO report and the V&K report/memo in order to design the new storm sewer.
- Include temporary 2" Pex and services where replacing water main.
- Prepare a memo and supporting map with storm sewer design assumptions/criteria, drainage areas, downstream restrictions, and gutter flow spread.
- Review sanitary sewer televising reports and videos to identify approximate locations of sanitary sewer services to determine potential conflicts between the sanitary sewer services and the new storm sewer. Show any potential conflicts on the M sheets.
- Determine private utility conflicts and review any associated utility relocation plans.
- Prepare a utility conflicts exhibit.
- Attend and prepare minutes for a preconstruction meeting with Client, Contractor and Utility Owners.

C. <u>Special Engineering Services:</u>

Special Engineering Services are those services not listed above, but which may be required or advisable to accomplish the Project. Special Engineering Services shall be performed when authorized by the Client for additional fees, to be determined at the time authorized.

Special Engineering Services include:

1. Easement research, plats or descriptions
2. Negotiation for easements or land acquisition
3. Special assessment assistance
4. Quality control testing and construction materials testing
5. Permits other than those identified above
6. Geotechnical design/recommendations
7. Cultural resource survey or other studies or documentation that may be required by regulatory agencies that are not specifically listed in the scope of services
8. National Environmental Policy Act (NEPA) compliance, including historical and archeological investigations
9. Attendance at additional meetings (other than those listed above)
10. Construction phase engineering services, including construction administration, staking, construction observation, preparation of record drawings and project close-out services

D. Project Development Milestone/Submittal Dates:

Milestone/Submittal	Date	Comments
Kick-off/Walk Through Meeting	April 20, 2026	
Conceptual Plans (30%)	July 16, 2026	Client to review within two weeks
Working Day Estimate	July 31, 2026	
Client/WHKS Design Review	August 5, 2026	Meeting at Ankeny or Teams
Utility Coordination Meeting	August 19, 2026	Location chosen by Client
Preliminary Plans (60%)	September 17, 2026	Client to review within two weeks
Public Meeting – Open House	October 13, 2026	Location chosen by Client
Check Plans (90%)	November 05, 2026	Client to review within two weeks
Utility Coordination Meeting	December 02, 2026	Location chosen by Client
Final Plans	December 16, 2026	
Notices to Bond Counsel	December 10, 2026	
Set Bid/Public Hearing Dates	December 21, 2026	
Post Notices to ILC and MBI	December 23, 2027	
Publish Notices in DM Register	January 01, 2027	
Bid Opening	January 12, 2027	
Public Hearing/Award Contract	January 19, 2027	
Preconstruction Meeting	February 2027	Date/Location chosen by Client

STANDARD TERMS AND CONDITIONS
FOR
PUBLIC SECTOR PROJECTS

1. Scope of Services

Client and WHKS have agreed to a list of services WHKS will provide to Client as listed on the Professional Services Agreement Form.

2. Governing Law

The laws of the State of Iowa will govern this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of that State.

3. Standard of Care

Services provided by WHKS under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and locality.

4. Integration

This Agreement comprises the final and complete agreement between Client and WHKS. It supersedes all prior communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement. Execution of this Agreement signifies that each party has read the document thoroughly. Amendments to this Agreement shall not be binding unless made in writing and signed by both Client and WHKS.

5. Guarantees and Warranties

WHKS shall not be required to sign any documents, no matter by whom requested, that would result in WHKS having to guarantee or warrant the existence of conditions whose existence WHKS cannot reasonably ascertain. Client also agrees not to make resolution of any dispute with WHKS or payment of any amount due to WHKS in any way contingent upon WHKS signing any such guarantee or warranty.

6. Indemnification

WHKS agrees, to the extent permitted by law, to indemnify and hold Client harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) to the extent caused by WHKS' negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subconsultants or anyone for whom WHKS is legally liable.

Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Client's negligent acts, errors or omissions and those of Client's contractors, subcontractors or consultants ~~or anyone for whom Client is legally liable~~.

Neither WHKS nor Client shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

7. Billing and Payment Provisions

Invoices shall be submitted by WHKS monthly and are due upon presentation and shall be considered PAST DUE if not paid within thirty (30) calendar days of the invoice date.

If payment is not received by WHKS within thirty (30) calendar days of the invoice date, Client shall pay as interest an additional charge of one and one-quarter percent (1.25%) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

If Client fails to make payments within sixty (60) days from the date of an invoice or otherwise is in breach of this Agreement, WHKS may, at its option, suspend performance of services upon five (5) calendar days' notice to Client. WHKS shall have no liability whatsoever to Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by Client. If Client fails to make payment to WHKS in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination by WHKS.

In the event legal action is necessary to enforce the payment provisions of this Agreement, WHKS shall be entitled to collect from Client any judgment or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by WHKS in connection therewith and, in addition, the reasonable value of WHKS personnel time and expenses spent in connection with such collection action, computed at WHKS current fee schedule and expense policies.

~~Payment of invoices is in no case subject to unilateral discounting or set-offs by Client, and payment is due regardless of suspension or termination of this Agreement by either party.~~

8. Ownership of Records

All reports, plans, specifications, field data and notes and other

documents, including all documents on electronic media, prepared by WHKS as instruments of service shall remain the property of WHKS.

Client shall be permitted to retain copies, including reproducible copies, of the plans and specifications for information and reference in connection with Client's use of the completed project. The plans and specifications shall not be used by Client or by others on other similar projects except by agreement in writing by WHKS.

9. Delivery of Electronic Files

In accepting and utilizing any drawings, reports and data on any form of electronic media generated and provided by WHKS, Client covenants and agrees that all such electronic files are instruments of service of WHKS, who shall be deemed the author, and who shall retain all rights under common and statutory laws, and other rights, including copyrights. Client is aware that differences may exist between the electronic files delivered and the respective construction documents due to addenda, change orders or other revisions. In the event of a conflict between the signed construction documents prepared by WHKS and electronic files, the signed construction documents shall govern.

Client and WHKS agree that the electronic files prepared by WHKS shall conform to the current CADD software in use by WHKS or to other mutually agreeable CADD specifications defined in the Agreement. Any changes to the CADD specifications by either Client or WHKS are subject to review and acceptance by the other party. Additional efforts by WHKS made necessary by a change to the CADD specifications or other software shall be compensated for as Additional Services.

The electronic files provided by WHKS to Client are submitted for an acceptance period of 60 days. Any defects Client discovers during this period will be reported to WHKS and will be corrected as part of the Scope of Services. Correction of defects detected and reported after the acceptance period will be compensated for as Additional Services.

Client agrees not to reuse the electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Client agrees not to transfer the electronic files to others without the prior written consent of WHKS, except as required by law. In addition, Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense, arising from any changes made by anyone other than WHKS or from any reuse of the electronic files without the prior written consent of WHKS.

Under no circumstance shall delivery of the electronic files for use by Client be deemed a sale by WHKS and WHKS makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall WHKS be liable for any loss of profit or any consequential damages.

10. Changed Conditions

Client shall rely on the judgment of WHKS as to the continued adequacy of this agreement in light of occurrences or discoveries that were not originally contemplated by or known to WHKS. Should WHKS call for contract renegotiation, WHKS shall identify the changed conditions necessitating renegotiation and WHKS and Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement.

11. Permits and Approvals

WHKS shall assist Client in applying for those permits and approvals typically required by law for projects similar to the one for which WHKS services are being engaged. This assistance consists of completing and submitting forms as to the results of certain work included in the Scope of Services.

12. Suspension of Services

If the project is suspended for more than thirty (30) calendar days in the aggregate, WHKS shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and remobilization costs. In addition, there shall be an equitable adjustment in the project schedule based on the delay caused by the suspension. If the project is suspended for more than ninety (90) calendar days in the aggregate, WHKS may, at its option, terminate this Agreement upon giving notice in writing to Client.

13. Termination

Either Client or WHKS may terminate this Agreement at any time with or without cause upon giving the other party seven (7) calendar days prior written notice. Client shall within thirty (30) calendar days of termination pay WHKS for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of the Agreement.

14. Unauthorized Changes

In the event Client, Client's contractors or subcontractors or anyone for whom Client is legally liable makes or permits to be made any changes to any reports, plans, specifications or other contract documents prepared by WHKS without obtaining WHKS' prior written consent, Client shall assume full responsibility for the results of such changes. Therefore, Client agrees to waive any claim against WHKS and to release WHKS from any liability arising directly or indirectly from such changes.

Client also agrees, to the extent permitted by laws, to indemnify and hold WHKS harmless from any

damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from such changes.

15. Jobsite Safety

Neither the professional activities of WHKS nor the presence of WHKS or its employees and subconsultants at a construction site, shall relieve the General Contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the construction work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. WHKS and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions.

16. Additional Services

Services which are requested by Client or are required as part of the Project, but are not included in the Scope of Services, are considered Additional Services.

WHKS will notify Client in writing when Additional Services will be needed. WHKS and Client will agree on the extent of the Additional Service(s) required and will agree on the method and amount of the compensation for performance of said agreed upon Additional Services.

WHKS will not perform Additional Services which will result in additional cost to Client without documented verbal or written authority of Client.

In the event WHKS is requested or required to participate in any dispute resolution procedure which involves any aspect of the Project, Client agrees to compensate WHKS for the reasonable value of WHKS' personnel time and expenses spent in connection with such procedures computed at WHKS' then current fee schedule and expense policies.

17. Dispute Resolution

In an effort to resolve any conflicts that arise, Client and WHKS agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

18. 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 Client or WHKS. WHKS' services under this Agreement are being performed solely for Client's benefit, and no other entity shall have any claim against WHKS because of this Agreement or the performance or nonperformance of services hereunder.

19. Extension of Protection

Client agrees to extend any and all ~~liability limitations and~~ indemnifications provided by Client to WHKS to those individuals and entities WHKS retains for performance of the services under this Agreement, including but not limited to WHKS officers and employees ~~and their heirs and assigns~~, as well as WHKS subconsultants and their officers, and employees~~, heirs and assigns~~.

20. Timeliness of Performance

WHKS will perform the services described in the Scope of Services with due and reasonable diligence consistent with sound professional practices.

21. Delays

WHKS is not responsible for delays caused by factors beyond WHKS' reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of Client to furnish timely information or approve or disapprove of WHKS' services or work product promptly, or delays caused by faulty performance by Client or by contractors of any level. When such delays beyond WHKS' reasonable control occur, Client agrees WHKS is not responsible for damages, nor shall WHKS be deemed to be in default of this Agreement.

22. Right to Retain Subconsultants

WHKS may use the services of subconsultants when, in the sole opinion of WHKS, it is appropriate and customary to do so. Such persons and entities include, but are not limited to, aerial mapping specialists, geotechnical consultants and testing laboratories. WHKS' use of other consultants for additional services shall not be unreasonably restricted by Client provided WHKS notifies Client in advance.

23. Assignment

Neither party to this Agreement shall transfer, sublet or assign any rights 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.

24. Severability and Survival

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

25. Hazardous Materials

It is acknowledged by both parties that WHKS' Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event WHKS or any other party encounters asbestos or hazardous or toxic materials at the jobsite, or should it become known in any way that such materials may be present at the jobsite or any adjacent areas that may affect the performance of WHKS services, WHKS may, at its option and without

liability for consequential or any other damages, suspend performance of services on the project until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the jobsite is in full compliance with applicable laws and regulations.

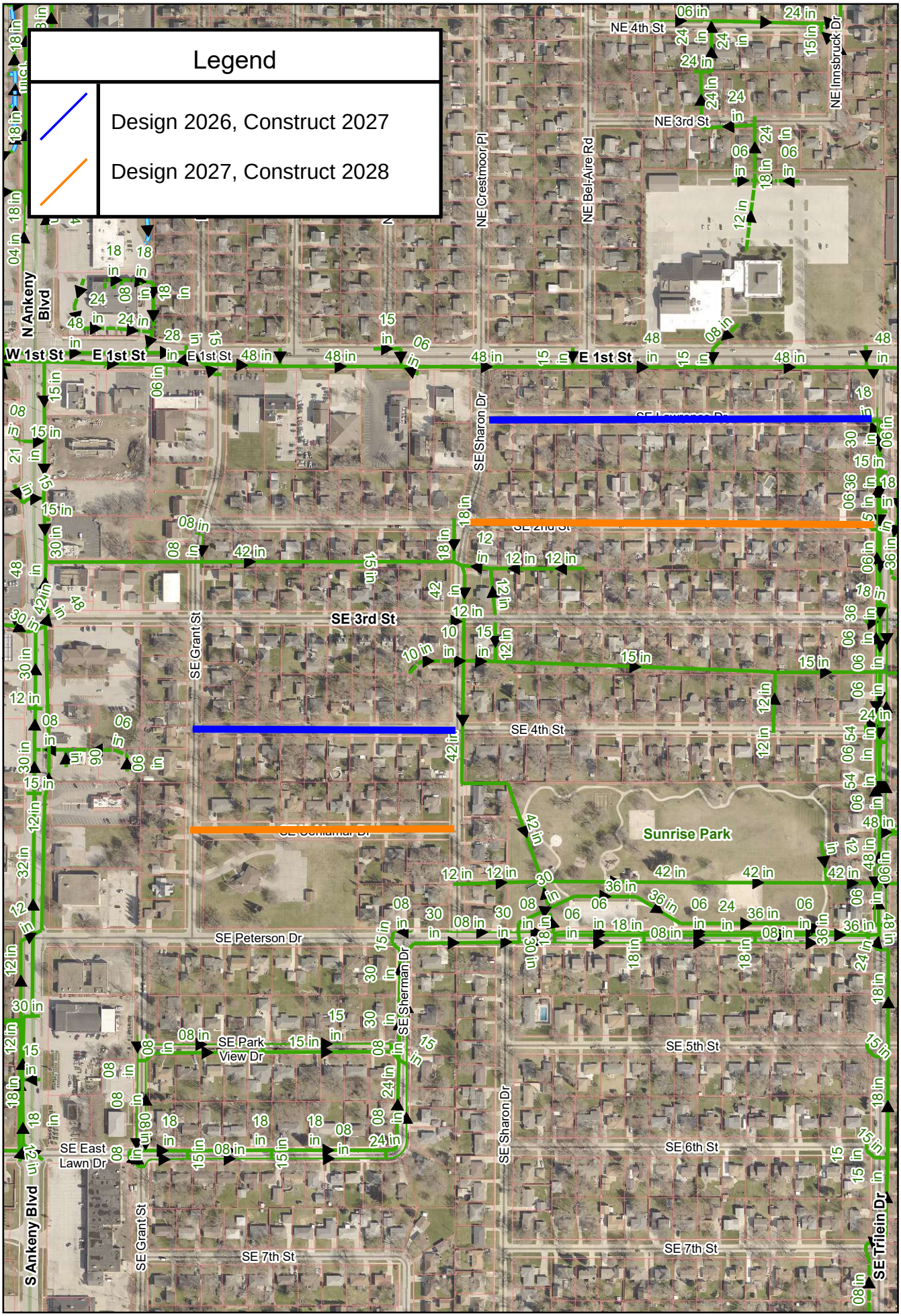
26. Joint Participation

The parties have participated jointly in the negotiation and preparation of all agreements between the parties. Each party has had an opportunity to obtain the advice of legal counsel and to review and comment upon this instrument. Accordingly, no rule of construction shall apply against any party or in favor of any party. This instrument shall be construed as if the parties jointly prepared it and any uncertainty or ambiguity shall not be interpreted against one party and in favor of another.

27. Record Documents

If required in the Professional Services Agreement, WHKS shall, upon completion of the Work, compile for and deliver to the Client a reproducible set of Record Documents that are based upon the marked-up record drawings, addenda, change orders and other data furnished by the Contractor or other third parties. These Record Documents may show certain significant changes from the original design made during construction. Because these Record Documents are based on unverified information provided by other parties, which the Consultant is entitled to assume as reliable, the Consultant does not warrant their accuracy.

Revised 02/23/07
Revised: 04/29/09
Revised: 03/05/26 DT, City of Ankeny, Sections 5, 6, 7, and 19



PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

1 in = 400 ft
Date: 9/25/2020

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SE 3rd Street Area Storm Sewer Collection Improvements

Map is for Locational Purposes Only.

city of Ankeny
bringing it all together

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Ord 2249 Consider motion to accept third consideration of **ORDINANCE 2249**, an Ordinance amending Chapter 6 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections, sending it on its final passage and publication as required by law.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Ordinance – 3rd Reading
LEGAL
Reviewed by Legal

EXECUTIVE SUMMARY

The City of Ankeny currently operates under the primary election method. Iowa Code Chapter 376 allows for cities to designate between a primary election, a run-off election or to operate under Iowa Code Chapter 44 or 45 in which neither a primary nor runoff election is required. Council members discussed the available election methods at the January 16, 2026 budget presentation meeting as well as at Council Action Planning Sessions on September 3 and October 21, 2024. The proposed ordinance updates the Municipal Code of the City of Ankeny, Iowa, to have nominations made for City elections in the manner provided by Iowa Code Chapter 45.

CITY MANAGER/STAFF RECOMMENDATIONS:

As part of previous cost savings or avoidance measures, eliminating primary elections was one of many presented to the Mayor and City Council for consideration. This specific measure is a cost avoidance strategy for the organization. The City Manager recommends approval of this item as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

January 16, 2026 City Council Department Budget Presentations; October 21, 2024 Council Action Planning Session; and September 3, 2024 Council Action Planning Session.

FISCAL IMPACT

By having nominations made for City elections in the manner provided by Iowa Code Chapter 45, the City would save money by not having to pay Polk County to conduct primary elections for the City. Ankeny has 22

precincts and the estimated cost is ~$2,000 - ~$2,200 per precinct, which would approximately cost ~$44,000 - ~$48,000 if nominations for the City of Ankeny Mayor or Council were the only primaries on the ballot. The total cost for the primary election can be lower as costs are shared among the jurisdictions (City, School, and/or DMACC) that have a race on the precinct ballot. The last time a primary election occurred in Ankeny was in July 2012.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2249.

ATTACHMENTS

1. Election Nomination Ordinance

ORDINANCE XXXX

An Ordinance amending Chapter 6 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections

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

SECTION 1. SECTION MODIFIED: That Chapter 6 City Elections of the Code of Ordinances of the City of Ankeny, Iowa, is repealed in its entirety and the following adopted in lieu thereof:

6.01 NOMINATING METHOD TO BE USED.

All candidates for elective municipal offices shall be nominated under the provisions of Chapter 45 of the *Code of Iowa*.

(Code of Iowa, Sec. 376.3)

6.02 CANDIDACY.

An eligible elector of the city may become a candidate for an elective city office by filing with the County Commissioner of Elections or the City Clerk a valid affidavit of candidacy and petition, in the form prescribed by the secretary of state, requesting that the elector's name be placed on the ballot for that office. The petition must be filed not more than 71 days or less than 47 days before the date of the election and must be signed by not less than seventy-five eligible electors.

(Code of Iowa, Sec. 45.1: and 376.4)

6.03 CANDIDATES ELECTED.

In a regular city election, the candidates receiving the greatest number of votes cast for each office on the ballot are elected, to the extent necessary to fill the positions open.

(Code of Iowa, Sec. 376.8(3))

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED at Ankeny, Iowa, this 16th day of March, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the 5th day of February, 2026

1st Consideration 02/16/2026
2nd Consideration 03/02/2026
3rd Consideration 03/16/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Ord 2250 An Ordinance amending Chapter 132 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Peddler, Solicitor, and Transient Merchants.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

This ordinance amends the City's Transient Merchant regulations to establish a narrowly tailored exemption for vendors selling goods at permitted or approved craft fairs, vendor shows, festivals, and similar temporary events. The exemption applies only to transient merchants who operate exclusively during the event and under the authorization and oversight of the event organizer.

Under current regulations, transient merchants are generally required to obtain individual permits prior to conducting sales within the City. While appropriate for independent sales activity, this requirement can create duplicative administrative burdens for vendors participating in organized events that already operate under defined timeframes, locations, and oversight conditions.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve consideration of an Ordinance amending Chapter 132 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Peddler, Solicitor, and Transient Merchants

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2250.

ATTACHMENTS

1. Proposed Ordinance - Transient Merchants
2. 132.16 License Exemptions - current code of ordinances

ORDINANCE 2244

An Ordinance amending Chapter 132 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Peddler, Solicitor, and Transient Merchants

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

SECTION 1. SECTION MODIFIED: That Section 132.16 License Exemptions of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

132.16 LICENSE EXEMPTIONS.

The following are excluded from the application of this chapter.

1. Newspapers. Persons delivering, collecting for or selling subscriptions to newspapers.

2. Club Members. Members of local civic and service clubs, Boy Scout, Girl Scout, 4-H Clubs, Future Farmers of America and similar organizations.

3. Local Residents and Farmers. Local residents and farmers who offer for sale their own produce on private property.

4. Students. Students representing the local school district conducting projects sponsored by organizations recognized by the school.

5. Route Sales. Route delivery persons who only incidentally solicit additional business or make special sales.

6. Resale or Institutional Use. Persons customarily calling on businesses or institutions for the purpose of selling products for resale or institutional use.

7. City-sponsored and/or community events held on City property.

8. Minor Businesses. An on-site transactional business traditionally operated exclusively by a person under the age of 18, operated on an occasional basis for no more than 89 calendar days in a calendar year.

9. Transient Merchants selling goods at a permitted or approved craft fair, vendor show, festival, or similar temporary event, where sales occur during the event and under the authorization of the event organizer.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED at Ankeny, Iowa, this 6th day of April, 2026.

Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the 10th day of April, 2026

1st Consideration 03/02/2026
2nd Consideration 03/16/2026
3rd Consideration 04/06/2026

132.16 LICENSE EXEMPTIONS.
The following are excluded from the application of this chapter.

1. Newspapers. Persons delivering, collecting for or selling subscriptions to newspapers.

2. Club Members. Members of local civic and service clubs, Boy Scout, Girl Scout, 4-H Clubs, Future Farmers of America and similar organizations.

3. Local Residents and Farmers. Local residents and farmers who offer for sale their own produce on private property.

4. Students. Students representing the local school district conducting projects sponsored by organizations recognized by the school.

5. Route Sales. Route delivery persons who only incidentally solicit additional business or make special sales.

6. Resale or Institutional Use. Persons customarily calling on businesses or institutions for the purposes of selling products for resale or institutional use.

7. City-sponsored and/or community events held on City property.

8. Minor Businesses. An on-site transactional business traditionally operated exclusively by a person under the age of 18, operated on an occasional basis for no more than 89 calendar days in a calendar year.

(Code of Iowa, Sec. 364.3[13])

(Ord. 2067 - Sep. 21 Supp.)

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Ord 2251 An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Ordinance – 2nd Reading
Ordinance – 3rd Reading

LEGAL
No review required

EXECUTIVE SUMMARY

The ordinance under consideration raises water use rates by 8 percent and service availability charges by 4 percent, effective April 1, 2026.

The water rate increase is necessary to:

1. Fund the cost of water and related debt service requirements for Central Iowa Water Works.
2. Upgrade aging infrastructure to ensure reliability and efficiency.
3. Expand the water system to support future growth and meet increasing demand.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Utility rate recommendations were presented to the City Council at the February 23, 2026 Budget Workshop.

FISCAL IMPACT

The table below outlines the financial impact of the proposed utility rate adjustments.

	FY 2026	FY 2027	$ Change	% Change
Solid Waste	$ 62.88	$ 64.56	$ 1.68	2.67%
Water	502.37	537.20	34.83	6.93%
Sewer	558.94	584.09	25.15	4.50%
Storm Water	90.00	102.00	12.00	13.33%
	$ 1,214.19	$ 1,287.85	$ 73.66	6.07%

For a typical residential customer with a 5/8" meter using 4,000 gallons of water per month and 1 ERU for storm water, the utility bill is expected to increase $73.66 or 6.07% for FY 2027.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2251.

Consider motion to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2251, sending it on its final passage and publication as required by law.

ATTACHMENTS

1. Ordinance 2251

ORDINANCE 2251

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO WATER RATES

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

SECTION 1. SECTION MODIFIED. Section 92.04, Paragraph 1, of the Code of Ordinances of the City of Ankeny, Iowa is repealed effective April 1, 2026 and the following adopted in lieu thereof:

92.04 RATES FOR SERVICE.

1. For bills due and payable on or after April 1, 2026, the following rates apply:

A. Service Availability Charge. There is imposed for each billing period, a service availability charge upon each separately metered residential, commercial, industrial or educational premises, directly or indirectly served by a connection to the waterworks systems, based on the following:

Meter Size	Meter Equivalence Factor	Monthly Equivalent Meter Cost	Monthly Billing Cost	Monthly SAC Charge
5/8"	1	$ 8.59	$ 2.37	$ 10.96
3/4"	1.5	$ 12.88	$ 2.37	$ 15.25
1"	2.5	$ 21.48	$ 2.37	$ 23.85
1 1/2"	5	$ 42.94	$ 2.37	$ 45.31
2"	8	$ 68.71	$ 2.37	$ 71.08
3"	17.5	$ 150.30	$ 2.37	$ 152.67
4"	50	$ 429.42	$ 2.37	$ 431.79
6"	100	$ 858.84	$ 2.37	$ 861.21
8"	175	$ 1,502.98	$ 2.37	$ 1,505.35

B. Water Use Rates. In addition to the service availability charge, there are imposed the following water rate charges based on actual metered usage during the billing period for which such charges are assessed:

(1) For the first 5,000 gallons used, $7.82 per 1,000 gallons, plus
(2) For all gallons used in excess of 5,000 gallons, $10.96 per 1,000 gallons.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED by the Council the 16th day of March, 2026.

ATTEST: Bobbi B. Bentz, Mayor

Michelle Yuska, City Clerk

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

1st Con 03/02/26
2nd Con 03/16/26
3rd Con 03/16/26

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Ord 2252 An Ordinance amending Chapter 90 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to ownership of water service pipes.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Ordinance – 1st Reading
Motion
LEGAL
No Legal Review Required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:
Consider motion to accept first consideration of ORDINANCE 2252.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)
November 17, 2025 Council Action Planning meeting

FISCAL IMPACT
The recommended policy change is expected to reduce ongoing City costs and staffing pressures associated with water service line/curb box excavations by shifting responsibility for the City-owned portion of the service line to the property owner.

Operationally, the City's partial ownership has created growing demands on excavation crews, staffing, and budgets. Service line and curb box work has represented an increasing share of City excavations and staff time—rising to 70% of all excavations done by Water staff in FY2025. In FY2025 alone, this work required approximately 1,777 hours of Water staff time and 522 hours of Public Works staff time.

Costs are also increasing. The average cost per excavation increased from $3,828 (2022) to $5,217 (2025

through 10/31), with an average total expense increase of 37% per year since 2022. Total costs for this work increased from $145,471 (2022) to $380,490 (2025).

Staying with the current ownership practice will require additional staffing and equipment. In the short-term (1-2 years), there would be a request for two additional water staff to have a rotation to keep an excavation crew working additional time over the course of a year. In the long-term (2+ years), there would be a need to field a second excavation team of three to four water employees and equipment as well as additional Public Works staff for concrete work.

Changing ownership will allow staff to shift more time and resources to the following:

- Complete backlogged preventative work within the water system, benefiting all customers as opposed to individual customers.
- Exercise valves, paint hydrants, update the GIS system, and conduct water meter audits of commercial customers.
- Dedicate more time to meter change outs and hydrant flushing within older neighborhoods.

With staff's recommendation, some repair and replacement costs would shift from the City to individual property owners. Staff therefore recommends pairing the code amendment with a communication plan and providing information on service line protection program options to mitigate affordability concerns and reduce customer financial risk. The effective date of this proposed policy amendment would be July 1, 2026.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept first consideration of ORDINANCE 2252.

ATTACHMENTS

1. Water Service Line Ordinance Amendments 2026
2. Chapter 90 Redline

ORDINANCE XXXX

An Ordinance Amending Chapter 90 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to ownership of water service pipes

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

SECTION 1. SECTION MODIFIED: That Section 90.01 Definitions of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

90.01 DEFINITIONS

The following terms are defined for use in the chapters in this Code of Ordinances pertaining to the Water Service System:

1. "Combined service account" means a customer service account for the provision of two or more utility services.
2. "Customer" means, in addition to any person receiving water service from the City, the owner of the property served, and as between such parties the duties, responsibilities, liabilities and obligations hereinafter imposed shall be joint and several.
3. "Administrator" means the Administrator of the City water system or any duly authorized assistant, agent or representative.
4. "Water main" means a water supply pipe provided for public or community use.
5. "Water service pipe" means the pipe from the water main to the building served including service saddle, corp stop and stop box assembly. For commercial fire or service pipe the connection is defined as the mechanical joint or flange connection to the water main tee. This includes the tapping sleeve assembly if used to make a connection to the existing water main.
6. "Water system" or "water works" means all public facilities for securing, collecting, storing, pumping, treating, distributing and metering water.

SECTION 2. SECTION MODIFIED: That Section 90.06 Fee For Permit of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

90.06 FEE FOR PERMIT.

Before any permit is issued the person who makes the application shall pay the fee according to the current Fee Schedule plus the cost of the water meter for residential premises and the fee according to the current Fee Schedule plus the cost of the water meter for commercial premises to the City to cover the cost of issuing the permit and supervising, regulating, and inspecting the work and to reimburse the City for costs borne by the City in making water service available to the property served.

SECTION 3. SECTION MODIFIED: That Section 90.10 Tapping Mains of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

90.10 TAPPING MAINS.

All taps into water mains must use materials approved by SUDAS and City of Ankeny SUDAS Supplemental Specifications and shall be made by or under the direct supervision of the Administrator and in accord with the following:

(Code of Iowa, Sec. 372.13[4])

1. Independent Services. No more than one house, building or premises shall be supplied from one tap unless special written permission is obtained from the Administrator and unless provision is made so that each house, building or premises may be shut off independently of the other.

2. Sizes and Location of Taps. The size of the lateral and service lines shall be as follows:

A. For single-family dwellings, one-inch from water main to water meter;

B. For individual, attached dwellings, one-inch from water main to water meter, and each dwelling unit must be served by a separate service curb stop shutoff valve and meter;

C. For multi-family dwellings of 3 units and above sharing a single service line, the approved size shall be calculated and submitted to the Administrator for authorization.

D. Where a larger connection than a one-inch tap is desired, the size and method of tapping shall be authorized by the Administrator. All taps in the mains shall be made in the top half of the pipe, at least eighteen (18) inches apart. No main shall be tapped nearer than two (2) feet of the joint in the main. Saddles are required for taps up to and including two-inch diameter. Taps greater than two-inch diameter require tapping sleeve and valve.

3. Corporation Stop. A brass corporation stop, of the pattern and weight approved by the Administrator, shall be inserted in every tap in the main. The corporation stop in the main shall be of the same size as the service pipe.

4. Location Record. An accurate and dimensional sketch showing the exact location of the tap shall be filed with the Administrator in such form as the Administrator shall require.

5. Costs. All costs and expenses incident to the tapping into a water main and installation of the corporation stop, service pipe and curb stop shutoff valve shall be borne by the property owner.

6. Individual curb stop shutoff valves shall be located outside of buildings within an easement, right-of-way, or other location as approved by the Administrator.

SECTION 4. SECTION MODIFIED: That Section 90.12 Responsibility For Water Service Pipe of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

90.12 RESPONSIBILITY FOR WATER SERVICE PIPE.

All costs and expenses incident to the installation, connection, and maintenance of the water service pipe from the water main valve to the building served shall be borne by the property owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation or maintenance of said water service pipe.

SECTION 5. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 6. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED at Ankeny, Iowa, this 20th day of April, 2026.

Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the 5th day of February, 2026

1st Consideration 03/16/2026
2nd Consideration 04/06/2026
3rd Consideration 04/20/2026

CHAPTER 90

WATER SERVICE SYSTEM

90.01 Definitions
90.02 Administrator's Duties
90.03 Mandatory Connections
90.04 Abandoned Connections
90.05 Permit
90.06 Fee for Permit
90.07 Compliance with Plumbing Code
90.08 Plumber Required
90.09 Excavations
90.10 Tapping Mains
90.11 Installation of Water Service Pipe
90.12 Responsibility for Water Service Pipe
90.13 Failure to Maintain
90.14 Curb Stop Shutoff Valve
90.15 Interior Valve
90.16 Inspection and Approval
90.17 Completion by the City
90.18 Shutting off Water Supply
90.19 Operation of Curb Stop Shutoff Valve and Hydrants
90.20 Water Supply
90.21 Prohibited Acts
90.22 Reasons for Discontinuance of Water Service
90.23 Penalties

90.01 DEFINITIONS.
The following terms are defined for use in the chapters in this Code of Ordinances pertaining to the Water Service System:

1. "Combined service account" means a customer service account for the provision of two or more utility services.

2. "Customer" means, in addition to any person receiving water service from the City, the owner of the property served, and as between such parties the duties, responsibilities, liabilities and obligations hereinafter imposed shall be joint and several.

3. "Administrator" means the Administrator of the City water system or any duly authorized assistant, agent or representative.

4. "Water main" means a water supply pipe provided for public or community use. ~~and includes service connections up to and including the curb stop shutoff valve.~~

5. "Water service pipe" means the pipe from the water main ~~curb stop shutoff valve~~ to the building served including service saddle, corp stop and stop box assembly. For commercial fire or service pipe the connection is defined as the mechanical joint or flange connection to the water main tee. This includes the tapping sleeve assembly if used to make a connection to the existing water main.

6. "Water system" or "water works" means all public facilities for securing, collecting, storing, pumping, treating, distributing and metering water.

(Ord. 1719 – Apr. 12 Supp.)

90.02 ADMINISTRATOR'S DUTIES.
The Administrator shall supervise the installation of water service pipes and their connection to the water main and enforce all regulations pertaining to water services in the City in accordance with this chapter. This chapter shall apply to all replacements of existing water service pipes as well as to new ones. The Administrator shall make such rules, not in conflict with the provisions of this chapter, as may be needed for the detailed operation of the water system, subject to the approval of the Council. In the event of an emergency the Administrator may make temporary rules for the protection of the system until due consideration by the Council may be had.

(Code of Iowa, Sec. 372.13[4])

90.03 MANDATORY CONNECTIONS.
The owners of any houses, buildings or structures used for human occupancy, employment or use, situated within the City and abutting on any street, alley or right-of-way in which there is located a public water main are hereby required to connect such facilities to the City's public water system in accordance with the provisions of these Water Service chapters within sixty (60) days after the date of official notice to do so, provided that said public water main is located within two hundred (200) feet of the property line of such owner.

90.04 ABANDONED CONNECTIONS.
When an existing water service is abandoned or a service is renewed with a new tap in the main, all abandoned connections with the mains shall be turned off at the corporation stop, capped, and made absolutely watertight.

90.05 PERMIT.
Before any person makes a connection with the public water system, a written permit must be obtained from the City. The application for the permit shall include a legal description of the property, the name of the property owner, the name and address of the person who will do the work, and the general uses of the water. If the proposed work meets all the requirements of this chapter and if all fees required under this chapter have been paid, the permit shall be issued. Work under any permit must be completed within sixty (60) days after the permit is issued, except that when such time period is inequitable or unfair due to conditions beyond the control of the person making the application, an extension of time within which to complete the work may be granted. The permit may be revoked at any time for any violation of these chapters.

90.06 FEE FOR PERMIT.
Before any permit is issued the person who makes the application shall pay the fee according to the current Fee Schedule ~~$150.00~~ plus the cost of the water meter for residential premises and the fee according to the current Fee Schedule ~~$250.00~~ plus the cost of the water meter for commercial premises to the City to cover the cost of issuing the permit and supervising, regulating, and inspecting the work and to reimburse the City for costs borne by the City in making water service available to the property served.

(Code of Iowa, Sec. 384.84)

90.07 COMPLIANCE WITH PLUMBING CODE.
The installation of any water service pipe and any connection with the water system shall comply with all pertinent and applicable provisions, whether regulatory, procedural or enforcement provisions, of *International Plumbing Code* and the Iowa Public Health Department rules (IAC 641-25.5) for backflow prevention.

(Ord. 1719 – Apr. 12 Supp.)

90.08 PLUMBER REQUIRED.
All installations of water service pipes and connections to the water system shall be made by a plumber licensed by the State.

(Ord. 1987 – Mar. 20 Supp.)

90.09 EXCAVATIONS.
All trench work, excavation, and backfilling required in making a connection shall be performed in accordance with applicable excavation provisions as provided for installation of building sewers and/or the provisions of Chapter 151 of this Code of Ordinances.

90.10 TAPPING MAINS.
All taps into water mains must use materials approved by SUDAS and City of Ankeny SUDAS Supplemental Specifications and shall be made by or under the direct supervision of the Administrator and in accord with the following:

(Code of Iowa, Sec. 372.13[4])

1. Independent Services. No more than one house, building or premises shall be supplied from one tap unless special written permission is obtained from the Administrator and unless provision is made so that each house, building or premises may be shut off independently of the other.

2. Sizes and Location of Taps. The size of the lateral and service lines shall be as follows:

A. For single-family dwellings, one-inch from water main to water meter;

B. For ~~two-family~~individual, attached dwellings, one-inch from water main to water meter, and each dwelling unit must be served by a separate service curb stop shutoff valve and meter;

(Ord. 1719 – Apr. 12 Supp.)

C. For multi-family dwellings of 3 units and above sharing a single service line, the approved size shall be calculated and submitted to the Administrator for authorization.~~to 7 dwelling units, one-inch from water main to meter;~~

~~D. For multi-family dwellings of 8 to 24 dwelling units, two-inch copper pipe or three-inch C900 polyvinyl chloride (PVC) pipe from water main to curb stop shutoff valve and one-inch from each curb stop shutoff valve to each water meter if each unit is served by a separate curb stop shutoff valve and meter; or two-inch copper pipe or three-inch C900 PVC pipe from water main to water meter if all units are served by one meter;~~

~~***(Ord. 1719 – Apr. 12 Supp.)***~~

~~E. For multiple dwellings of 25 dwelling units and above, three-inch copper pipe or four-inch C900 PVC from water main to curb stop shutoff valve and one-inch from each curb stop shutoff valve to each water meter if each unit is served by a separate curb stop shutoff valve and meter; or three-inch copper pipe or four-inch C900 PVC pipe from water main to water meter if all units are served by one meter.~~

(Ord. 1719 – Apr. 12 Supp.)

~~F.~~D. Where a larger connection than a one-inch tap is desired, the size and method of tapping shall be authorized by the Administrator. All taps in the mains shall be made in the top half of the pipe, at least eighteen (18) inches apart. No main shall be tapped nearer than two (2) feet of the joint in the main. Saddles are required for taps up to and including two-inch diameter. Taps greater than two-inch diameter require tapping sleeve and valve.

(Ord. 1719 – Apr. 12 Supp.)

3. Corporation Stop. A brass corporation stop, of the pattern and weight approved by the Administrator, shall be inserted in every tap in the main. The corporation stop in the main shall be of the same size as the service pipe.

4. Location Record. An accurate and dimensional sketch showing the exact location of the tap shall be filed with the Administrator in such form as the Administrator shall require.

5. Costs. All costs and expenses incident to the tapping into a water main and installation of the corporation stop, service pipe and curb stop shutoff valve shall be borne by the property owner.

(Ord. 1719 – Apr. 12 Supp.)

6. Individual curb stop shutoff valves shall be located outside of buildings within an easement, right-of-way, or other location as approved by the Administrator.

(Ord. 1719 – Apr. 12 Supp.)

90.11 INSTALLATION OF WATER SERVICE PIPE.
Water service pipes from the curb stop shutoff valve to the meter setting must be laid sufficiently waving, and to such depth, as to

prevent rupture from settlement or freezing. After the main or lateral water service lines are laid, the excavation shall be refilled with dirt or manufactured sand. If refilled with dirt, it must be in layers with each layer thoroughly compacted to prevent settlement. The surface of the area excavated must be returned to its condition prior to the excavation and to the satisfaction of the City. The service line shall be of a material specified in the Ankeny Supplemental Specifications.

(Ord. 1987 – Mar. 20 Supp.)

90.12 RESPONSIBILITY FOR WATER SERVICE PIPE.
All costs and expenses incident to the installation, connection, and maintenance of the water service pipe from the ~~curb stop shutoff~~water main valve to the building served shall be borne by the property owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation or maintenance of said water service pipe.

(Ord. 1719 – Apr. 12 Supp.)

90.13 FAILURE TO MAINTAIN.
When any portion of the water service pipe which is the responsibility of the property owner becomes defective or creates a nuisance and the owner fails to correct such nuisance the City may discontinue water service, correct the nuisance and assess the costs thereof to the property.

(Code of Iowa, Sec. 364.12[3a & h])

90.14 CURB STOP SHUTOFF VALVE.
There shall be installed within the public right-of-way, or within an easement granted to the City, a main curb stop shutoff valve on the water service pipe of a pattern approved by the Administrator. The curb stop shutoff valve shall be constructed to be visible and even with the pavement or ground.

(Ord. 1719 – Apr. 12 Supp.)

90.15 INTERIOR VALVE.
There shall be installed a shutoff valve on every service pipe inside the building as close to the entrance of the pipe within the building as possible and so located that the water can be shut off conveniently ahead of the meter installation. Where one service pipe supplies more than one customer within the building, there shall be separate valves for each such customer so that service may be shut off for one without interfering with service to the others.

(Ord. 1719 – Apr. 12 Supp.)

90.16 INSPECTION AND APPROVAL.
All water service pipes and their connections to the water system must be inspected and approved in writing by the code enforcement officer before they are covered, and the code enforcement officer shall keep a record of such approvals. If the code enforcement officer refuses to approve the work, the plumber or property owner must proceed immediately to correct the work. Every person who uses or intends to use the municipal water system shall permit the code enforcement officer to enter the premises to inspect or make necessary alterations or repairs at all reasonable hours and on proof of authority.

90.17 COMPLETION BY THE CITY.
Should any excavation be left open or only partly refilled for twenty-four (24) hours after the water service pipe is installed and connected with the water system, or should the work be improperly done, the City shall have the right to finish or correct the work, and the Council shall assess the costs to the property owner or the plumber. If the plumber is assessed, the plumber must pay the costs before receiving another permit. If the property owner is assessed, such assessment may be collected with and in the same manner as general property taxes.

(Code of Iowa, Sec. 364.12[3a & h])

90.18 SHUTTING OFF WATER SUPPLY.
The Administrator may shut off the supply of water to any customer because of any violation of the regulations contained in these Water chapters. The supply shall not be turned on again until all violations have been corrected and the Administrator has ordered the water to be turned on.

(Ord. 1719 – Apr. 12 Supp.)

90.19 OPERATION OF CURB STOP SHUTOFF VALVE AND HYDRANTS.
It is unlawful for any person except the Administrator to turn water on at the curb stop shutoff valve, and no person, unless specifically authorized by the City, shall open or attempt to draw water from any fire hydrant for any purpose whatsoever. The City shall maintain all fire hydrants. Maintenance performed on private fire hydrants shall be paid for by the property owner.

(Ord. 1719 – Apr. 12 Supp.)

90.20 WATER SUPPLY.
The City does not guarantee a constant supply of water to any customer and shall not be liable for failure to supply the same. The City may limit the use of water in the event of an emergency wherein the supply of water is limited or needed to meet the emergency.

90.21 PROHIBITED ACTS.
It is unlawful for any person to injure, destroy, deface, or disturb any portion of the waterworks system, to interfere with or obstruct the water supply, or to tamper with or turn a water valve for the purpose of turning on water service which has previously been disconnected, without permission of the City. Further, it is unlawful to make use of water which is provided through a shut-off valve which has been turned on without permission of the City. It is unlawful to interfere with normal distribution system pressures, to impede, obstruct, or otherwise cause any potential hazards to the water system.

90.22 REASONS FOR DISCONTINUANCE OF WATER SERVICE.
Water service may be discontinued by the City upon reasonable notice to the customer for any violation of any rule, regulation, or condition of service and especially for any of the following reasons:

1. Misrepresentation in the application as to the property or fixtures to be supplied or use to be made of water;

2. Failure to report to the City additions to the property or fixtures to the supplies or additional use to be made of water;

3. Resale or giving away of water;

4. Waste or misuse of water due to improper or imperfect service pipes and/or fixtures or failure to keep the same in a suitable state of repair;

5. Tampering with the meter, meter seal, service or valves, or permitting such tampering by others;

6. Connection, cross-connection or permitting the same, of any separate water supply to premises which receive water from the City;

7. Nonpayment of bills as provided in Section 92.09;

8. Failure to allow City access to service or install meters;

9. Failure to submit an application for utility service as provided in Section 92.02;

10. Any unlawful acts or violation of the regulations contained in these Water chapters or Sanitary Sewer chapters.

(Subsections 7-10 – Ord. 1719 – Apr. 12 Supp.)

90.23 PENALTIES.
Acts in violation of this chapter constitute a municipal infraction under Chapter 4 of the Municipal Code of the City of Ankeny, Iowa. In addition to the discontinuance of water service provided for under Section 90.18, the following schedule of civil penalties for specific prohibited acts are applicable under this chapter and shall be assessed by the issuance of a civil citation by an officer authorized by the City to enforce this Code:

1. Operation of a curb stop shutoff valve is subject to a $250.00 penalty for the first offense and $500.00 for each repeat offense.

2. Operation of a hydrant is subject to a $750.00 penalty for the first offense and $1,000.00 for each repeat offense.

3. Illegal use of water is subject to a $750.00 penalty for the first offense and $1,000.00 for each repeat offense.

4. Tampering with a meter is subject to a $750.00 penalty for the first offense and $1,000.00 for each repeat offense.

(Ord. 1758 - Apr. 13 Supp.)

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Ord 2253 An Ordinance amending Chapter 76 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Bicycle and Personal Transportation Devices Regulations.

ORIGINATING DEPARTMENT
Police

COUNCIL GOAL

ACTION REQUESTED
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

Chapter 76 establishes regulations governing the operation of bicycles, electric scooters, and other power-driven mobility devices within the city to promote safety and clarify how these devices interact with pedestrians and motor vehicles. The ordinance defines the devices covered, applies relevant state traffic laws to riders, and outlines where these devices may operate on roadways, sidewalks, and multi-use paths. It also sets standards for responsible riding, including safe speeds, yielding requirements, and prohibitions on reckless operation. Additional provisions address motor vehicle responsibilities around bicycle lanes, equipment requirements such as lights and brakes, and parking restrictions to ensure access to sidewalks, entrances, and public infrastructure. Violations of the chapter are subject to fines consistent with the city's code.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept first consideration of ORDINANCE 2253.

ATTACHMENTS

1. ORD - Chapter 76 Bicycles and Scooters
2. Chapter 76 Changes 2 Clean 3-11-2026
3. Current Chapter 76 -

ORDINANCE XXXX

An Ordinance Amending Chapter 76 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to bicycle and personal transportation devices regulations

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

SECTION 1. CHAPTER MODIFIED: That Chapter 76 BICYCLE AND PERSONAL TRANSPORTATION DEVICES REGULATIONS of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 76
BICYCLE AND ELECTRIC SCOOTER REGULATIONS

76.01 Purpose	76.07 Responsible Riding
76.02 Definitions	76.08 Place of Riding
76.03 Scope of Regulations	76.09 Parking
76.04 Traffic Code Applies	76.10 Equipment Requirements
76.05 Motor Vehicle Operations	76.11 Violations
76.06 Actions Against Bicycles and Electric Scooters	

76.01 PURPOSE.

The purpose of this Chapter is to set forth regulations for operating bicycles and electric scooters on the city's roadways, streets, sidewalks, and multi-use trails as enabled by Code of Iowa, Section 321.235 and 321.236[10].

76.02 DEFINITIONS.

1. "Bicycle" means either of the following: (1) A device having up to four wheels and having at least one saddle or seat for the use of a rider which is propelled by human power. (2) A low-speed electric bicycle.

(Code of Iowa, Sec. 321.1[40.c.])

2. "Bicycle lane" means a portion of a street designed for exclusive or preferential use by persons using bicycles or electric scooters. Bicycle lanes are to be distinguished from the portion of the street used for motor vehicle traffic by physical barrier, striping, marking, or other similar device.

3. "Bicycle path" means a paved or unpaved surface, separate from the street, in the right-of-way at or greater than eight feet (8') in width under the jurisdiction and control of the state or a local political subdivision thereof for use primarily by bicycles, low-speed electric bicycles, electric scooters, and pedestrians.

4. "Electric scooter" means a device weighing less than one hundred pounds that is equipped with one, two or three wheels, with or without handlebars, with or without a seat or saddle, and an electric motor, and which is solely powered by the rider or by an electric motor capable of propelling the device without additional propulsion supplied by the rider, at a maximum speed on a paved level surface of no more than twenty miles per hour, or both.

5. "Low-speed electric bicycle" means a device having a saddle or seat for the use of a rider, up to four wheels, equipped with fully operable pedals, and an electric motor with a top speed of 28mph or less.

6. "Other Power-Driven Mobility Device (OPDMD)" means any mobility device powered by batteries, fuel, or other engines that is used by individuals with mobility disabilities for the purpose of locomotion, including, electronic personal assistance mobility devices, or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a wheelchair or a golf cart.

7. "Roadway" means that portion of a highway improved, designed, or ordinarily used for vehicular travel.

8. "Street" means the entire width between property lines of every way or place of whatever nature when any part thereof is open to the use of the public, as a matter of right, for purposes of vehicular traffic.

9. "Sidewalk" means a paved or unpaved surface, separate from the street, in the right-of-way less than eight feet (8') in width under the jurisdiction and control of the local political subdivision thereof for use primarily by pedestrians.

10. "Residential district" means a territory not comprising a business district and which is occupied mainly by structures for residential dwellings.

11. "Business district" means a territory not comprising a residential neighborhood and which is occupied mainly by buildings in use for business purposes.

76.03 SCOPE OF REGULATIONS.

These regulations shall apply whenever a bicycle, electric scooter, or is operated upon any public street, roadway, park road, any multi-use trail, sidewalk, or in any bicycle lane and path, subject to those exceptions and regulations stated herein.

76.04 TRAFFIC CODE APPLIES.

1. Every person, including a peace officer, riding a bicycle, low-speed electric bicycle, electric scooter, or Other Power-Driven Mobility Device (“OPDMD”), upon a roadway or in a bicycle lane shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle by the laws of the State declaring rules of the road applicable to vehicles or by the Traffic Code of the City applicable to the driver of a vehicle, except as to those provisions that by their nature can have no application or those for which specific exceptions have been set forth regarding police bicycles. This does not apply to the use of a bicycle, electric scooter or OPDMD in a parade authorized by proper permit from local authorities.

(Code of Iowa, Sec. 321.234[2, 5])

2. Bicycles, low-speed electric bicycles, electric scooters, or OPDMD are not subject to registration, licensure, titling, inspection, and proof of financial liability coverage provisions of Code of Iowa, Chapter 321.

3. Riders of bicycles, low-speed electric bicycles, electric scooters, or OPDMD devices are not required to have possession of a driver's license or permit.

4. Whenever such person dismounts from a bicycle, low-speed electric bicycle, electric scooter, or OPDMD, the person shall be subject to all regulations applicable to pedestrians.

5. A peace officer riding a police bicycle in the line of duty may do any of the following:

A. Proceed past a red or stop signal or stop sign, but only after slowing down as may be necessary for safe operation.

B. Exceed the maximum speed limits as long as the rider does not endanger life or property.

(Code of Iowa, Sec. 321.231)

76.05 MOTOR VEHICLE OPERATIONS.

1. Bicycle lane right-of-way. Operators of all motor vehicles shall yield the right-of-way to bicycles and electric scooters, and in a designated bicycle lane and shall not operate a motor vehicle within a bicycle lane, unless provisions of law establish other requirements and regulations at intersections and other places affecting such bicycle lanes, then such other provision of law shall control. No person shall drive a motor vehicle in a bicycle lane established on a roadway or street except as follows:

A. To prepare for a turn within a distance of 200 feet from the intersection.

2. Lateral Passing Distance. The driver of a motor vehicle overtaking a bicycle or electric scooter, that is traveling on a paved shoulder or in a bicycle lane, shall give at least three feet of lateral passing distance between the outside of the vehicle and the rider and device.

3. Opening Doors. No person shall open any door of a motor vehicle located on a roadway or street without first taking precaution to ensure that this action does not interfere with the movement of traffic or endanger any other person or vehicle. In addition, no person shall leave open any door of a motor vehicle located on a roadway for a period of time longer than necessary to load or unload passengers or cargo.

4. Yield to persons in crosswalks. The driver of a motor vehicle shall yield right-of-way, slowing down or stopping if need be to so yield, to a pedestrian or person dismounted from a bicycle or electric scooter or a person mounted on a bicycle or electric scooter within any marked crosswalk or unmarked crosswalk at an intersection.

5. Parking. Drivers of motor vehicles shall not park in bicycle lanes, bicycle paths, or multi-use trails.

76.06 ACTIONS AGAINST BICYCLES AND ELECTRIC SCOOTERS.

1. A person operating a motor vehicle shall not steer the motor vehicle unreasonably close to or toward a dismounted pedestrian or a person riding a bicycle, or an electric scooter on a roadway or street, including the adjacent shoulder.

2. A person shall not knowingly project any object or substance at or against a dismounted pedestrian or a person riding a bicycle, an electric scooter, or OPDMD on a roadway or street, adjacent shoulder, sidewalk, multi-use trail, or any other location.

(Code of Iowa, Sec. 321.281)

76.07 RESPONSIBLE RIDING.

1. Double Riding Restricted. A person propelling a bicycle shall not ride other than astride a permanent and regular seat attached thereto. No bicycle, electric scooter, or Other Power-Driven Mobility Device ("OPDMD") shall be used to carry more persons at one time than the number for which it is designed and equipped. This does not apply to the use of a bicycle or electric scooter in a parade authorized by proper permit from local authorities.

(Code of Iowa, Sec. 321.234[3, 4, 5])

2. Speed. A person shall not operate a bicycle, electric scooter, or OPDMD at a speed greater than is careful and prudent at a rate of speed no greater than is reasonable and proper under the conditions existing at the point of operation, taking into account the surroundings and environment, such as inclement weather, infrastructure conditions, and grade. A person shall not operate a bicycle, low-speed electric bicycle, OPDMD on a bicycle lane, bicycle path or sidewalk in excess of the posted or applicable speed limit, or if there is no posted or applicable speed limit, twenty miles per hour.

3. Control of bicycle, electric scooter, or OPDMD. The operator shall keep the device under directional, speed, and stopping control at all times.

4. Improper riding. No person shall operate a bicycle, electric scooter, or OPDMD in an irregular or reckless manner so as to disregard the safety of the operator, others, or property.

5. Right of way. Riders of electric scooters, low speed electric bicycles, and other OPDMD shall yield right of way to pedestrians, human-powered bicycles, and other human-powered conveyances. Riders of bicycles and other human powered devices shall yield right of way to pedestrians.

6. Emerging from an Alley or Driveway. The operator of a bicycle, electric scooter, or OPDMD emerging from an alley, driveway or building shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on said sidewalk or sidewalk area, and upon entering the roadway shall yield the right-of-way to all vehicles approaching on said roadway.

(Code of Iowa, Sec. 321.353)

7. Hand Signals. Riders of bicycles or electric scooters may, but shall not be required to, signal their turning movements and stopping with their hands and arms as follows:

A. Left Turn - left hand and arm extended horizontally to the left.

B. Right turn - left hand and arm extended upward to the left or right hand and arm extended horizontally to the right.

C. Stopping or slowing - left hand and arm extended downward.

8. Following Emergency Vehicles. No person riding a bicycle, electric scooter, or OPDMD shall follow closer than 500 feet of an emergency vehicle as defined by Iowa Code section 321.1 which has emergency lights and/or siren activated, and shall not stop, park, or leave a bicycle within 500 feet of an emergency vehicle stopped in response to an emergency.

9. Towing. It is unlawful for any person riding upon any bicycle, electric scooter, OPDMD to attach the device or themselves to any moving motor vehicle by tow rope, hand grip or otherwise. This section shall not prohibit attaching a trailer to a bicycle that is designed to accommodate such a device.

76.08 PLACE OF RIDING.

1. Bicycle Path. Bicycles, electric scooters, and OPDMD may be operated on Bicycle Paths, subject to the limitations of this Chapter.

2. Roadways and Streets.

A. When riding on the roadway or street, riders of bicycles, low-speed electric bicycles, electric scooters and OPDMD shall ride in the same location and manner and follow the same state and local laws applicable to motorized vehicles, unless a bicycle path or bicycle lane exists adjacent to a roadway or street in which case riders may ride in the bicycle path or bicycle lane according to applicable regulations and laws.

B. This section does not apply to the use of a bicycle, electric scooter or OPDMD in a parade or special event authorized by the city.

3. Public Sidewalks and Bicycle Paths.

A. Public Sidewalks: Bicycles, low-speed electric bicycles, electric scooters, and OPDMD may be operated upon the public sidewalks in residential districts only in a careful and prudent manner except where signs or pavement markings explicitly prohibit riding on the sidewalk, or upon sidewalks along the business districts, or in specified dismount zones where users shall walk their bicycle, low-speed electric bicycle, and electric scooter.

B. Bicycle Paths: Bicycles, Electric scooters, low-speed electric bicycles, and OPDMD may be operated upon bicycle paths that are equal to or greater than eight feet (8') in width except where signs or pavement markings explicitly prohibit riding on the bicycle path.

C. When operated inside city parks or green spaces where Bicycle Paths and Sidewalks exist, electric scooters and low-speed electric bicycles shall only be ridden on the paved portion of the Bicycle Paths and Sidewalks.

D. Any operation of a bicycle, low-speed electric bicycle or OPDMD shall at all times be subject to the limitations and obligations created by state law and municipal law, including the responsible Rider requirements of Section 76.07.

E. OPDMD's may be operated by persons with mobility disabilities on all sidewalks provided that they do not risk damage to the sidewalks, surrounding environment, or pose a risk to the safety of other sidewalks users.

76.09 PARKING.

Parking locations for bicycles or electric scooters shall retain access to:
1. an ADA-compliant pedestrian pathway
2. a fire hydrant
3. a US Postal Service mailbox
4. a crosswalk or curb ramp
5. loading zones
6. transit zones, including bus stops, shelters, or other passenger waiting areas
7. accessible parking spaces
8. street furniture or amenities that require pedestrian access
9. entryways
10. driveways.

76.10 EQUIPMENT REQUIREMENTS.

Every person riding a bicycle or electric scooter shall be responsible for providing and using equipment as provided herein:

1. Every device when in use between sunset and sunrise and when weather conditions provide insufficient lighting to render clearly discernable persons and vehicles on the road at a distance of 300 feet ahead, shall be equipped with a lamp on the front emitting a white light visible from a distance of at least three hundred (300) feet to the front and with a lamp on the rear exhibiting a red light visible from a distance of 300 feet to the rear except that a red reflector on the rear, may be used in lieu of a rear light. The lamps or reflector may be attached to the rider of the device rather than the device itself provided the visibility requirements are met. A peace officer riding a police bicycle is not required to use either front or rear lamps if duty so requires.

(Code of Iowa, Sec. 321.384 and Sec. 321.397)

2. Equivalent equipment such as headlamps and red-light attachments to the head, back, arm, or leg may be used in lieu of a lamp on the front and a red light on the rear of the device.

3. Brakes Required. Every device shall be equipped with a brake which will enable the operator to make the braked wheel skid on dry, level, clean pavement.

(Code of Iowa, Sec. 321.236[10])

4. A device shall not be equipped with and a person shall not use upon such device any siren or whistle. This shall not apply to bicycles ridden by peace officer in the line of duty.

(Code of Iowa, Sec. 321.434)

76.11 VIOLATIONS.

Violations of any provision of this chapter shall be punished by a fine as established by section 4.01 of this Code.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED at Ankeny, Iowa, this 20th day of April, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the 24th day of April, 2026

1st Consideration 03/16/2026
2nd Consideration 04/06/2026
3rd Consideration 04/20/2026

CHAPTER 76
BICYCLE AND ELECTRIC SCOOTER REGULATIONS

76.01 Purpose	76.07 Responsible Riding
76.02 Definitions	76.08 Place of Riding
76.03 Scope of Regulations	76.09 Parking
76.04 Traffic Code Applies	76.10 Equipment Requirements
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76.06 Actions Against Bicycles and Electric Scooters	

76.01 PURPOSE.

The purpose of this Chapter is to set forth regulations for operating bicycles and electric scooters on the city's roadways, streets, sidewalks, and multi-use trails as enabled by Code of Iowa, Section 321.235 and 321.236[10].

76.02 DEFINITIONS.

1. "Bicycle" means either of the following: (1) A device having up to four wheels and having at least one saddle or seat for the use of a rider which is propelled by human power. (2) A low-speed electric bicycle.

(Code of Iowa, Sec. 321.1[40.c.])

2. "Bicycle lane" means a portion of a street designed for exclusive or preferential use by persons using bicycles or electric scooters. Bicycle lanes are to be distinguished from the portion of the street used for motor vehicle traffic by physical barrier, striping, marking, or other similar device.

3. "Bicycle path" means a paved or unpaved surface, separate from the street, in the right-of-way at or greater than eight feet (8') in width under the jurisdiction and control of the state or a local political subdivision thereof for use primarily by bicycles, low-speed electric bicycles, electric scooters, and pedestrians.

4. "Electric scooter" means a device weighing less than one hundred pounds that is equipped with one, two or three wheels, with or without handlebars, with or without a seat or saddle, and an electric motor, and which is solely powered by the rider or by an electric motor capable of propelling the device without additional propulsion supplied by the rider, at a maximum speed on a paved level surface of no more than twenty miles per hour, or both.

5. "Low-speed electric bicycle" means a device having a saddle or seat for the use of a rider, up to four wheels, equipped with fully operable pedals, and an electric motor with a top speed of 28mph or less.

6. "Other Power-Driven Mobility Device (OPDMD)" means any mobility device powered by batteries, fuel, or other engines that is used by individuals with mobility disabilities for the purpose of locomotion, including, electronic personal assistance mobility devices, or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a wheelchair or a golf cart.

7. "Roadway" means that portion of a highway improved, designed, or ordinarily used for vehicular travel.

8. "Street" means the entire width between property lines of every way or place of whatever nature when any part thereof is open to the use of the public, as a matter of right, for purposes of vehicular traffic.

9. "Sidewalk" means a paved or unpaved surface, separate from the street, in the right-of-way less than eight feet (8') in width under the jurisdiction and control of the local political subdivision thereof for use primarily by pedestrians.

10. "Residential district" means a territory not comprising a business district and which is occupied mainly by structures for residential dwellings.

11. "Business district" means a territory not comprising a residential neighborhood and which is occupied mainly by buildings in use for business purposes.

76.03 SCOPE OF REGULATIONS.

These regulations shall apply whenever a bicycle, electric scooter, or is operated upon any public street, roadway, park road, any multi-use trail, sidewalk, or in any bicycle lane and path, subject to those exceptions and regulations stated herein.

76.04 TRAFFIC CODE APPLIES.

1. Every person, including a peace officer, riding a bicycle, low-speed electric bicycle, electric scooter, or Other Power-Driven Mobility Device ("OPDMD"), upon a roadway or in a bicycle lane shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle by the laws of the State declaring rules of the road applicable to vehicles or by the Traffic Code of the City applicable to the driver of a vehicle, except as to those provisions that by their nature can have no application or those for which specific exceptions have been set forth regarding police bicycles. This does not apply to the use of a bicycle, electric scooter or OPDMD in a parade authorized by proper permit from local authorities.

(Code of Iowa, Sec. 321.234[2, 5])

2. Bicycles, low-speed electric bicycles, electric scooters, or OPDMD are not subject to registration, licensure, titling, inspection, and proof of financial liability coverage provisions of Code of Iowa, Chapter 321.

3. Riders of bicycles, low-speed electric bicycles, electric scooters, or OPDMD devices are not required to have possession of a driver's license or permit.

4. Whenever such person dismounts from a bicycle, low-speed electric bicycle, electric scooter, or OPDMD, the person shall be subject to all regulations applicable to pedestrians.

5. A peace officer riding a police bicycle in the line of duty may do any of the following:

A. Proceed past a red or stop signal or stop sign, but only after slowing down as may be necessary for safe operation.

B. Exceed the maximum speed limits as long as the rider does not endanger life or property.

(Code of Iowa, Sec. 321.231)

76.05 MOTOR VEHICLE OPERATIONS.

1. Bicycle lane right-of-way. Operators of all motor vehicles shall yield the right-of-way to bicycles and electric scooters, and in a designated bicycle lane and shall not operate a motor vehicle within a bicycle lane, unless provisions of law establish other requirements and regulations at intersections and other places affecting such bicycle lanes, then such other provision of law shall control. No person shall drive a motor vehicle in a bicycle lane established on a roadway or street except as follows:

A. To prepare for a turn within a distance of 200 feet from the intersection.

2. Lateral Passing Distance. The driver of a motor vehicle overtaking a bicycle or electric scooter, that is traveling on a paved shoulder or in a bicycle lane, shall give at least three feet of lateral passing distance between the outside of the vehicle and the rider and device.

3. Opening Doors. No person shall open any door of a motor vehicle located on a roadway or street without first taking precaution to ensure that this action does not interfere with the movement of traffic or endanger any other person or vehicle. In addition, no person shall leave open any door of a motor vehicle located on a roadway for a period of time longer than necessary to load or unload passengers or cargo.

4. Yield to persons in crosswalks. The driver of a motor vehicle shall yield right-of-way, slowing down or stopping if need be to so yield, to a pedestrian or person dismounted from a bicycle or electric scooter or a person mounted on a bicycle or electric scooter within any marked crosswalk or unmarked crosswalk at an intersection.

5. Parking. Drivers of motor vehicles shall not park in bicycle lanes, bicycle paths, or multi-use trails.

76.06 ACTIONS AGAINST BICYCLES AND ELECTRIC SCOOTERS.

1. A person operating a motor vehicle shall not steer the motor vehicle unreasonably close to or toward a dismounted pedestrian or a person riding a bicycle, or an electric scooter on a roadway or street, including the adjacent shoulder.

2. A person shall not knowingly project any object or substance at or against a dismounted pedestrian or a person riding a bicycle, an electric scooter, or OPDMD on a roadway or street, adjacent shoulder, sidewalk, multi-use trail, or any other location.

(Code of Iowa, Sec. 321.281)

76.07 RESPONSIBLE RIDING.

1. Double Riding Restricted. A person propelling a bicycle shall not ride other than astride a permanent and regular seat attached thereto. No bicycle, electric scooter, or Other Power-Driven

Mobility Device ("OPDMD") shall be used to carry more persons at one time than the number for which it is designed and equipped. This does not apply to the use of a bicycle or electric scooter in a parade authorized by proper permit from local authorities.

(Code of Iowa, Sec. 321.234[3, 4, 5])

2. Speed. A person shall not operate a bicycle, electric scooter, or OPDMD at a speed greater than is careful and prudent at a rate of speed no greater than is reasonable and proper under the conditions existing at the point of operation, taking into account the surroundings and environment, such as inclement weather, infrastructure conditions, and grade. A person shall not operate a bicycle, low-speed electric bicycle, OPDMD on a bicycle lane, bicycle path or sidewalk in excess of the posted or applicable speed limit, or if there is no posted or applicable speed limit, twenty miles per hour.

3. Control of bicycle, electric scooter, or OPDMD. The operator shall keep the device under directional, speed, and stopping control at all times.

4. Improper riding. No person shall operate a bicycle, electric scooter, or OPDMD in an irregular or reckless manner so as to disregard the safety of the operator, others, or property.

5. Right of way. Riders of electric scooters, low speed electric bicycles, and other OPDMD shall yield right of way to pedestrians, human-powered bicycles, and other human-powered conveyances. Riders of bicycles and other human powered devices shall yield right of way to pedestrians.

6. Emerging from an Alley or Driveway. The operator of a bicycle, electric scooter, or OPDMD emerging from an alley, driveway or building shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on said sidewalk or sidewalk area, and upon entering the roadway shall yield the right-of-way to all vehicles approaching on said roadway.

(Code of Iowa, Sec. 321.353)

7. Hand Signals. Riders of bicycles or electric scooters may, but shall not be required to, signal their turning movements and stopping with their hands and arms as follows:

A. Left Turn - left hand and arm extended horizontally to the left.

B. Right turn - left hand and arm extended upward to the left or right hand and arm extended horizontally to the right.

C. Stopping or slowing - left hand and arm extended downward.

8. Following Emergency Vehicles. No person riding a bicycle, electric scooter, or OPDMD shall follow closer than 500 feet of an emergency vehicle as defined by Iowa Code section 321.1 which has emergency lights and/or siren activated, and shall not stop, park, or leave a bicycle within 500 feet of an emergency vehicle stopped in response to an emergency.

9. Towing. It is unlawful for any person riding upon any bicycle, electric scooter, OPDMD to attach the device or themselves to any moving motor vehicle by tow rope, hand grip or otherwise. This section shall not prohibit attaching a trailer to a bicycle that is designed to accommodate such a device.

76.08 PLACE OF RIDING.

1. Bicycle Path. Bicycles, electric scooters, and OPDMD may be operated on Bicycle Paths, subject to the limitations of this Chapter.

2. Roadways and Streets.

A. When riding on the roadway or street, riders of bicycles, low-speed electric bicycles, electric scooters and OPDMD shall ride in the same location and manner and follow the same state and local laws applicable to motorized vehicles, unless a bicycle path or bicycle lane exists adjacent to a roadway or street in which case riders may ride in the bicycle path or bicycle lane according to applicable regulations and laws.

B. This section does not apply to the use of a bicycle, electric scooter or OPDMD in a parade or special event authorized by the city.

3. Public Sidewalks and Bicycle Paths.

A. Public Sidewalks: Bicycles, low-speed electric bicycles, electric scooters, and OPDMD may be operated upon the public sidewalks in residential districts only in a careful and prudent manner except where signs or pavement markings explicitly prohibit riding on the sidewalk, or upon sidewalks along the business districts, or in specified dismount zones where users shall walk their bicycle, low-speed electric bicycle, and electric scooter.

B. Bicycle Paths: Bicycles, Electric scooters, low-speed electric bicycles, and OPDMD may be operated upon bicycle paths that are equal to or greater than eight feet (8') in width except where signs or pavement markings explicitly prohibit riding on the bicycle path.

C. When operated inside city parks or green spaces where Bicycle Paths and Sidewalks exist, electric scooters and low-speed electric bicycles shall only be ridden on the paved portion of the Bicycle Paths and Sidewalks.

D. Any operation of a bicycle, low-speed electric bicycle or OPDMD shall at all times be subject to the limitations and obligations created by state law and municipal law, including the responsible Rider requirements of Section 76.07.

E. OPDMD's may be operated by persons with mobility disabilities on all sidewalks provided that they do not risk damage to the sidewalks, surrounding environment, or pose a risk to the safety of other sidewalks users.

76.09 PARKING.

Parking locations for bicycles or electric scooters shall retain access to:
1. an ADA-compliant pedestrian pathway
2. a fire hydrant
3. a US Postal Service mailbox
4. a crosswalk or curb ramp
5. loading zones
6. transit zones, including bus stops, shelters, or other passenger waiting areas

7. accessible parking spaces
8. street furniture or amenities that require pedestrian access
9. entryways
10. driveways.

76.10 EQUIPMENT REQUIREMENTS.

Every person riding a bicycle or electric scooter shall be responsible for providing and using equipment as provided herein:

1. Every device when in use between sunset and sunrise and when weather conditions provide insufficient lighting to render clearly discernable persons and vehicles on the road at a distance of 300 feet ahead, shall be equipped with a lamp on the front emitting a white light visible from a distance of at least three hundred (300) feet to the front and with a lamp on the rear exhibiting a red light visible from a distance of 300 feet to the rear except that a red reflector on the rear, may be used in lieu of a rear light. The lamps or reflector may be attached to the rider of the device rather than the device itself provided the visibility requirements are met. A peace officer riding a police bicycle is not required to use either front or rear lamps if duty so requires.

(Code of Iowa, Sec. 321.384 and Sec. 321.397)

2. Equivalent equipment such as headlamps and red-light attachments to the head, back, arm, or leg may be used in lieu of a lamp on the front and a red light on the rear of the device.

3. Brakes Required. Every device shall be equipped with a brake which will enable the operator to make the braked wheel skid on dry, level, clean pavement.

(Code of Iowa, Sec. 321.236[10])

4. A device shall not be equipped with and a person shall not use upon such device any siren or whistle. This shall not apply to bicycles ridden by peace officer in the line of duty.

(Code of Iowa, Sec. 321.434)

76.11 VIOLATIONS.

Violations of any provision of this chapter shall be punished by a fine as established by section 4.01 of this Code.

CHAPTER 76

BICYCLE AND PERSONAL TRANSPORATION DEVICES REGULATIONS

76.01 Purpose
76.02 Definitions
76.03 Scope of Regulations
76.04 Traffic Code Applies
76.05 Motor Vehicle Operations
76.06 Actions Against Bicycles and Personal Transportation Devices
76.07 Responsible Riding
76.08 Place of Riding
76.09 Parking
76.10 Equipment Requirements
76.11 Violations

76.01 PURPOSE.
The purpose of this Chapter is to set forth regulations for operating bicycles, electric scooters and personal transportation devices on the city's roadways, streets, sidewalks, and multi-use trails as enabled by Code of Iowa, Section 321.235 and 321.236[10].

76.02 DEFINITIONS.
1. "Bicycle" means either of the following: (1) A device having up to four wheels and having at least one saddle or seat for the use of a rider which is propelled by human power. (2) A low-speed electric bicycle.

(Code of Iowa, Sec. 321.1[40.c.])

2. "Bicycle lane" means a portion of a street designed for exclusive or preferential use by persons using bicycles, electric scooters or personal transportation devices. Bicycle lanes are to be distinguished from the portion of the street used for motor vehicle traffic by physical barrier, striping, marking, or other similar device.

3. "Bicycle path" means a paved or unpaved surface, separate from the street, in the right-of-way at or greater than eight feet (8') in width under the jurisdiction and control of the state or a local political subdivision thereof for use primarily by bicycles, electric scooters, personal transportation devices, and pedestrians.

4. "Electric scooter" means a device weighing less than one hundred pounds that is equipped with two or three wheels, handlebars, and an electric motor, and which is solely powered by the rider or by an electric motor capable of propelling the device without additional propulsion supplied by the rider, at a maximum speed on a paved level surface of no more than twenty miles per hour, or both.

5. "Low-speed electric bicycle" means a device having a saddle or seat for the use of a rider, up to four wheels, equipped with fully operable pedals, and an electric motor of less than seven hundred fifty watts that meets the requirements of one of the following classes:

A. "Class 1 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that may be used to provide assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour or more.

B. "Class 2 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of twenty miles per hour or more.

C. "Class 3 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that may be used to provide assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty-eight miles per hour or more.

(Code of Iowa, Sec. 321.1[36A])

6. "Multi-use trail" means a paved or unpaved surface, separate from the street, in the right-of-way at or greater than eight feet (8') in width under the jurisdiction and control of the state or a local political subdivision thereof for use primarily by bicycles, low-speed electric bicycles, electric scooters, personal transportation devices, and pedestrians. No multi-use trail shall be considered as a street or highway.

7. "Other Power-Driven Mobility Device (OPDMD)" means any mobility device powered by batteries, fuel, or other engines that is used by individuals with mobility disabilities for the purpose of locomotion, including, electronic personal assistance mobility devices, or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a wheelchair or a golf cart.

8. "Personal Transportation Device" means a mobility device under one hundred fifty pounds, which may be equipped with an electric motor for assistance or sole propulsion, designed for conveying the operator, with speeds of less than twenty miles per hour, but excluding a bicycle, low-speed electric bicycle, or electric scooter.

9. "Roadway" means that portion of a highway improved, designed, or ordinarily used for vehicular travel.

10. "Street" means the entire width between property lines of every way or place of whatever nature when any part thereof is open to the use of the public, as a matter of right, for purposes of vehicular traffic.

11. "Sidewalk" means a paved or unpaved surface, separate from the street, in the right-of-way less than eight feet (8') in width under the jurisdiction and control of the local political subdivision thereof for use primarily by pedestrians.

12. "Residential district" means a territory not comprising a business district and which is occupied mainly by structures for residential dwellings.

13. "Business district" means a territory not comprising a residential neighborhood and which is occupied mainly by buildings in use for business purposes.

76.03 SCOPE OF REGULATIONS.
These regulations shall apply whenever a bicycle, electric scooter, or personal transportation device is operated upon any public street, roadway, park road, any multi-use trail, sidewalk, or in any bicycle lane and path, subject to those exceptions and regulations stated herein.

76.04 TRAFFIC CODE APPLIES.
1. Every person, including a peace officer, riding a bicycle, electric scooter, or personal transportation device upon a roadway or in a bicycle lane shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle by the laws of the State declaring rules of the road applicable to vehicles or by the Traffic Code of the City applicable to the driver of a vehicle, except as to those provisions that by their nature can have no application or those for which specific exceptions have been set forth regarding police bicycles. This does not apply to the use of a bicycle, electric scooter or personal transportation device in a parade authorized by proper permit from local authorities.

(Code of Iowa, Sec. 321.234[2, 5])

2. Bicycles, electric scooters, or personal transportation devices are not subject to registration, licensure, titling, inspection, and proof of financial liability coverage provisions of Code of Iowa, Chapter 321.

3. Riders of bicycles, electric scooters, or personal transportation devices are not required to have possession of a driver's license or permit.

4. Whenever such person dismounts from a bicycle, electric scooter, or personal transportation device, the person shall be subject to all regulations applicable to pedestrians.

5. A peace officer riding a police bicycle in the line of duty may do any of the following:

A. Proceed past a red or stop signal or stop sign, but only after slowing down as may be necessary for safe operation.

B. Exceed the maximum speed limits as long as the rider does not endanger life or property.

(Code of Iowa, Sec. 321.231)

76.05 MOTOR VEHICLE OPERATIONS.
1. Bicycle lane right-of-way. Operators of all motor vehicles shall yield the right-of-way to bicycles, electric scooters, and personal transportation devices in a designated bicycle lane and shall not operate a motor vehicle within a bicycle lane, unless provisions of law establish other requirements and regulations at intersections and other places affecting such bicycle lanes, then such other provision of law shall control. No person shall drive a motor vehicle in a bicycle lane established on a roadway or street except as follows:

A. To prepare for a turn within a distance of 200 feet from the intersection.

2. Lateral Passing Distance. The driver of a motor vehicle overtaking a bicycle, electric scooter, or personal transportation device that is traveling on a paved shoulder or in a bicycle lane, shall give at least three feet of lateral passing distance between the outside of the vehicle and the rider and device.

3. Opening Doors. No person shall open any door of a motor vehicle located on a roadway or street without first taking precaution to ensure that this action does not interfere with the movement of traffic or endanger any other person or vehicle. In addition, no person shall leave open any door of a motor vehicle located on a roadway for a period of time longer than necessary to load or unload passengers or cargo.

4. Yield to persons in crosswalks. The driver of a motor vehicle shall yield right-of-way, slowing down or stopping if need be to so yield, to a pedestrian or person dismounted from a bicycle, electric scooter, or personal transportation device, or a person mounted on a bicycle, electric scooter, or personal transportation device within any marked crosswalk or unmarked crosswalk at an intersection.

5. Parking. Drivers of motor vehicles shall not park in bicycle lanes, bicycle paths, or multi-use trails.

76.06 ACTIONS AGAINST BICYCLES AND PERSONAL TRANSPORTATION DEVICES.
1. A person operating a motor vehicle shall not steer the motor vehicle unreasonably close to or toward a dismounted pedestrian or a person riding a bicycle, an electric scooter, or personal transportation device on a roadway or street, including the adjacent shoulder.

2. A person shall not knowingly project any object or substance at or against a dismounted pedestrian or a person riding a bicycle, an electric scooter, personal transportation device, or OPDMD on a roadway or street, adjacent shoulder, sidewalk, multi-use trail, or any other location.

(Code of Iowa, Sec. 321.281)

76.07 RESPONSIBLE RIDING.
1. Double Riding Restricted. A person propelling a bicycle shall not ride other than astride a permanent and regular seat attached thereto. No bicycle, electric scooter, or personal transportation device shall be used to carry more persons at one time than the number for which it is designed and equipped. This does not apply to the use of a bicycle, electric scooter, or personal transportation device in a parade authorized by proper permit from local authorities.

(Code of Iowa, Sec. 321.234[3, 4, 5])

2. Speed. A person shall not operate a bicycle, electric scooter, personal transportation device, or OPDMD at a speed greater than is careful and prudent at a rate of speed no greater than is reasonable and proper under the conditions existing at the point of operation, taking into account the surroundings and environment, such as inclement weather, infrastructure conditions, and grade. A person shall not operate a class 3 low-speed electric bicycle on a sidewalk. A person shall not operate a class 3 low-speed electric bicycle on a bicycle lane, bicycle path, or multi-use trail in excess of the posted or applicable speed limit, or if there is no posted or applicable speed limit, twenty miles per hour.

(Code of Iowa, Sec. 321.235B[9.b.])

3. Control of bicycle, electric scooter, personal transportation device, or OPDMD. The operator shall keep the device under directional, speed, and stopping control at all times.

4. Improper riding. No person shall operate a bicycle, electric scooter, personal transportation device, or OPDMD in an irregular or reckless manner so as to disregard the safety of the operator, others, or property.

5. Right of way. Riders of electric scooters, low speed electric bicycles, and other electric personal transportation devices shall yield right of way to pedestrians, human-powered bicycles, and other human-powered conveyances. Riders of bicycles and other human powered devices shall yield right of way to pedestrians.

6. Emerging from an Alley or Driveway. The operator of a bicycle, electric scooter, or personal transportation device emerging from an alley, driveway or building shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on said sidewalk or sidewalk area, and upon entering the roadway shall yield the right-of-way to all vehicles approaching on said roadway.

(Code of Iowa, Sec. 321.353)

7. Class 3 Low-Speed Electric Bicycles. A person under the age of sixteen shall not operate a class 3 low-speed electric bicycle. A person under the age of sixteen may ride as a passenger on a class 3 low-speed electric bicycle.

(Code of Iowa, Sec. 321.235B[6])

8. Hand Signals. Riders of bicycles, electric scooters, or personal transportation devices may, but shall not be required to, signal their turning movements and stopping with their hands and arms as follows:

A. Left Turn - left hand and arm extended horizontally to the left.

B. Right turn - left hand and arm extended upward to the left or right hand and arm extended horizontally to the right.

C. Stopping or slowing - left hand and arm extended downward.

9. Following Emergency Vehicles. No person riding a bicycle, electric scooter, or personal transportation device shall follow closer than 500 feet of an emergency vehicle as defined by Iowa Code section 321.1 which has emergency lights and/or siren activated, and shall not stop, park, or leave a bicycle within 500 feet of an emergency vehicle stopped in response to an emergency.

10. Towing. It is unlawful for any person riding upon any bicycle, electric scooter, or personal transportation device to attach the device or themselves to any moving motor vehicle by tow rope, hand grip or otherwise. This section shall not prohibit attaching a trailer to a bicycle that is designed to accommodate such a device.

76.08 PLACE OF RIDING.

1. Paved Multi-use Trails. Bicycles, electric scooters, personal transportation devices, and OPDMD may be operated on paved multi-use trails, subject to the limitations of this Chapter.

2. Roadways and Streets.

A. When riding on the roadway or street, riders of bicycles, electric scooters and personal transportation devices shall ride in the same location and manner as motorized vehicles unless, a multi-use trail, bicycle path or bicycle lane exists adjacent to a roadway or street in which case riders may ride in the aforementioned location and riders of electric scooters and personal transportation devices shall not use the roadway; except that the operator of an electric scooter or personal transportation device shall not be required to use or remain on the aforementioned locations:

(1) When the trail, path, or lane is of insufficient width to permit safe bicycle, electric scooter, or personal transportation device operation; or

(2) When the condition of the surface, or the presence of water, dirt, glass or other foreign objects upon the surface prevents safe bicycle, electric scooter or personal transportation operation on the trail, path, or lane.

B. Electric scooters and personal transportation devices shall not be ridden on roadways with a speed limit greater than twenty-five (25) miles per hour unless there is a bike lane present.

C. This section does not apply to the use of a bicycle, electric scooter or personal transportation device in a parade or special event authorized by the city.

3. Public Sidewalks and Bicycle Paths.

A. Bicycles, electric scooters, and personal transportation devices may be operated upon the public sidewalks in residential districts only in a careful and prudent manner except where signs or pavement markings explicitly prohibit riding on the sidewalk, or upon sidewalks along the business districts, or in specified dismount zones where users shall walk their bicycle, electric scooter, or personal

transportation device. Careful and prudent manner shall be consistent with Section 76.07 Responsible Riding.

B. Electric scooters, low-speed electric bicycles, and personal transportation devices may be operated upon bicycle paths and multi-use trails that are equal to or greater than eight feet (8') in width except where signs or pavement markings explicitly prohibit riding on the bicycle path or multi-use trail.

C. Electric scooters and personal transportation devices may only operate on sidewalks less than eight feet (8') in width if the following applies:

(1) When the roadway is of insufficient width to permit safe, electric scooter, or personal transportation device operation.

(2) Where no bicycle lane, bicycle path, or multi-use trail is available and where the speed limit on the roadway is greater than twenty-five (25) miles per hour.

(3) When the condition of the surface, or the presence of water, dirt, glass or other foreign objects upon the surface prevents safe bicycle, electric scooter, or personal transportation operation on the roadway.

(4) When it is necessary to enter or leave adjacent property.

D. OPDMD's may be operated by persons with mobility disabilities on all sidewalks provided that they do not risk damage to the sidewalks, surrounding environment, or pose a risk to the safety of other sidewalks users.

76.09 PARKING
Parking locations for bicycles, electric scooters, or personal transportation devices shall retain access to:

1. an ADA-compliant pedestrian pathway
2. a fire hydrant
3. a US Postal Service mailbox
4. a crosswalk or curb ramp
5. loading zones
6. transit zones, including bus stops, shelters, or other passenger waiting areas
7. accessible parking spaces
8. street furniture or amenities that require pedestrian access
9. entryways
10. driveways.

76.10 EQUIPMENT REQUIREMENTS
Every person riding a bicycle, electric scooter, or personal transportation device shall be responsible for providing and using equipment as provided herein:

1. Every device when in use between sunset and sunrise and when weather conditions provide insufficient lighting to render clearly discernable persons and vehicles on the road at a distance of 300 feet ahead, shall be equipped with a lamp on the front emitting a white light visible from a distance of at least three hundred (300) feet to the front and with a lamp on the rear exhibiting a red light visible from a distance of 300 feet to the rear except that a red reflector on the rear, may be used in lieu of a rear light. The lamps or reflector may be attached to the rider of the device rather than the device itself provided the visibility requirements are met. A peace officer riding a police bicycle is not required to use either front or rear lamps if duty so requires.

(Code of Iowa, Sec. 321.384 and Sec. 321.397)

2. Equivalent equipment such as headlamps and red-light attachments to the head, back, arm, or leg may be used in lieu of a lamp on the front and a red light on the rear of the device.

3. Brakes Required. Every device shall be equipped with a brake which will enable the operator to make the braked wheel skid on dry, level, clean pavement.

(Code of Iowa, Sec. 321.236[10])

4. A device shall not be equipped with and a person shall not use upon such device any siren or whistle. This shall not apply to bicycles ridden by peace officer in the line of duty.

(Code of Iowa, Sec. 321.434)

76.11 VIOLATIONS.
Violations of any provision of this chapter shall be punished by a fine as established by section 4.01 of this Code.

(Chapter 76 - Ord. 2134 - Apr. 23 Supp.)

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Memorandum: Adult Drop-in Basketball

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Adult Drop-in Memo_2026

MEMORANDUM
To: Mike Schrock,
From: Nick Lenox, Parks & Recreation Director
Date: March 5, 2026
Subject: Discontinuation of Adult Drop-In Basketball Program

Recommendation
Staff recommended discontinuation of the Adult Drop-In Basketball program due to declining participation, financial underperformance, recurring supervision and compliance issues, and limited alignment with departmental priorities.

Background
The Adult Basketball Drop-In program was designed to provide participants with structured pick-up play opportunities in a 5v5 format. Following the closure of the YMCA, the program operated at Northview Middle School during winter months on Wednesday and Sunday evenings.

Staff conduct ongoing monitoring and a formal annual program lifecycle review to assess participation trends, cost recovery, operational impacts, and alignment with strategic priorities.

Participation & Financial Performance
Following the 2023 annual program lifecycle review, staff recommended discontinuation of the program based on the following factors:

Participation levels declined over recent seasons.

- Highest single-night attendance: 29 participants
- Lowest single-night attendance: 5 participants
- Average attendance: 12–15 participants

While attendance fluctuated, sustained demand at levels necessary to support staffing, facility use, and administrative oversight was not present. Revenue generated ($5 per person) was disproportionate to the direct and indirect costs required to operate and supervise the program.

Additionally, in Spring 2023, Prairie Trail Sports Complex began offering an adult drop-in basketball program. A significant portion of our regular participants transitioned to that offering, further reducing sustained demand.

Safety and Operational Concerns
Staff documented recurring compliance and supervision challenges, including:

- Individuals bypassing payment at entry points.

- Participants admitting additional individuals through exterior doors.
- Inaccurate or incomplete participant registration records.

These issues created elevated supervision demands and limited the Department's ability to enforce policies, manage behavior, and mitigate liability exposure. While corrective efforts were implemented, including enhanced oversight and communication, measurable improvement did not occur.

Alternative Options
Adult basketball opportunities remain available within the community, including:

- The Public Gym Lottery Program, which provides structured reservations with a designated group contact and accountability measures. Multiple adult groups currently utilize this model successfully for basketball, volleyball, and soccer.
- Other private and regional recreation providers offering similar programming.

Conclusion
The decision to eliminate a recreation program is strategic, not solely financial. Based on declining participation, limited cost recovery, operational challenges, and competing facility priorities, staff determined this program had entered a decline phase within its lifecycle. Discontinuation reflects responsible stewardship of public resources and supports the Department's commitment to safe, sustainable, and high-impact recreation services.

The Department continues to support adult recreation opportunities through structured and accountable models. Should future conditions demonstrate sustained demand, adequate supervision capacity, and facility availability without displacing priority programming, staff may evaluate reinstating the program.

Please let me know if you have any questions.



Nick Lenox
Director of Parks & Recreation

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Memorandum: Parking near Ankeny Christian Academy

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Reponse Memo_Merril Knight_031226_DRAFT

Mark Mueller, P.E.
Director of Public Works
515-963-3522
mmueller@ankenyiowa.gov

Memorandum

To: Mike Schrock, City Manager
Date: March 12, 2026
Re: March 2, 2026, City Council meeting – Response to Merril Knight's comments

This memo is in response to comments made by Merril C. Knight at the March 2, 2026, City Council meeting. Mr. Knight stated his concerns about parking and traffic congestion on NW Sharmin Drive, particularly at the NW 2nd Street intersection, due to the traffic generated by Ankeny Christian Academy (ACA), which is located at 1604 West 1st Street.

Public Works staff are aware of the parking and traffic congestion issues on NW Sharmin Drive and NW 2nd Street near ACA, specifically during ACA's morning drop-off and afternoon pick-up periods. Staff reviewed the situation in early Spring 2025 because ACA had safety concerns about students routinely crossing NW Sharmin Drive at any point along the street as they walk between ACA and parked vehicles during the afternoon pick-up period.

Based on field observations, staff proposed changing the parking regulations along NW Sharmin Drive in late Spring 2025 to allow parking along the east side of the street instead of the west side. This change was recommended to improve safety by reducing the need for ACA students to cross NW Sharmin Drive. This, in turn, would also improve traffic congestion along the street. On April 24, 2025, staff sent a letter to property owners along NW Sharmin Drive about the proposed parking change. There was significant opposition to the proposed change by property owners along NW Sharmin Drive and NW 2nd Street, so the City decided not to implement the parking change. In subsequent follow up with ACA, they did not opt to pursue the issue further.

If ACA proposes expansion or significant site changes in the future, they would need to complete a traffic impact study (TIS). As part of the TIS, ACA would need to review impacts to adjacent streets due to their existing traffic and the additional traffic generated by their expansion. The TIS would also make recommendations for mitigating any traffic impacts. Potential mitigation strategies include expanding ACA's on-site parking areas and improving on-site vehicle circulation and queuing, so less on-street parking along NW Sharmin Drive and NW 2nd Street is needed by ACA students, parents and staff.

Finally on a separate but related note, the City's West 1st Street Widening and Improvements – Phase 2 project will widen approximately 100 feet of NW Sharmin Drive immediately north of the West 1st Street intersection in 2027. The street widening will provide separate left-turn and right-turn lanes for southbound NW Sharmin Drive traffic. This should have a positive impact on traffic congestion along NW Sharmin Drive.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 16, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

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

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None