ANKENY CITY COUNCIL

Regular Meeting
Monday, May 18, 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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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

CEREMONY:

1. Mayor's Proclamation - Foster Care Month

A. PUBLIC FORUM:

1. Special Presentation: Metro Waste Authority - Michael McCoy, CEO

2. Open Forum

B. APPROVAL OF AGENDA:

1. Approval of the May 18, 2026 Agenda

Consider motion to approve and accept the May 18, 2026 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2026-25 Proposed 2026 CIPP Lining Project

Consider the motion to close Public Hearing 2026-25.

Consider the motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost of $629,447.00; 2) receive and file report of bids received on May 12, 2026; and 3) RESOLUTION making award of the construction contract with SAK Construction, LLC in the amount of $589,527.00.

2. PH 2026-26 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Richard H. Meridith and Martha J. Meredith Revocable Trust from R-1, One-Family Residence District, to R-3 Multiple Family Residence District restricted to 12 units per acre and no apartments.

Consider motion to close the Public Hearing 2026-26

Consider motion to accept the first consideration of ORDINANCE 2259.

D. APPROVAL OF CONSENT AGENDA:

- **MINUTES**

CA - 1. Approval of official council actions of the regular meeting of May 4, 2026, as published, subject to correction, as recommended by the City Clerk.

CA - 2. Approval of official council actions of the special meeting of May 8, 2026, as published, subject to correction, as recommended by the City Clerk.

CA - 3. Receive and file the minutes of the Civil Service Commission meeting of May 4, 2026, subject to correction as recommended by the commission.

CA - 4. Receive and file minutes of the Plan and Zoning Commission meeting of April 21, 2026.

CA - 5. Receive and file minutes of the Zoning Board of Adjustment meeting of April 21, 2026.

- **LICENSES AND PERMITS**

CA - 6. Consider motion to approve the issuance of cigarette, tobacco, vapor product, and alternative nicotine product permits.

CA - 7. Consider motion to approve the issuance of liquor licenses and beer/wine permits.

- **FINANCE/BUDGET**

CA - 8. Consider motion to receive and file the Financial Reports for April 2026.

CA - 9. Consider motion to receive and file the Building Permit Report for April 2026.

CA - 10. Consider motion to receive and file the Utility Billing Report for April 2026.

CA - 11. Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by $64,955.00 with HDR Engineering, Inc. (HDR) for construction services on the NW Irvinedale Drive Elevated Water Storage project.

CA - 12. Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $30,330.00 with HR Green, Inc. for limited construction engineering services on the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

CA - 13. Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $28,830.00 with SVPA Architects Inc. for additional design and site survey services on the Public Works Salt Storage Facility project.

CA - 14. Consider motion to approve Change Order #1 decreasing the contract amount by $418.66 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.

CA - 15. Consider motion to approve Change Order #2 increasing the contract amount by $16,566.68 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.

CA - 16. Consider motion to approve Change Order #1 increasing the contract amount by $5,700.00 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.

CA - 17. Consider motion to approve Change Order #1 increasing the contract amount by $23,628.00 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching Program project.

CA - 18. Consider motion to approve Payment #1 in the amount of $179,467.36 to Absolute Group, for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.

CA - 19. Consider motion to approve Payment #13 in the amount of $14,925.49 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.

CA - 20. Consider motion to approve Payment #1 in the amount of $121,364.46 to All Star Concrete, LLC, for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.

CA - 21. Consider motion to approve Payment #1 in the amount of $8,960.75 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 2A: Design Engineering project.

CA - 22. Consider motion to approve Payment #1 in the amount of $50,604.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 2B: Design Engineering project.

CA - 23. Consider motion to approve Payment #3 in the amount of $8,040.88 to Civil Design

Advantage, LLC, for construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.

CA - 24. Consider motion to approve Payment #13 in the amount of $9,490.58 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

CA - 25. Consider motion to approve Payment #17 in the amount of $7,335.55 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.

CA - 26. Consider motion to approve Payment #2 in the amount of $241,136.84 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.

CA - 27. Consider motion to approve Payment #2 in the amount of $92,957.55 to Con-Struct, Inc., for construction services on the West First Street Widening and Improvements - Phase 2 project.

CA - 28. Consider motion to approve Payment #1 in the amount of $75,712.06 to Foth Infrastructure and Environment, LLC for engineering services on the NW 36th Street Widening - NW Abilene Road to NW Ash Drive project.

CA - 29. Consider motion to approve Payment #40 in the amount of $10,335.89 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

CA - 30. Consider motion to approve Payment #1 in the amount of $44,704.87 to Howser Concrete Unlimited, LLC, for construction services on the 2026 Pedestrian Ramp Improvements Program-Watercrest project.

CA - 31. Consider motion to approve Payment #1 in the amount of $25,522.22 to JAS Construction LLC., for construction services on the 2026 PCC Reconstruction Program - NE Chambers Parkway project.

CA - 32. Consider motion to approve Payment #3 in the amount of $831.25 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance project.

CA - 33. Consider motion to approve Payment #1 in the amount of $102,154.09 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.

CA - 34. Consider motion to approve Payment #6 in the amount of $64,082.57 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.

CA - 35. Consider motion to approve Payment #2 in the amount of $42,058.75 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering project.

CA - 36. Consider motion to approve Payment #24 in the amount of $5,459.55 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.

CA - 37. Consider motion to approve Payment #2 in the amount of $245,187.09 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC

Street Patching project.

CA - 38. Consider motion to approve Payment #2 in the amount of $17,311.75 to Olsson, Inc., for engineering services on the Traffic Signal Timing Updates - NE/SE Delaware Avenue project.

CA - 39. Consider motion to approve Payment #14 in the amount of $39,181.52 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.

CA - 40. Consider motion to approve Payment #2 in the amount of $330,586.15 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.

CA - 41. Consider motion to approve Payment #9 in the amount of $131,059.73 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.

CA - 42. Consider motion to approve Payment #8 in the amount of $29,460.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.

CA - 43. Consider motion to approve Payment #1 in the amount of $4,983.71 to WHKS & Co., for construction services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project.

CA - 44. Consider motion to approve the May 18, 2026 Accounts Payable.

CA - 45. Consider motion to adopt **RESOLUTION** authorizing the purchase of an asphalt distributor for the Public Works Department.

CA - 46. Consider motion to adopt **RESOLUTION** authorizing the purchase of a truck chassis for Public Works Department single axle snow plow truck (replace existing truck #221).

CA - 47. Consider motion to adopt **RESOLUTION** authorizing the purchase of a truck chassis for Public Works Department single axle snow plow truck (replace existing truck #223).

CA - 48. Consider motion to adopt **RESOLUTION** naming depositories for the City of Ankeny, Iowa.

- **PERSONNEL ITEMS**

CA - 49. Consider motion to accept the Civil Service Commission certified list for promotion to: Utilities Operator II in the water division of the municipal utilities department; subject to passing any further departmental requirements.

- **COMMUNITY DEVELOPMENT ITEMS**

CA - 50. Consider motion to grant preliminary approval of Trailside at Trestle Ridge Plat 1 Final Plat and accept private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane; and recommend City Council authorization of cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed $64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed $12,737.50.

CA - 51. Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Ingress/Egress Easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y,

Spectrum 36 Plat 2. (date of hrg: 6/1/26 @ 5:30 p.m.)

CA - 52. Consider motion to adopt **RESOLUTION** accepting final plat, subdivision bonds for seeding and erosion control, platted easements, and cost-participation for 12-inch water main for Piper Properties Plat 5 Final Plat.

CA - 53. Consider motion to adopt **RESOLUTION** 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 5 Final Plat.

CA - 54. Consider motion to adopt **RESOLUTION** accepting final plat, subdivision bonds for seeding and erosion control, platted easements, and cost-participation for 12-inch water main for Piper Properties Plat 6 Final Plat.

CA - 55. Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of water main in the Piper Properties Plat 6 Final Plat.

CA - 56. Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Hold Harmless Agreement allowing Dillon Davenport to construct a fence within a Public Storm Sewer, Drainage and Pond Access Easement on the north 17.5 feet of Lot 19, Grove Landing Plat 6.

CA - 57. Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Ingress/Egress Easement associated with the development of the Elevated Water Storage Tower No. 4 Site Plan.

CA - 58. Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement with Central Bank concerning the reimbursement for improvements associated with Piper Properties Plat 5.

- **ENGINEERING ITEMS**

CA - 59. Consider motion to adopt **RESOLUTION** authorizing the execution of a Joint Public Service Agreement between the Iowa Department of Transportation (DOT) and the City of Ankeny, Iowa, for the maintenance and repair of primary roads (state highways) within Ankeny.

CA - 60. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the SE Oralabor Road & SE Four Mile Drive Traffic Signal in Ankeny, Iowa. (Heggen Farms, LLC)

- **CAPITAL IMPROVEMENT PROJECTS**

CA - 61. Consider motion to adopt **RESOLUTION** accepting a proposal from Iowa Signal, Inc. in the amount of $35,008.70 for East 1st Street & Trilein Drive Traffic Signal Upgrades.

CA - 62. **Sunrise Park Parking Lot Reconstruction Project**: Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with TK Concrete, Inc. in the amount of $89,071.00; and c) Final Payment #1 in the amount of $84,617.45; Retainage Payment in the amount of $4,453.55.

- **ADMINISTRATIVE ITEMS**

CA - 63. Consider motion to approve Orders Accepting Acknowledgment/Settlement Agreements for tobacco violations.

CA - 64. Consider motion to adopt **RESOLUTION** amending the Record Retention Manual for the City of Ankeny, Iowa.

CA - 65. Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny to enter into a grant agreement with Bravo Greater Des Moines for a Local Arts and Culture Program Grant.

CA - 66. Consider motion to adopt **RESOLUTION** amending the convenience or service fee on debit and credit card transactions.

- **ORDINANCES**

CA - 67. Consider motion to accept third consideration of **ORDINANCE 2254**, an Ordinance amending Chapter 107 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees, sending it on its final passage and publication as required by law.

CA - 68. Consider motion to accept third consideration of **ORDINANCE 2255**, an Ordinance amending Chapter 98 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges, sending it on its final passage and publication as required by law.

CA - 69. Consider motion to accept third consideration of **ORDINANCE 2256,** an Ordinance amending Chapter 91 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to temporary water service, 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-69

   Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-69.

E. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES**

70. Ord 2257 An Ordinance Amending Chapter 41.12 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to trapping and community cats.

Consider motion to accept second consideration of ORDINANCE 2257.

71. Ord 2258 An Ordinance Amending Chapter 55 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to animal protection and control.

Consider motion to accept second consideration of ORDINANCE 2258.

F. NEW BUSINESS:

1. $20,855,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series

2026A

Consider motion to receive and file report of bids received on May 18, 2026 at 10:00 A.M.

Consider motion to adopt RESOLUTION directing sale of $19,550,000 General Obligation Bonds, Series 2026A.

2. $6,965,000 (Subject to Adjustment per Terms of Offering) Water Revenue Bonds, Series 2026B

Consider motion to receive and file report of bids received on May 18, 2026 at 10:00 A.M.

Consider motion to adopt RESOLUTION directing sale of $6,615,000 Water Revenue Bonds, Series 2026B.

G. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

  City Manager

- **REPORT OF THE GOVERNING BODY:**

  Mayor Bentz

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

- **FUTURE COUNCIL AGENDA ITEMS:**

  • Public Hearing - Annexation - Moeckly Farms, 6/1/26 at 5:30 p.m.
  • Public Hearing - Deer Creek Sanitary Trunk Sewer Extension - Phase 1, 6/1/26 at 5:30 p.m.
  • Public Hearing - Hawkeye Tennis Court Reconstruction, 6/1/26 at 5:30 p.m.
  • Public Hearing - vacate easements - Threshold Development LLC, 6/1/26 at 5:30 p.m.
  • Regular City Council Meeting, 6/15/26 at 5:30 p.m.

H. ADJOURNMENT

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Mayor's Proclamation - Foster Care Month

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. Foster Care Month - May 2026

city of Ankeny
bringing it all together

PROCLAMATION

WHEREAS, the City of Ankeny recognizes that nothing is more precious in our community than the growth and development of our children and every young person deserves a safe, loving, and stable home; and

WHEREAS, foster care plays a vital role in providing safe and nurturing environments for children and youth in need; and

WHEREAS, foster, kinship, and adoptive families who open their hearts and homes to children whose families are in crisis play a vital role in helping children and families heal and reconnect, thereby launching young people into successful adulthood; and

WHEREAS, a strong network of community partners - including local nonprofits, volunteer mentors, educators, and government agencies - helps create a support system that uplifts youth in care and promotes long-term stability and well-being; and

WHEREAS, the City of Ankeny acknowledges the essential work of these individuals and organizations and encourages more residents to become involved, whether by fostering, advocating, or supporting families in their community.

NOW THEREFORE, I, Bobbi Bentz, Mayor of the City of Ankeny, Iowa, do hereby proclaim May 2026 as Foster Care Month in the City of Ankeny, Iowa, and urge residents to recognize the significance of foster care and honor the individuals and organizations committed to improving the lives of children and youth in foster care.

DATED AND SIGNED this 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Special Presentation: Metro Waste Authority - Michael McCoy, CEO

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

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FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. 2026 MWA Presentation

Metro Waste Authority

Ankeny

OUR FACILITIES

- Metro Park East Landfill
- Metro Park West Landfill
- Metro Recycling Facility
- Metro Northwest Transfer Station
- Metro Central Transfer Station
- Metro Hazardous Waste Drop-off
- Central Office
- Metro Compost Center
- Metro Redemption Centers

Metro Waste Authority

BY THE NUMBERS

CURBSIDE SERVICES

- Garbage / Recycling / Yard Waste
- Households Served in Ankeny: 24,859
- Rates under consolidated collection trend lower than other program models

EDUCATION & OUTREACH

- School Field Trips and Classroom Visits in Ankeny: 10
- Ready, Set, Recycle Attendance by Ankeny: 28

Metro Waste Authority

COMMUNITY BENEFIT

CURBSIDE PROGRAM MANAGEMENT

- Taking customer calls and contract management out of City Hall
- Establishing high level of service

CUSTOMER SUPPORT

- 62,212 resident calls answered annually
- 7,865 chatbot interactions
- 9,177 cart deliveries and repairs in FY25

GRANTS

- Providing funding opportunities for sustainable initiatives
- Discounted compost for Soil Quality Restoration projects.

Metro Waste Authority

CURBSIDE

RECYCLING

- Residents in Ankeny disposed of 2,990 tons of recycling through the Curb It! program via bi-weekly collection

Metro Waste Authority

YARD WASTE

GROW GOLD COMPOST

- Yard waste is ground and turned into compost, a nutrient-rich soil additive sold in bulk at our facilities or by the bag at area retailers.

Metro Waste Authority

RECYCLING

DROP-OFFS in Ankeny:

- Cardboard: hosting 2 drop-offs
- Scrap tires recycled in FY25: 2.12 tons

BATTERY DROP-OFF INITIATIVE

- Ankeny hosts 2 battery drop-offs and residents have disposed of 1,029 pounds
  - City Hall | City Maintenance Building
- 14,000 pounds collected across 30 locations since April 2025
- All battery types and small electronics accepted

Metro Waste Authority

FACILITY FIRES

Common Occurrence

- Landfills
- Transfer stations
- Recycling processing facilities

Batteries are the main cause.

October 2025:
Landfill

September 2023:
Recycling Facility

Metro Waste Authority

Metro Waste Authority

HAZARDOUS MATERIAL

Safe and Convenient Disposal of Household Hazardous Waste

- Two permanent drop-off sties in the metro plus houseside service.
- 1,163 residents from Ankeny safely disposed of waste in FY25.

Metro Waste Authority

THANK YOU

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Open Forum

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 May 18, 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 May 18, 2026 agenda, with or without amendment.

ATTACHMENTS
None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 2026-25 Proposed 2026 CIPP Lining Project

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
Public Hearing

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The 2026 CIPP Lining Project includes cured in place pipe (CIPP) lining existing sanitary sewer collection mains in various neighborhoods within the City of Ankeny.

The construction improvements include minor traffic control, establishing a Public Information and Notification Program, cleaning, video inspection, service and obstruction locating, establishing and executing a sewage bypassing plan, removing obstructions including protruding taps by trenchless method, verifying all sanitary sewer service reconnections, cleanup and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, May 12, 2026. Six (6) bids were received as follows:

Insituform Technologies	$683,646.97
SAK Construction, LLC	$589,527.00
MOCON Pacific, Inc.	$731,886.50

Hydro-Klean	$599,367.80
Municipal Pipe Tool	$600,797.70
Visu-Sewer	$694,745.00

The bids ranged from 16.27% over to 6.34% below the Engineer's estimate of $629,447.00. SAK Construction, LLC has completed similar projects within the Des Moines metro, and they have the technical experience and the capacity to complete this project. The Municipal Utilities Department recommends awarding the 2026 CIPP Lining Project to SAK Construction of O'Fallon, Missouri.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than May 19, 2026, and no later than June 30, 2026.

The Contractor shall fully complete the overall project no later than January 31, 2026. Full completion for the overall project shall be defined as all work including punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of Five Hundred Dollars ($500.00) per calendar day will be assessed for work not fully completed within the designated Contract term(s).

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract), and estimate of cost $629,447.00.
2. Approve Resolution, adopting said plans, specifications, form of contract, estimated cost for the 2026 CIPP Lining Project.
3. Receive and file the report of bids received on May 12, 2026.
4. Approve Resolution, designating apparent low bidder.
5. Making award and approval of the contracts and bonds with SAK Construction, LLC in the amount of $589,527.00.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

April 20, 2026: The City Council approved a Resolution ordering construction and setting the bid opening date as May 12, 2026, and setting the public hearing date as May 18, 2026.

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider the motion to close Public Hearing 2026-25.

Consider the motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost of $629,447.00; 2) receive and file report of bids received on May 12, 2026; and 3) RESOLUTION making award of the construction contract with SAK Construction, LLC in the amount of $589,527.00.

ATTACHMENTS

1. PH Coversheet
2. RES - plans, specs
3. Bid Sheet
4. 2026 CIPP - Final Bid Tab
5. RES - making award
6. 2026 CIPP PROJECT Location Map

PUBLIC HEARING 2026-25

May 18, 2026 at 5:30 P.M.

PROPOSED 2026 CIPP LINING PROJECT

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 CIPP Lining Project.

Notice of this hearing was published in the Des Moines Register on the 1st day of May, 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 Don Clark, Municipal Utilities 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 2026-25.
- ❑ Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost $629,447.00; 2) receive and file report of bids received May 12, 2026; and 3) adopt **RESOLUTION** making award of construction contract with SAK Construction, LLC in the amount of $589,527.00.

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2026 CIPP LINING PROJECT

WHEREAS, on the **20th** day of **April**, 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 CIPP Lining Project; 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 18th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

city of Ankeny
bringing it all together.

REC'D & FILED
BY CITY COUNCIL
5/18/26

Bid Letting for 2026 CIPP Lining Project
May 12, 2026
10:30 A.M.

The purpose of this meeting is to receive, open and tabulate bids for construction of the 2026 CIPP Lining Project in accordance with the Plans and Specifications prepared by City of Ankeny Municipal Utilities.

Don Clark, Municipal Utilities Director

Project Estimate of Cost $ 629,447.00

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
1) ✓	Insituform Technologies USA, LLC 580 Goddard Ave Chesterfield MO 63005	$ 683,646.97	
2) ✓ *	SAK Apeline Infastructure Solved 864 Hoff Rd O'Fallon, MO 63366	$ 589,527.00	
3) ✓	Mocon Pacific Inc 12077 Washington Rd Atoka, OK 74525	$ 731,886.50	
4) ✓	Hydro-Klean, LLC 333 NW 49th Pl Des Moines IA 50313	$ 599,367.80	
5) ✓	Municipal Pipe Tool 515 5th St Hudson IA 50643	$ 600,797.70	

*Apparent Low Bidder

Bid Bond (10%)	Bidder, Address	Bid Amount	Acknowledged Addenda: none
6) ✓	Visu-Sewer LLC W230 N4855 Betker Dr Pewaukee, WI 53072	$ 694,745.00	
7)			
8)			
9)			
10)			
11)			

Bids will be reviewed and further action taken by the City Council at their next regular meeting on May 18, 2026 at 5:30 p.m.

Don Clark, Municipal Utilities Director

ATTEST:

Michelle Yuska, City Clerk

*Apparent Low Bidder

City of Ankeny
Municipal Utilities Department
2026 - Cured In Place Pipe Lining Project
Final Bid Tab
May 12, 2026

			Engineer's Estimate			Insituform Technologies			SAK Construction, LLC		
No.	Item Description	Unit	Quantity	Unit Price	Total	Quantity	Unit Price	Total	Quantity	Unit Price	Total
4.01	8" CIPP Lining	LF	12,347	$31.00	$382,757.00	12,347	$37.47	$462,642.09	12,347	$32.00	$395,104.00
4.02	12" CIPP Lining	LF	2,406	$55.00	$132,330.00	2,406	$53.27	$128,167.62	2,406	$46.00	$110,676.00
4.03	15" CIPP Lining	LF	721	$122.00	$87,962.00	721	$64.06	$46,187.26	721	$82.00	$59,122.00
4.04	Building Sanitary Sewer Service Reconnection	EA	325	$70.00	$22,750.00	325	$80.00	$26,000.00	325	$65.00	$21,125.00
8.01	Traffic Control	LS	1	$3,648.00	$3,648.00	1	$20,650.00	$20,650.00	1	$3,500.00	$3,500.00
	Total Bid =				**$629,447.00**			**$683,646.97**			**$589,527.00**

Municipal Pipe Tool			Hydro-Klean			Visu-Sewer		
Quantity	Unit Price	Total	Quantity	Unit Price	Total	Quantity	Unit Price	Total
12,347	$32.75	$404,364.25	12,347	$34.10	$421,032.70	12,347	$37.70	$465,481.90
2,406	$49.25	$118,495.50	2,406	$46.70	$112,360.20	2,406	$55.35	$133,172.10
721	$68.95	$49,712.95	721	$56.90	$41,024.90	721	$96.00	$69,216.00
325	$75.00	$24,375.00	325	$50.00	$16,250.00	325	$75.00	$24,375.00
1	$3,850.00	$3,850.00	1	$8,700.00	$8,700.00	1	$2,500.00	$2,500.00
		$600,797.70			**$599,367.80**			**$694,745.00**

MOCON Pacific, Inc.		
Quantity	Unit Price	Total
12,347	$41.00	$506,227.00
2,406	$55.75	$134,134.50
721	$75.00	$54,075.00
325	$50.00	$16,250.00
1	$21,200.00	$21,200.00
		$731,886.50

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2026 CIPP LINING PROJECT", 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 2026-170

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2026 CIPP LINING PROJECT

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 CIPP Lining Project, described in the plans and specifications heretofore adopted by this Council on May 18, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **SAK Construction, LLC** of **O'Fallon, MO**

Amount of bid: **$589,527.00**

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 18th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

HATCHED AREAS INDICATE PROPOSED AREAS OF WORK

DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

city of Ankeny
bringing it all together

2026 CIPP LINING PROJECT LOCATION MAP

SHEET 2

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 2026-26 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Richard H. Meridith and Martha J. Meredith Revocable Trust from R-1, One-Family Residence District, to R-3 Multiple Family Residence District restricted to 12 units per acre and no apartments.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

The applicant, Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, have proposed a rezoning of approximately 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre, no apartments. The area subject to the proposed rezoning consists of one parcel and is approximately 16.62 acres in size. The parcel is located west of Interstate 35, east of NE Delaware Avenue, South of NE 15th Street, and north of NE 9th Street.

The property is currently zoned R-1, One-Family Residence District. Property to the north is zoned R-3, Multiple Family Residence District with conditions: limited to 16 units on the 6.4 -acre parcel. Property to the west across NE Delaware Avenue, known as Fountain View Estates, is zoned R-1, One-Family Residence District, property to the southwest, known as Crestbruck Acres is zoned R-2, One-Family and Two-Family Residence District, property immediately east is Interstate right-of-way, and property to the south is zoned R-3A, Planned Multiple-Family Residence District.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines the entire 16-acre parcel as being Medium Density Residential. According to Figure 12.5 in the City's Comprehensive Plan, the proposed R-3 zoning category is compatible with the Medium Density Residential Land Use.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On March 2, 2026 the Ankeny City Council initiated the rezoning.

On April 21, 2026, the Plan and Zoning Commission recommended City Council approve the request to rezone 16.62 acres of property owned by Richard H. Meridith and Martha J. Meridith Revocable Trust, from R-1, One-Family Residence District to R-3, Multiple Family Residence District restricted to 12 units per acre and no apartments.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification. The Plan & Zoning Commission held a public hearing at their meeting on April 7, 2026.

ACTION REQUESTED

Consider motion to close the Public Hearing 2026-26

Consider motion to accept the first consideration of ORDINANCE 2259.

ATTACHMENTS

1. PH Coversheet
2. ORDINANCE
3. Rezoning Exhibit
4. P&Z Minutes
5. Staff Report - PZ Action
6. Applicant Letter
7. Aerial Map

PUBLIC HEARING 2026-26

May 18, 2026 at 5:30 P.M.

PROPOSED REZONING OF CERTAIN PROPERTY OWNED BY RICHARD H. MERIDITH AND MARTHA J. MERIDITH REVOCABLE TRUST

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2259 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Richard H. Meridith and Martha J. Meridith Revocable Trust, from the current R-1, One-Family Residence District to R-3, Multiple Family Residence District to 12 units per acre and no apartments.

Layman's Description – approximately 16.62 acres (+/-) located west of Interstate 35, east of NE Delaware Avenue, south of NE 15th Street and north of NE 9th Street.

Notice of this hearing was published in the Des Moines Register on the 8th day of May, 2026 and notices were mailed to affected property owners as required by law.

Mayor:

"Has any written correspondence been received for this hearing"?

City Clerk:

None in the clerk's office.

Mayor:

"At this time, I would like to request Eric Jensen, Director of Development Services, provide a report to the Council on this proposed rezoning."

After Report:

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

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

- ❑ Consider **MOTION** to close public hearing 2026-26.
- ❑ Consider **MOTION** to accept first consideration of ORDINANCE 2259.

ORDINANCE

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY HUBBELL REALTY COMPANY ON BEHALF OF THE PROPERTY OWNER RICHARD H. MERIDITH AND MARTHA J. MERIDTH REVOCABLE TRUST, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT TO R-3, MULTIPLE FAMILY RESIDENCE DISTRICT RESTRICTED TO 12 UNITS PER ACRE AND NO APARTMENTS

WHEREAS, on the 7th day of April, 2026, The Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 21st day of April, 2026, recommended City Council approval of an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone the following described property owned by Richard H. Meridith and Martha J. Meridith Revocable Trust, from the current R-1, One-Family Residence District to R-3, Multiple Family Residence District restricted to 12 units per acre and no apartments.

WHEREAS, on the 15th day of June, 2026, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

AN EXISTING TRACT IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK CO., IOWA, AS DESCRIBED IN A RETRACEMENT PLAT OF SURVEY FILED IN BOOK 20243, PAGE 650. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE N00^{0}10'21"E, 991.04 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF LOT A IN YOUNT ESTATES; THENCE S89^{0}16'01" E, 50.00 FEET ALONG THE SOUTH LINE OF SAID YOUNT ESTATES TO THE EAST RIGHT OF WAY LINE OF NE DELAWARE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S89^{0}16'01"E, 718.84 FEET TO THE SOUTHEAST CORNER OF OUTLOT X IN SAID YOUNT ESTATES, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. INTERSTATE 35; THENCE FOLLOWING SAID RIGHT OF WAY LINE S16^{0}26'17"W, 360.31 FEET; THENCE S02^{0}23'57"E, 768.91 FEET TO THE NORTHEAST CORNER OF LOT 26 IN DELAWARE PARK CONDOMINIUMS; THENCE S89^{0}33'39"W, 652.55 FEET ALONG THE NORTH LINE OF SAID DELAWARE PARK CONDOMINIUMS TO THE EAST RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE FOLLOWING SAID LINE N00^{0}13'29"E, 137.48 FEET; THENCE N00^{0}10'21"E, 990.54 FEET TO THE POINT OF BEGINNING, CONTAINING 16.62 ACRES.

LAYMAN'S DESCRIPTION:

Approximately 16.62-acres (+/-) located west of Interstate 35, east of NE Delaware Avenue, south of NE 15th Street and north of NE 9th Street.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, are hereby amended to rezone the above-described property owned by Richard H. Meridith and Martha J. Meridith Revocable Trust, from the current R-1, One-Family Residence District to R-3, Multiple Family Residence District restricted to 12 units per acre and no apartments.

.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in effect upon its final passage and publication as provided by law.

PASSED at Ankeny Iowa, this **15th**, day of **June**, 2026

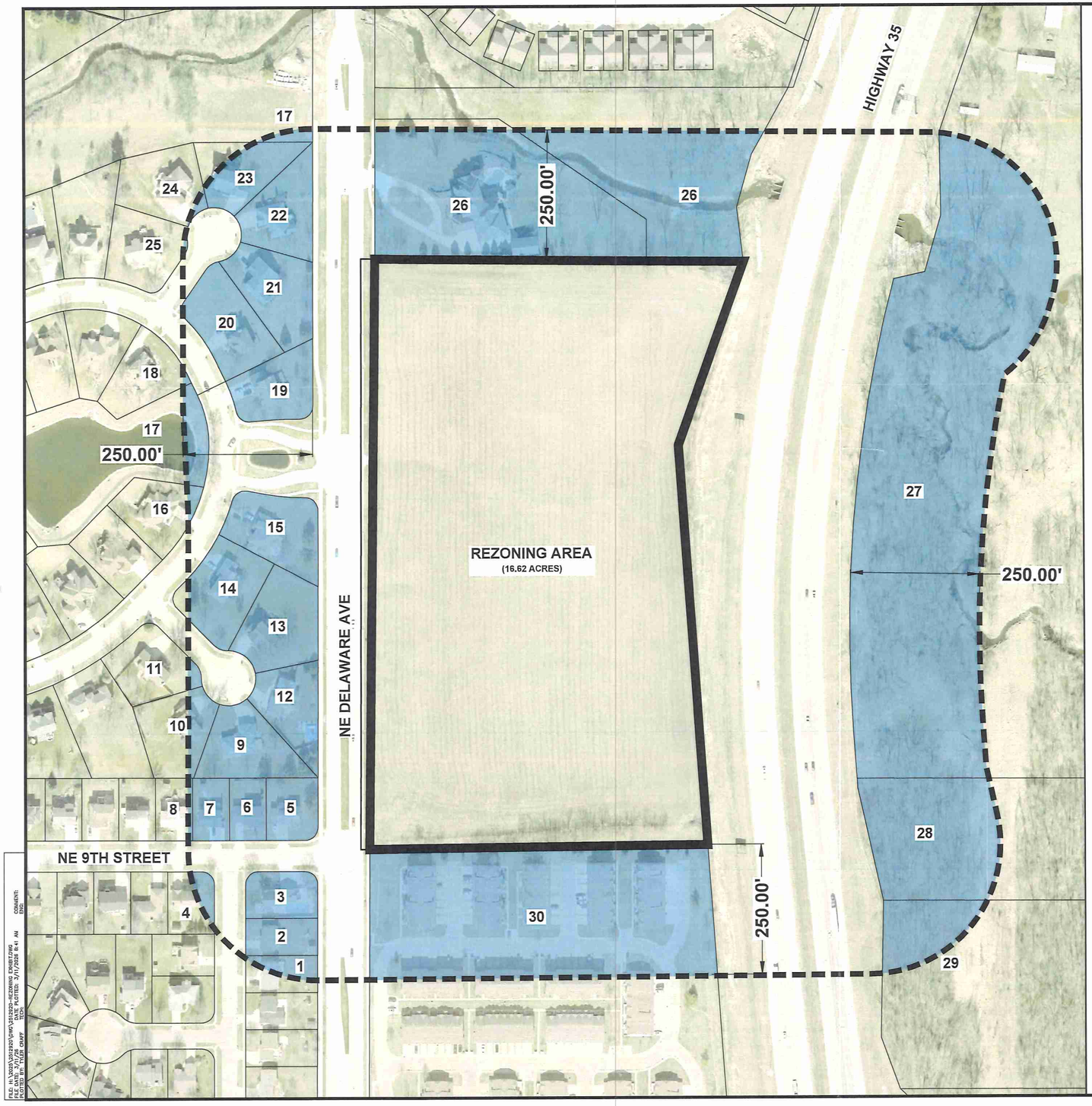
_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ___DAY OF _____, 2025

1st Con 5/18/26 (P. Hrg.)
2nd Con 6/1/26
3rd Con 6/15/26



OWNER

RICHARD H MERIDITH & MARTHA J MERIDITH REVOCABLE TRUST

REQUESTED BY

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: 515-280-2078
CONTACT: KEVIN LOHRY
EMAIL: KEVIN.LOHRY@HUBBELLREALTY.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM

ZONING

EXISTING: R-1 (ONE-FAMILY RESIDENCE DISTRICT)

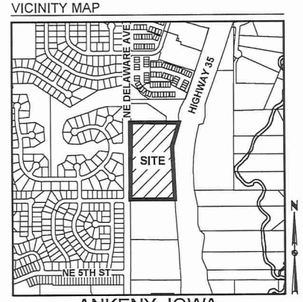
PROPOSED: R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT, RESTRICTED TO 12 UNITS PER ACRE, NO APARTMENTS)

BULK REGULATIONS

R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT)

FRONT SETBACK	= 30 FEET
SIDE SETBACK	= 22 FEET TOTAL
REAR SETBACK	= 35 FEET
OPEN SPACE	= 20%

VICINITY MAP



ANKENY, IOWA

REZONING AREA DESCRIPTION

AN EX. TRACT IN THE SW¼ NW¼ & NW¼ SW¼ SEC. 18-80-23, CITY OF ANKENY, POLK CO., IOWA

AN EXISTING TRACT IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK CO., IOWA, AS DESCRIBED IN A RETRACEMENT PLAT OF SURVEY FILED IN BOOK 20243, PAGE 650. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE N00°10'21"E, 991.04 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF LOT A IN YOUNT ESTATES; THENCE S89°16'01"E, 50.00 FEET ALONG THE SOUTH LINE OF SAID YOUNT ESTATES TO THE EAST RIGHT OF WAY LINE OF NE DELAWARE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S89°16'01"E, 718.84 FEET TO THE SOUTHEAST CORNER OF OUTLOT X IN SAID YOUNT ESTATES, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. INTERSTATE 35; THENCE FOLLOWING SAID RIGHT OF WAY LINE S16°26'17"W, 360.31 FEET; THENCE S02°23'57"E, 768.91 FEET TO THE NORTHEAST CORNER OF LOT 26 IN DELAWARE PARK CONDOMINIUMS; THENCE S89°33'39"W, 652.55 FEET ALONG THE NORTH LINE OF SAID DELAWARE PARK CONDOMINIUMS TO THE EAST RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE FOLLOWING SAID LINE N00°13'29"E, 137.48 FEET; THENCE N00°10'21"E, 990.54 FEET TO THE POINT OF BEGINNING, CONTAINING 16.62 ACRES.

POLK COUNTY, IOWA

ADJACENT OWNERSHIP TABLE

NO.	PROPERTY OWNER	ACRES	PERCENT	CONSENT
1	ROBINSON, PHILLIP J & COLLEEN L	0.11 AC	0.47%	-
2	MCDEVITT, NICOLE L & MARTIN D	0.16 AC	0.71%	-
3	BAHR REVOCABLE TRUST	0.28 AC	1.22%	-
4	BROWN, CRAIG L & JANET M	0.07 AC	0.30%	-
5	EMRY, RHONDA S	0.27 AC	1.18%	N
6	AROKIASAMY, JAMES ALEXANDER & ANTONY, MARY HELEN	0.20 AC	0.85%	Y
7	BUENTING, DEBRA J & JEFFREY A	0.20 AC	0.85%	-
8	SANDERS, HEATHER J	0.02 AC	0.10%	-
9	WEYER, JAMES	0.49 AC	2.14%	N
10	CARROLL, ANGELA M	0.14 AC	0.62%	-
11	TERRI KETCHAM REVOCABLE TRUST	0.03 AC	0.12%	N
12	STOKKA, JORDAN & ASHLEY	0.41 AC	1.79%	N
13	BRENDELAND, MARY K	0.55 AC	2.37%	-
14	LAM, LOI	0.51 AC	2.19%	-
15	GODRON, DAVID M & KRISTL R	0.52 AC	2.25%	N
16	ADAMS, RUSSELL W & CHRISTINE	0.03 AC	0.14%	N
17	FOUNTAIN VIEW ESTS HOMEOWNERS	0.22 AC	0.95%	N
18	TERRINYE A GOETZ TRUST & THOMAS R GOETZ TRUST	0.01 AC	0.03%	N
19	KNOX, JOHN W & TERESA L	0.42 AC	1.81%	N
20	THOMPSON, KATHRYN A	0.52 AC	2.24%	-
21	BENDEZU, RICARDO E & JODI L	0.52 AC	2.26%	N
22	SIPPEL, CYNTHIA R & RICHARD A	0.47 AC	2.04%	Y
23	EARP, MARLA R & MICHAEL L	0.33 AC	1.45%	N
24	PETERSON, JAMIE D & KIMBERLEY A	0.02 AC	0.09%	-
25	BELZ, JENNIFER & KLINT	0.01 AC	0.03%	-
26	WILLEY, RONALD L & SHARON	4.09 AC	17.72%	-
27	EICHENBERGER, PAMELA J	6.92 AC	29.99%	-
28	HOGUE, KARA K & TYLER C	1.31 AC	5.68%	-
29	TRENT A MURPHY REVOCABLE TRUST & LAURA R MURPHY REVOCABLE TRUST	0.45 AC	1.93%	Y
30	THE TOWNHOUSES AT DELAWARE PARK	3.81 AC	16.50%	-
		23.09 AC	100.00%	4.82%

SCALE
0' 50' 100' 200'
1" = 100' (FULL SIZE)

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date April 21, 2026
Ayes 6 Nays 0 Abstain ___ Absent ___
APPROVED
T. Rapp Chairperson
E. Carstens Secretary

FILE: H:\JOBS\MERIDITH\PLANNING\REZONING EXHIBIT.DWG
FILE DATE: 3/11/2026
PLOTTED BY: TYLER GRAFF
DATE PLOTTED: 3/11/2026 8:41 AM
TECH:
COMMENT:
DESC:

DATE	03/11/26
REVISIONS	
PREPARED	

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MERIDITH PROPERTY REZONING

REZONING MAP

1/1
2512.920

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 7, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the April 7, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by L. West to approve and accept the April 7, 2026 agenda without amendments. Second by R. Weisheit. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS
Item #4. Request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, to rezone property from R-1, One Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre, no apartments.
Staff Report. L. Hutzell reported that the applicant Hubbell Realty Company, on behalf of the Meridith Revocable Trust, is requesting a rezoning of approximately 16.62 acres from R-1, One-Family Residence District, to R-3, Multiple Family Residence District restricted to 12 units per acre, no apartments. She said that the subject property consists of a single parcel located west of Interstate 35 and east of Northeast Delaware Avenue and places the site within an area that is already developing with a mix of residential uses including multifamily. Laura then described zoning to the north is R-3, multi-family residence district with conditions and contains a single-family home. To the west, across Delaware Avenue, is Fountain View Estates, which is zoned R-1, one-family residence district. To the southwest is Crestbruck Acres, zoned R-2, One-Family and Two-Family residence District. She went on to say that property to the east is Interstate right-of-way, and property to the south is zoned R-3A, Planned Multiple-Family Residence District. She then mentioned that the proposed rezoning aligns with the City's Comprehensive Plan, specifically the Ankeny Plan 2040 Future Land Use Map, which currently designates this property as Medium Density Residential and that the Medium Density category is intended to serve as a transition between low-density and higher-density residential areas. L. Hutzell then went on to say that the public notification requirements were met, including mailed notices to property owners within 250 feet, publication of a legal notice, and posting of signage on the property. She then closed her presentation by stating that following the meeting tonight, staff will collect comments and questions from the Commission and public and then give a complete staff report, including a recommendation at the next Plan and Zoning Commission meeting on April 21, 2026.

Ryan Hardisty, Civil Design Advantage, R. Hardisty commented that he would answer any question the Commission may have regarding the request.

Wayne Goedken, 1002 NE Lake View Drive, Mr. Goedken stated he is the Treasurer of the Fountain View Estates Homeowners Association. He commented that the proposal introduces approximately 200 high-density units adjacent to a low-density neighborhood which causes many concerns for their homeowner's association. He mentioned the first concern is regarding traffic, pedestrian safety, and infrastructure capacity. Their private neighborhood is already adjacent to a high traffic area, and they are opposed to even more traffic around their homes. The private pond is also a concern for trespassing if more traffic is introduced to the area. Secondly, concerns regarding whether the roads, stormwater systems and other services have been adequately evaluated for a development of this scale. He went on to say that the development represents a significant shift in land use intensity and requested that the Board carefully consider these concerns and explore transition options that better buffer single-family neighborhoods from higher-density development.

Jim Weyer, 1017 NE Fountain View Court, Mr. Weyer expressed concerns about stormwater runoff and the situation of the ditches behind their neighborhood, particularly due to increased impervious surfaces such as rooftops, driveway, and parking lots within the proposed development. He noted the potential strain the development would have on the existing drainage system and questioned the placement of the proposed

detention pond in the northeast corner of the development. He then went on to express his concerns with the 12 units per acre density and the units being rentals vs owner-occupied housing.

Marsha Olinghouse, 1013 NE Fountain View Drive – Ms. Olinghouse spoke regarding her stress level due to the increased use of the Fountain View neighborhood amenities, in particular the private pond and the walking path around it. She noted there are already concerns regarding trespassing, and introducing additional traffic to the neighborhood from across the street creates more conflicts and safety concerns for those who already live in the Fountain View neighborhood. She commented that the city should be doing more to help the homeowners association with safety and the ongoing costs for the upkeep and debris removal if a higher density development were to be constructed. She then went on to address her concerns regarding the already heavily traveled NE Delaware corridor and the impact the traffic already has on the 1st Street intersection. She is concerned this will add to even more bottlenecks within the street system around her neighborhood.

Russel Adams, 1014 NE Lake View Drive - Mr. Adams noted that the Fountain View neighborhood is a long-established, low-density community with a defined character and is sincerely worried about how a new townhome development will affect this. He noted the proposed development would be a significant and permanent change for the established neighborhoods nearby. He questioned why City Staff did not show a picture of the proposed development. He commented on the stormwater impacts brought on by a development of this size, mentioning concerns about the number of impervious areas proposed and the history of flooding, specifically Four Mile Creek. He questions whether a stormwater study has been done. He then went on to express frustration regarding there only being one access point for the development of 200 units and the traffic impacts and need for a signalized intersection. He requested that a comprehensive stormwater management plan be implemented, and that density, height limits and adequate buffering be carefully looked at for this proposed development.

Mark Olinghouse, 1013 NE Fountain View Drive, Mr. Olinghouse spoke about his experiences with confrontation regarding trespassing around the Fountain View pond. He also noted increased garbage and litter recently from people who do not live there and do not have to pay to have it cleaned up. He expressed his concern about his property value diminishing with a new townhome development adjacent to their residence. He also expressed increased worrying about safety around the lake.

Alex Orellana**,** 802 NE Vail Court**,** Mr. Orellana expressed his frustration with the fact that no site plan or rendering was shown at the public hearing regarding the proposed development. He expressed his thoughts about this process being premature, wondering how a Board could recommend a rezoning they don't know further details about yet.

Anne Dirks, 813 NE Lake View Drive, Ms. Dirks also spoke regarding their homeowners' association and the number of issues they have to handle that the City doesn't. She is concerned with the amount of debris in their pond and it is clogging up the drains around their neighborhood. She went on to explain the recent costs the HOA has had to pay including dredging the pod and rip rap. She expressed her concern about unmonitored children and their safety around their pond. She wishes the City would take more responsibility for the issues their HOA is having.

Mark Finley, 901 NE Lake View Drive, Mr. Finley spoke regarding his preference for the proposed rezoning to stay as R-1 (single family zoning) and that it be developed in a manner more compatible with surrounding neighborhoods. He then reiterated that a lower density would be much more appropriate.

Wei Su, 1009 NE Fountain View Drive, Ms.Su expressed her concern regarding the safety of her young children if a new townhome development would bring additional trespassing to their neighborhood and her private property.

T. Rapp clarified that the parcel is currently zoned R-1 because when a piece of land comes into the City, that is the automatic zoning category it goes to due to the fact it is the strictest, it is not necessarily the designation of use.

David Godin – Mr. Godin expressed his strong opposition to the rezoning with specific concerns related to traffic increases and safety risks. He is also concerned about the stormwater runoff and the sewer capacity for the development being proposed. Like others, he also mentioned his frustrations and concerns regarding the private pond and the increased impact this rezoning would have on their neighborhood privacy and safety.

A female member of the public asked for further clarification regarding the process after tonight's meeting.

T. Rapp clarified stating that the purpose of tonight's meeting was for the Board to hear from staff and members of the public regarding the request. Action will be taken at the upcoming meeting on April 21st. T. Rap then clarified further stating that the request will ultimately move on to be heard at a public hearing at the City Council level. He clarified that the Plan and Zoning Commission is a recommending body, the final decision will be made at City Council.

Motion by R. Weisheit to close the public hearing and receive and file documents. Second by L. West. All voted aye. Motion carried 6-0.

Chair Tedd Rapp shared that the item would come back to the Commission on April 21, 2026. City staff will present their report, and the Commission will deliberate and make a recommendation to the City Council.

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, April 21, 2026

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

CALL TO ORDER
Chair Ted Rapp called the April 21, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the April 21, 2026 agenda without amendments. Second by P. Tuning. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS
There were no public hearings.

BUSINESS ITEMS
Item # 5. Request to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments, by Hubbell Realty Company on behalf of the property owners, Richard H Meredith and Martha J Meridith Revocable Trust.

Staff Report

L. Hutzell, City Staff, explained that tonight's rezoning request is a continuation of the public hearing held on 4.07.26. She reminded the Commission that the site is in the NE quadrant of Ankeny, bordered on one side by NE Delaware Avenue, a main arterial street on the west, and by Interstate 35 to the east. She explained that the city's Future Land Use Map has the land in question categorized as Medium Density Residential, in line with the applicant's request to rezone to R-3, with restrictions. She summarized the April 7th public hearing and explained she would address the concerns that arose from the opposing comments.

Hutzell began with clarifications: the request is for rezoning only, meaning that the commission is only considering whether the proposed zoning is appropriate and consistent with the City's Comprehensive Plan. A detailed layout or concept design is not required at this stage. She reminded the Commission that, should the rezoning move forward tonight, it would proceed to City Council for an additional public hearing and a final decision. Then the

project would advance to final platting and site plan approval, where a detailed concept would be reviewed and ultimately approved by the Commission. She went on to address the following concerns from the April 7th public hearing:

Community members who spoke in opposition thought the property should remain designated for single-family. L. Hutzell explained that, from a planning perspective, townhomes are an appropriate use for this location which, bounded by a main arterial street on the west and a major interstate to the east, is not well-suited to single family homes. She showed examples, showing how other single-family zoned neighborhoods have buffers, i.e. golf courses or creeks when they abut a major interstate or arterial roadway. Furthermore, she showed on two maps that two previous City of Ankeny Future Land Use Maps, one adopted in 1993 and another in 2003, earmarked this property for higher-density residential use than what is being proposed, not lowering its recommendation to medium-density use until 2010. Infrastructure in this area has been planned with this level of development in mind.

Another concern was related to trespassing at the private pond in the Fountain View Estates development. NE Delaware Avenue acts as a significant barrier between Fountain View Estates and the proposed development. The proposed development is expected to include its own stormwater feature and residents-only amenities like a clubhouse and pool, features which reduce the likelihood of them crossing the busy road to access private amenities. While concerns about trespassing are understandable, those issues are not something zoning regulations control. Management of the pond would remain with the HOA, with support from law enforcement if needed.

Increased traffic was also discussed. A Traffic Impact Study has been completed for the proposed medium-density development. Based on the study's findings, these increases are not anticipated to significantly affect the operation of the roadway or nearby intersections.

Drainage and stormwater management were also discussed at the public hearing. City engineers have reviewed the preliminary drainage plan. Runoff from the development will remain on the east side of Delaware and will not flow toward the existing neighborhood. The project will be required to comply with the City's stormwater standards, ensuring that post-development runoff rates do not exceed current conditions.

There were also questions about whether the townhomes would be rentals or owner-occupied. Zoning does not regulate ownership. While this request limits the type of housing to townhomes and does not allow for apartment complexes, the units themselves could be either rented or owned.

L. Hutzell went on to address questions about screening and the look of the development by showing image examples of how a medium density development, like the one proposed, might look and fit into the area. She highlighted some different townhouse exteriors and screening landscaping examples.

Staff finds that the rezoning request is consistent with the City's Comprehensive Plan and represents appropriate use of the property given its location and surrounding conditions.

Therefore, staff recommends that the Plan & Zoning Commission recommend approval to City Council for this request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

P. Tuning commended L. Hutzell for how well she captured the public hearing in the approved April 7th minutes, as well as how thoroughly she addressed each of the concerns brought up at the public hearing.

R. Weisheit questioned if the Traffic Study anticipated a traffic light at the intersection. Hutzell replied that the study did not find a traffic light necessary at the intersection in question.

Motion by T. Flack to recommend City Council approval of the Request to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments, by Hubbell Realty Company on behalf of the property owners, Richard H Meredith and Martha J Meridith Revocable Trust. Second by R. Weisheit. Motion carried 6-0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: April 21, 2026

Agenda Item: Meridith Property Rezoning - Action
Report Date: April 15, 2026
Prepared By: Laura Hutzell EJC
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

Project Report

The applicant Hubbell Realty Company is requesting to rezone 16.62 acres from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

The applicant was only able to obtain 4% consent signatures from adjacent property owners, requiring Council initiation, which took place at the March 2, 2026, Ankeny City Council Meeting.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning on March 23, 2026; and a legal notice of the proposed rezoning and amendments was published on March 20, 2026. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage on March 23, 2026, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 7, 2026. During the public hearing there was a presentation from City Staff, followed by comments from multiple members of the public who spoke against the proposed rezoning.

The Process:

A few members of the public asked for clarification of the process going forward. The proposed request represents the rezoning stage only. At this point, Ankeny City Code does not require the applicant to submit a concept plan, as the responsibility of the Planning and Zoning Commission is limited to making a recommendation on whether the proposed zoning district is consistent with the Comprehensive Plan's Future Land Use designation. The Planning and Zoning Commission serves as a recommending body, with final action on rezoning requests taken by the City Council.

If the Commission recommends approval tonight, the request will proceed to the City Council, where an additional public hearing will be held on May 18th, prior to any final decision.

If the rezoning is approved by the City Council, the project would then move into the City of Ankeny's subdivision and development review process, including Final Platting and Site Plan review. These subsequent stages involve a more detailed evaluation of the proposed development, including layout, design, infrastructure, and compliance with all applicable City standards and regulations.

While an applicant may choose to provide a concept plan for illustrative purposes at the rezoning stage, this plan is not part of the official rezoning approval and is not binding. It may be modified in the future, as long as it complies with the standards and permitted uses of the approved zoning district.

R-1 vs. R-3:

Members of the public expressed a preference for the subject parcel to remain as single-family rather than be developed as multi-family. Staff notes that townhome development is not uncommon in a location such as this, particularly given its proximity to the interstate. In nearby areas where single-family detached homes exist closer to the interstate, they are typically .5-acre sized lots or more and are usually buffered by features such as a creek or golf course and are not bounded by a main arterial roadway on the other side.

NE Delaware Avenue is classified as a major arterial within the City's transportation network. As such, medium-density townhome development represents an appropriate land use transition from the higher-intensity interstate corridor to a major arterial roadway, and ultimately to lower-density residential areas.

It is also important to note that the Future Land Use Maps in both the 1993 and 2003 Ankeny Comprehensive Plans designated this 16-acre parcel for High Density Residential use. It was not until the 2010 and 2018 plan updates that the designation was revised to Medium Density Residential. As a result, since at least 1993, this property has been planned for higher-density residential development, and it would not have been reasonable to expect single-family detached use during that time.

Finally, supporting infrastructure, including roadways, sanitary sewer, water, and other utilities—have been designed and planned to accommodate this anticipated level of development.

Trespassing of the existing Fountain View Pond:

Residents from the nearby single-family neighborhood have expressed concerns about possible increases in trespassing and litter around the private pond located across NE Delaware Avenue. This pond is owned and maintained by the Fountain View Estates homeowner's association and is not regulated by the city.

The proposed townhome development is separated from this neighborhood by NE Delaware Avenue, which is a major roadway and creates a clear barrier between the two areas. While the development will add additional residential units, it's staff's opinion that this separation will limit direct impacts to the private pond.

The proposed townhome development will also include its own wet bottom detention basin, which could potentially serve as an on-site feature for residents. The proposed development also intends to provide amenities such as a clubhouse and pool for their residents to use. Amenities as such would likely reduce the number of people attempting to access the private pond across the street.

While concerns about trespassing and litter are understandable, these issues are not typically handled through zoning regulations. Managing access to the private pond will continue to be the responsibility of the homeowner's association, with help from law enforcement if needed.

Traffic:

A traffic impact study (TIS) has been completed for this area. For safety purposes, the study recommends modifying the median on NE Delaware Avenue to provide a southbound left-turn lane.

Some key findings from the TIS include:

- A development of 200 townhomes is projected to generate approximately 82 additional trips during the AM peak hour and 104 additional trips during the PM peak hour.
- Projected east/west traffic volumes approaching the NE Delaware Avenue and Fountain View Blvd intersection are:
    - **AM peak:** 25 trips from the existing neighborhood to the west; 62 trips from the new development to the east
    - **PM peak:** 20 trips from the existing neighborhood to the west; 39 trips from the new development to the east

Overall, this level of additional traffic on the five-lane divided arterial is expected to have minimal impact on the operation of either the intersection or NE Delaware Avenue.

Drainage and stormwater:

Many members of the public had concerns regarding drainage and storm water. City Engineering staff have completed an initial review of the proposed detention located in the northeast corner of the site. The detention outlet pipe is designed to discharge into the existing storm sewer along the east side of NE Delaware, ultimately draining to the creek north of the subject property. As a result, all site drainage will remain on the east side of NE Delaware. Furthermore, in accordance with the City's detention flow requirements, the proposed townhome development—at a density of 12 units per acre—is not expected to impact the Fountain View development, as post-development discharge rates will not exceed existing conditions.

Rental vs. Ownership:
Some members of the public asked whether the proposed townhomes would be owned or rented. Zoning does not treat rental and owner-occupied housing differently. The proposed rezoning restricts development to townhomes and does not allow apartment-style buildings. However, the townhomes could still be owned or rented. Regardless of ownership type, all future development must follow the rules and allowable uses of the zoning district, along with all site plan requirements.

Proposed Layout: Members of the public raised questions about screening, density, and the overall layout of the proposed development. These detail items will be reviewed later in the development process should the rezoning be approved. City staff will then review the site plan to make sure the project includes adequate buffering, landscaping, and building placement along both NE Delaware Avenue and Interstate 35. As shown, medium-density developments (around 12 units per acre) can look attractive and fit well with the area when they include a mix of materials, changes in rooflines, and good spacing between buildings. During the site plan process, staff will review the design, layout and landscaping to make sure the development creates a visually pleasing streetscape along NE Delaware Avenue and Interstate 35. Per Ankeny Code buildings along the interstate and NE Delaware Avenue will be required to be oriented with greater variation and limit repetitive design. A buffer yard will also be required along NE Delaware avenue and Interstate 35.

12 Units per acre (5 acres)

Buffering

Summary:

Based on the factors outlined above, City staff has determined that the proposed rezoning of 16.62 acres from R-1, One-Family Residence District to R-3, Multi-family Residence District, restricted to 12 units per acre and no apartments is appropriate

Therefore, Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith, to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

March 09, 2026

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Eric Jensen
City of Ankeny
Community Development Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Meridith Property Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

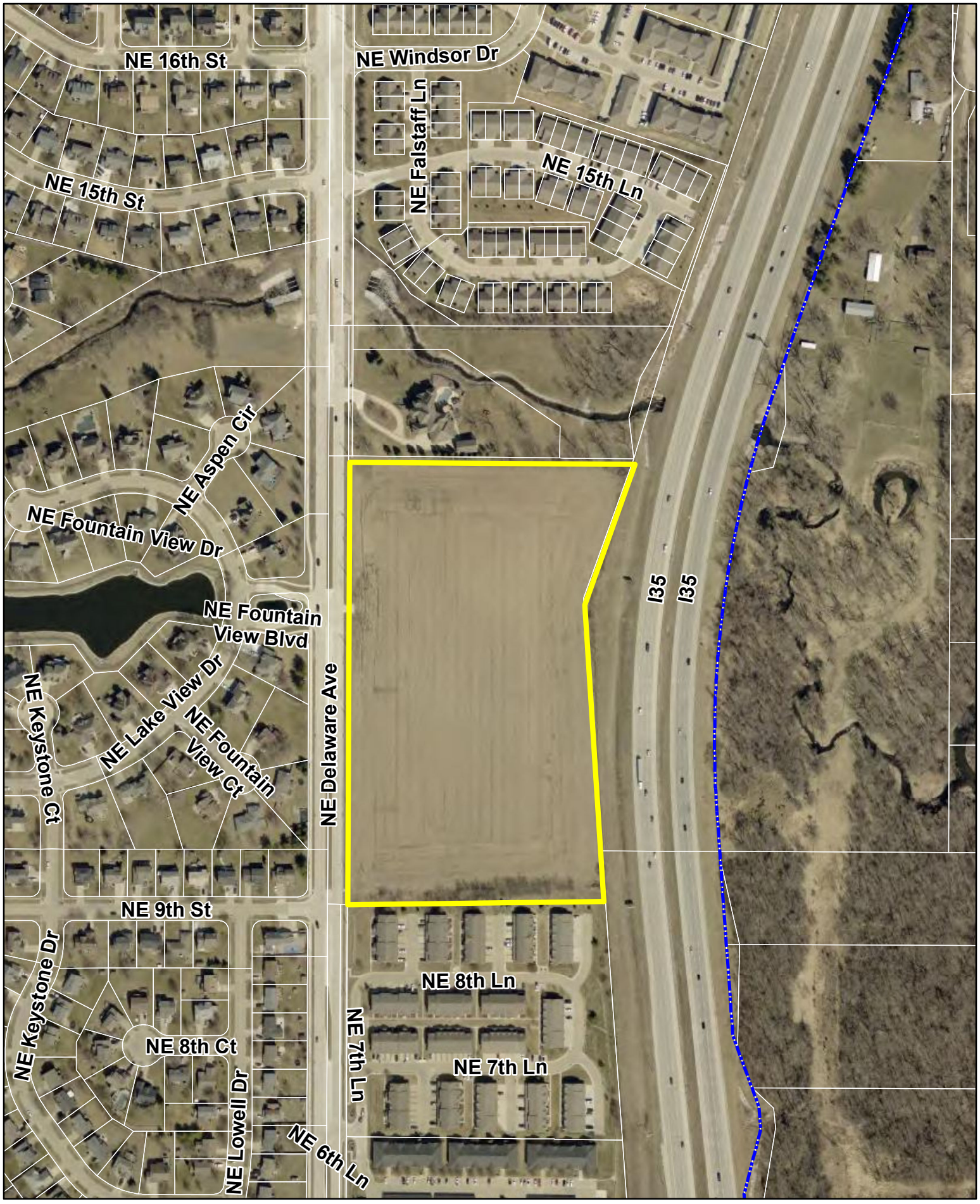
On behalf of Hubbell Realty Company, we submit herewith the following rezoning request to rezone approximately 16.62 acres located Northeast of NE Delaware Avenue/NE 9th Street, East of Interstate 35 and west of NE Delaware Avenue. The existing zoning on the property is R-1 One-Family Residential, and we are requesting to rezone 16.62 acres to R-3 Multiple-Family Residence District, restricted to 12 units per acre, no apartments. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Ryan Hardisty, P.E.

cc: Kevin Lohry, Hubbell Realty Company



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1 inch = 306 feet

Date: 3/25/2026

Meridith Property Rezoning
Aerial map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 May 4, 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, May 4, 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

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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 the Pledge of Allegiance.

CEREMONY

By proclamation, Mayor Bentz designated the month of May 2026 as Pediatric Stroke Awareness Month.

PUBLIC FORUM

1. Robert Greenway, Greenfield, IA, spoke about Local Option Sales Tax.
2. Ray Pick, Ankeny, spoke about the proposed closure of NW 78th Place in connection with the reconstruction of SW Oralabor Rd and SW Irvinedale Dr intersection.

APPROVAL OF AGENDA

1. Council Member Graber moved, Hollinrake seconded, to approve and accept the May 4, 2026 agenda without amendment. Ayes: 5.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of April 20, 2026, as published, subject to correction as recommended by the City Clerk.
2. Receive and file minutes of the Plan and Zoning Commission meeting of April 7, 2026.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of April 7, 2026.
4. Receive and file minutes of the Library Board of Trustee meeting of March 19, 2026.

Licenses and Permits

5. Issuance of cigarette, tobacco, vapor, and alternative nicotine product permits.
6. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

7. Payment #4 in the amount of $36,048.00 to Bolton & Menk, Inc., for design engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.
8. Payment #2 in the amount of $5,642.00 to Confluence for engineering services on the Canyon Creek Park construction project.
9. Payment #1 in the amount of $48,222.85 to Foth Infrastructure and Environment, LLC for construction engineering services on the West First Street Widening and Improvements — Phase 2 Construction Engineering project.
10. Payment #5 in the amount of $10,175.91 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.
11. Payment #39 in the amount of $14,261.23 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
12. Payment #3 in the amount of $41,993.24 to Jasper Construction Services for construction services on the Trestle Ridge Park project.
13. Payment #1 in the amount of $3,701.05 to Kirkham Michael & Associates, Inc., for engineering services on the Future NE Spectrum Dr. Over Otter Creek RCB Design project.
14. Payment #1 in the amount of $72,260.75 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering project.
15. Payment #1 in the amount of $5,134.10 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd/Reinhart Dr Signal project.
16. Payment #2 in the amount of $41,625.30 to Snyder & Associates, Inc., for engineering services on the NE 18th Street Bridge Over I-35 project.
17. Payment #3 in the amount of $3,296.50 to Snyder & Associates, for construction engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.
18. May 4, 2026 Accounts Payable by fund: General $274,059; Road Use Tax $116,283; Friends of Ankeny Library $564; Water $876,171; Sewer $62,112; Storm Water $11,828; Golf Course $33,507; Enterprise Capital Projects $23,329; Revolving $36,812; Risk Management $315; Health Insurance $705; Capital Projects $400,214; Payroll Totals $2,253,805; Transfers/ACH ($241,223); Agenda Payments Approved Separately ($282,361); Grand Total $3,566,122.

Personnel Items

19. **RESOLUTION 2026-155** authorizing benefit changes for the July 1, 2026 - June 30, 2027 plan year.

Community Development Items

20. **RESOLUTION 2026-156** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Richard H. Meridith and Martha J. Meridith Revocable Trust, located west of Interstate 35, East of NE Delaware Avenue, south of NE 15th Street and north of NE 9th Street. (date of hrg: 5/18/26 @ 5:30pm)
21. **RESOLUTION 2026-157** providing for the notice and hearing of the City Council of the City of Ankeny regarding the 100% Voluntary Urbanized annexation of property owned by William Kimberley Development Corp. (date of hrg: 6/1/26 @ 5:30 p.m.)

Engineering Items

22. Approve the Professional Services Agreement with Olsson, Inc. for traffic engineering services for the Adaptive Traffic Signal Control Systems in an amount not to exceed $49,884.00 and authorize the Mayor to execute said agreement.
23. **RESOLUTION 2026-158** accepting a purchase agreement and approving documents for the acquisition of permanent sanitary sewer easement and temporary construction easement for the Deer Creek Trunk Sewer Extension - Phase 1 project in Ankeny, Iowa. (Mary Ann Cory Living Trust)
24. **RESOLUTION 2026-159** accepting an amendment of permanent sanitary sewer easement and temporary construction easement for the Otter Creek Trunk Sewer - Phase 4 project in Ankeny, Iowa. (DLE Four Way, LC)
25. **RESOLUTION 2026-160** authorizing the execution of a Federal-Aid Agreement for Iowa's Clean Air Attainment Program (ICAAP) funding between the Iowa Department of Transportation (DOT) and the City of Ankeny, Iowa for the sharing of project costs for the proposed Adaptive Traffic Signal Control System.

Capital Improvement Projects

26. **RESOLUTION 2026-161** accepting a proposal from Dave's Dozing in the amount of $132,803.00 for the construction of the 2026 Annual Storm Water Erosion Repairs project.
27. **RESOLUTION 2026-162** accepting a proposal from Dave's Dozing in the amount of $55,600.00 for the construction of the NE 45th Ct Storm Water Repair project.
28. **RESOLUTION 2026-163** ordering construction on the Deer Creek Sanitary Trunk Sewer Extension — Phase 1 project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 5/26/26 @ 10:30 A.M. / date of hrg: 6/1/26 @ 5:30 P.M.)
29. **RESOLUTION 2026-164** ordering construction on the 2026 Hawkeye Park Tennis Court Reconstruction project and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: (5/26/26 @ 10:30 A.M. / date of hrg: 6/1/26 @ 5:30 P.M.)

Administrative Items

30. Approve the Letter of Agreement for Broker/Agent of Record for Insurance Services with TrueNorth Companies, L.C. of Cedar Rapids, Iowa, and authorize the Mayor to sign the Letter of Agreement.
31. **RESOLUTION 2026-165** authorizing City of Ankeny Election to Participate in a National Settlement with the Six Remnant Defendants Regarding Opioid Distributors or Dispensers.
32. **RESOLUTION 2026-166** authorizing the City of Ankeny, Iowa to accept a grant award from Polk County for the 2026 Community Betterment Grant Program for audio and visual equipment upgrades in the City Council Chamber.

APPROVAL OF CONSENT AGENDA

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

LEGISLATIVE BUSINESS

Approval of Ordinances

33. **Ord 2254.** An Ordinance amending Chapter 107 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees. Council Member Perry moved, Davis seconded, to accept second consideration of ORDINANCE 2254. Ayes: Perry, Davis, Graber, Hollinrake, Shafer.
34. **Ord 2255.** An Ordinance amending Chapter 98 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges. Council Member Davis moved, Perry seconded, to accept second consideration of ORDINANCE 2255. Ayes: Davis, Perry, Graber, Hollinrake, Shafer.
35. **Ord 2256.** An Ordinance amending Chapter 91 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to temporary water service. Council Member Graber moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2256. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.
36. **Ord 2257.** An Ordinance Amending Chapter 41.12 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to trapping and community cats. Council Member Perry moved, Davis seconded, to accept first consideration of ORDINANCE 2257. Ayes: Perry, Davis, Graber, Hollinrake, Shafer.
37. **Ord 2258.** An Ordinance Amending Chapter 55 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to animal protection and control. Council Member Perry moved, Davis seconded, to accept first consideration of ORDINANCE 2258. Ayes: Perry, Davis, Graber, Hollinrake, Shafer.

NEW BUSINESS

1. $20,855,000 General Obligation Bonds, Series 2026A Council Member Graber moved, Davis seconded, to adopt **RESOLUTION 2026-167** directing the advertisement for sale of $20,855,000 General Obligation Bonds, Series 2026A, and approving electronic bidding procedures and official statement. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.
2. $6,965,000 Water Revenue Bonds, Series 2026B Council Member Davis moved, Perry seconded, to adopt **RESOLUTION 2026-168** directing the advertisement for sale of $6,965,000 Water Revenue Bonds, Series 2026B, and approving electronic bidding procedures and official statement. Ayes: Davis, Perry, Graber, Hollinrake, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 5:57 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 5/15/26.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 May 8, 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. 2026-05-08 Sp Mtg Minutes

MINUTES OF THE ANKENY CITY COUNCIL SPECIAL MEETING
Friday, May 8, 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 Pro-Tem Todd Shafer called the meeting to order at 11:00 a.m. Council Members Matt Davis, Jeff Perry, and Todd Shafer joined the meeting electronically. Mayor Bobbi Bentz and Council Members Justin Hollinrake and Dustin Graber were absent.

APPROVAL OF AGENDA

Council Member Perry moved, Davis seconded, to approve and accept the May 8, 2026 special meeting agenda as presented. Ayes: 3.

NEW BUSINESS

Council Member Davis moved, Perry seconded, to approve the issuance of a retail alcohol license to Fleet Farm of Green Bay LLC, dba Fleet Farm Fuel. Ayes: Davis, Perry, Shafer.

Meeting was adjourned at 11:01 a.m.

_____ _____

Michelle Yuska, City Clerk Bobbi Bentz, Mayor

Published in the Des Moines Register on the 15th day of May, 2026.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 the minutes of the Civil Service Commission meeting of May 4, 2026, subject to correction as recommended by the commission.

ORIGINATING DEPARTMENT
Human Resources

COUNCIL GOAL

ACTION REQUESTED
Receive and File
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. 05.04.26 cs minutes

Meeting Minutes

Civil Service Commission

Monday, May 4, 2026
12:00 p.m.
Ankeny Council Chambers
1250 SW District Dr, Ankeny, Iowa

Ray Blase
Laura Murphy
David Kinsley

ELECTRONIC MEETING INFORMATION

Join Zoom Meeting
link to join Zoom meeting
Meeting ID: 760 424 2870
Passcode: 1234
Dial in: =1 312 626 6799; Meeting ID: 760 424 2870; Passcode: 1234

CALL TO ORDER - ROLL CALL

The meeting was called to order by Dawn Gean. Blase – absent, Murphy – present by Zoom, Kinsley – present by Zoom.

1. **MOTION TO APPROVE THE MINUTES OF 2-10-26**
   Murphy moved to approve the minutes from February 10, 2026. Kinsley seconded the motion. All voted aye and the motion carried.

2. **MOTION TO CERTIFY LIST OF EMPLOYEES ELIGIBLE FOR PROMOTION TO UTILITIES OPERATOR II – WATER IN THE MUNICIPAL UTILITIES DEPARTMENT**
   Kinsley moved to certify the list of employees eligible for promotion to Utilities Operator II - Water in the Municipal Utilities department, and the list remains active for a period of two years. Murphy seconded the motion. All voted aye and the motion carried.

3. **ADJOURNMENT**

Next meeting will be held Wed. May 20, 2026 at 12:30 p.m. Meeting adjourned at 12:10 p.m.

Respectfully submitted,
Dawn Gean
Dawn Gean
Clerk of the Civil Service Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 April 21, 2026.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Receive and File
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 2026-04-21

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 21, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the April 21, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the April 21, 2026 agenda without amendments. Second by P. Tuning. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS
Email from Tim Wright, 10373 NW 42nd St, Polk City, IA 50226, stating his concern about the Moeckly Annexation. He expresses that his neighbors would be opposed to the annexation without assurances that no development would happen before the planned westward expansion of NW 18th Street to 415, as it has created a "cut through" situation in his neighborhood along 102nd Avenue that has become dangerous to pedestrians.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the April 7, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. 1600 Se Corporate Woods Drive – 2026 Baker Group Additon Site Plan
Motion to approve the site plan for 1600 SE Corporate Woods Drive, 2026 Baker Group Addition Site Plan,
Item #3. Trailside at Trestle Ridge Plat 1 Final Plat and Site Plan
Motion to approve the final plat and site plan for Trailside at Trestle Ridge
Item #4. 3708 SE Convenience Blvd – Ankeny Regional Airport Construct Maintenance Building Site Plan
Motion to approve the site plan for 3708 SE Convenience Boulevard, Ankeny Regional Airport Construct Maintenance Building.

Motion by R. Weisheit to approve the recommendations for Consent Agenda Items #1 - #4. Second by L. West. Motion carried 7 - 0.

PUBLIC HEARINGS
There were no public hearings.

BUSINESS ITEMS
Item # 5. Request to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments, by Hubbell Realty Company on behalf of the property owners, Richard H Meredith and Martha J Meridith Revocable Trust.

Staff Report

L. Hutzell, City Staff, explained that tonight's rezoning request is a continuation of the public hearing held on 4.07.26. She reminded the Commission that the site is in the NE quadrant of Ankeny, bordered on one side by NE Delaware Avenue, a main arterial street on the west, and by Interstate 35 to the east. She explained that the city's Future Land Use Map has the land in question categorized as Medium Density Residential, in line with the applicant's request to rezone to R-3, with restrictions. She summarized the April 7th public hearing and explained she would address the concerns that arose from the opposing comments.

Hutzell began with clarifications: the request is for rezoning only, meaning that the commission is only considering whether the proposed zoning is appropriate and consistent with the City's Comprehensive Plan. A detailed layout or concept design is not required at this stage. She reminded the Commission that, should the rezoning move forward tonight, it would proceed to City Council for an additional public hearing and a final decision. Then the project would advance to final platting and site plan approval, where a detailed concept would be reviewed and ultimately approved by the Commission. She went on to address the following concerns from the April 7th public hearing:

Community members who spoke in opposition thought the property should remain designated for single-family. L. Hutzell explained that, from a planning perspective, townhomes are an appropriate use for this location which, bounded by a main arterial street on the west and a major interstate to the east, is not well-suited to single family homes. She showed examples, showing how other single-family zoned neighborhoods have buffers, i.e. golf courses or creeks when they abut a major interstate or arterial roadway. Furthermore, she showed on two maps that two previous City of Ankeny Future Land Use Maps, one adopted in 1993 and another in 2003, earmarked this property for higher-density residential use than what is being proposed, not lowering its recommendation to medium-density use until 2010. Infrastructure in this area has been planned with this level of development in mind.

Another concern was related to trespassing at the private pond in the Fountain View Estates development. NE Delaware Avenue acts as a significant barrier between Fountain View Estates and the proposed development. The proposed development is expected to include its own stormwater feature and residents-only amenities like a clubhouse and pool, features which reduce the likelihood of them crossing the busy road to access private amenities. While concerns about trespassing are understandable, those issues are not something zoning regulations control. Management of the pond would remain with the HOA, with support from law enforcement if needed.

Increased traffic was also discussed. A Traffic Impact Study has been completed for the proposed medium-density development. Based on the study's findings, these increases are not anticipated to significantly affect the operation of the roadway or nearby intersections.

Drainage and stormwater management were also discussed at the public hearing. City engineers have reviewed the preliminary drainage plan. Runoff from the development will remain on the east side of Delaware and will not flow toward the existing neighborhood. The project will be required to comply with the City's stormwater standards, ensuring that post-development runoff rates do not exceed current conditions.

There were also questions about whether the townhomes would be rentals or owner-occupied. Zoning does not regulate ownership. While this request limits the type of housing to townhomes and does not allow for apartment complexes, the units themselves could be either rented or owned.

L. Hutzell went on to address questions about screening and the look of the development by showing image examples of how a medium density development, like the one proposed, might look and fit into the area. She highlighted some different townhouse exteriors and screening landscaping examples.

Staff finds that the rezoning request is consistent with the City's Comprehensive Plan and represents appropriate use of the property given its location and surrounding conditions.

Therefore, staff recommends that the Plan & Zoning Commission recommend approval to City Council for this request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

P. Tuning commended L. Hutzell for how well she captured the public hearing in the approved April 7th minutes, as well as how thoroughly she addressed each of the concerns brought up at the public hearing.

R. Weisheit questioned if the Traffic Study anticipated a traffic light at the intersection. Hutzell replied that the study did not find a traffic light necessary at the intersection in question.

Motion by T. Flack to recommend City Council approval of the Request to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments, by Hubbell Realty Company on behalf of the property owners, Richard H Meredith and Martha J Meridith Revocable Trust. Second by R. Weisheit. Motion carried 7-0.

Item #6. Request by William Kimberley Development Corp. for 100% Voluntary Urbanized Annexation of property in the City of Ankeny (Moeckley)

E. Jensen presented the staff report for this project. The 100% voluntary annexation request received is for a territory, one parcel, just under 40 acres (39.79 acres) adjacent to the City's northwest boundary, generally located north of NW 18th Street and west of NW Weigel Drive. The Ankeny 2040 Comprehensive Plan identifies the annexation area as suitable for low-density residential. Regarding utilities, water and sewer are adjacent to the property to the south. Staff recommends the Commission recommend that the City Council approve the Moeckly Farm Annexation 100% Voluntary Urbanized Annexation.

T. Rapp asked for clarification on the property to the west: is it unincorporated Polk County? E. Jensen confirms that is the case.

E. Jensen addressed the communication, received from Tim Wright (10373 NW 42nd St, Polk City), concerning the use of a cut-through from Highway 415. He explains that the extension of NW 18th through to Highway 415 is in the 5-year CIP, but the date of construction is very flexible. The Council reviews that plan annually. The construction could move up or move back, based on what happens with development.

Motion by P. Tuning to recommend City Council approval of the Moeckly Farms Annexation 100% Voluntary Urbanized Annexation. Second L. West. Motion carried 7-0.

T. Flack asked if the County is also using the cut-through to get into the City of Ankeny? E. Jensen replies that it's quite possible.

R. Weisheit asked for clarification: is that area to the west Polk City or Unincorporated Polk County? E. Jensen clarifies that it is County.

T. Rapp asked if, once expansion of NW 18th to Highway 415 is complete, will those areas that bound it be asked to voluntarily annex? E. Jensen replied that they would not be asked to annex.

T. Flack mentioned that her home is pictured on the presented map, and that her children go to Abbie Grove Elementary, which borders the annexation to the south. She thinks the expansion plans make sense, as we continue to build out the area.

Motion by P. Tuning to recommend City Council approval the Moeckly Farms 100% Voluntary Urbanized Annexation. Seconded by L. West. Motion carried 7-0.

REPORTS

City Council Meeting

E.Jensen reported on the April 20, 2026 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, May 5th, 2026 Plan and Zoning Commission meeting. He gave a presentation on the upcoming Zoning and Subdivision Code update.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 7:35 p.m.

Submitted by Alexa Middleton, Recording Secretary
Plan & Zoning Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Receive and file minutes of the Zoning Board of Adjustment meeting of April 21, 2026.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Receive and File
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. ZBOA Minutes 2026-04-21

Meeting Minutes
Zoning Board of Adjustment
Tuesday, April 21, 2026
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER
Chair Matt Ott called the April 21, 2026 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

Chair Matt Ott read the Zoning Board of Adjustment Opening Statement.

ROLL CALL
Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Brett Walker and Eric Strom. Staff: E. Jensen, E. Carstens, J. Heil, B. Morrissey, and A. Middleton.

AMENDMENTS TO THE AGENDA
There were no amendments to the agenda.

MINUTES OF THE April 7, 2026 REGULAR MEETING
Motion by N. Sungren to approve the meeting minutes as submitted. Second by J. Baxter. Motion carried 5-0.

COMMUNICATIONS / CORRESPONDENCE

BUSINESS ITEMS
PUBLIC HEARINGS:

#26-04
Amazed Construction Services, on behalf of Mike and Kari Higgins
for property located at
701 NE Cambridge Court
RE: Variance – Accessory Structure

Chair M.Ott opened the public hearing.

Chris Mortale of Amazed Construction Services, speaking on behalf of property owners Mike and Kari Higgins, explained that they are requesting a rear setback for a covered 3-season room. Waterflow creates unusable backyard, which makes the current patio unusable. The plan is to enlarge the deck and cover it. Chris is the contractor.

B. Morrisey presented the staff report, explaining the request for a variance to Ankeny Municipal Code Section 192.03(3)(E) to allow a 30-foot rear yard setback for the construction of a covered deck to replace the existing deck located at 701 NE Cambridge Court. Property is in NE quadrant of Ankeny, zoned R-1. The home and existing deck were constructed in 2003. The deck extends into the rear yard setback, which is allowed because it is uncovered. Proposal is to rebuild deck and cover it. B. Morrisey showed the drawing of the project submitted with the project. Staff does not have concerns with this request. He continued to explain that proposed code changes would not require a variance for this

project in the future if amended as proposed. The staff position is based on a determination that the decreased rear yard setback from the resulting covered deck would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

M. Ott asked for clarification of the drawing, which shows an unmarked corner which appears to be closer than the corner marked 30 feet. C. Mortale clarified that he has labeled the wrong corner in the drawing, and the closer corner is actually the one that is 30 feet from the property line.

Motion by M. Ott to close the public hearing, receive and file documents. Second by B. Walker. All voted aye. Motion carried 5 – 0.

Board Action on Filing #26-04 for property located at 701 NE Cambridge Court
Motion by J. Baxter that the Zoning Board of Adjustment approve a Variance to Ankeny Municipal Code Section 192.03 (3)(E) to allow a 30-foot year yard setback for the construction of a covered deck to replace the existing deck. Second by M. Ott. Motion carried 5-0.

ADJOURNMENT
There being no further business, M. Ott adjourned the meeting at 5:11.

Submitted by Alexa Middleton, Recording Secretary
Zoning Board of Adjustment

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 product, and alternative nicotine product 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. Ankeny Golf & Country Club, dba Ankeny Golf: Country Club, 314 SW Irvinedale Dr, Cigarettes, Tobacco (Renew), Effective July 1, 2026 through June 30, 2027.
2. Quiktrip Corporation & Subsidiaries, dba Quiktrip #514, 802 E 1st St, Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.
3. Git-N-Go Convenience Stores Inc, dba Git-N-Go Convenience Store #40, 2811 SW Oralabor Rd, Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.
4. AS Outlet, Inc. dba Smokes and Vape, 502 N Ankeny Blvd, Ste 12, Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.
5. Vinje LLC, dba Good Times, 1912 SW 3rd St, Cigarettes, (Renew), Effective July 1, 2026 through June 30, 2027.
6. Walgreen Co., dba Walgreens #07454, 901 N Ankeny Blvd, Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products (Renew), Effective July 1, 2026 through June 30, 2027.
7. Walgreen Co., dba Walgreens #7996, 2702 SE Delaware Ave, 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

May 18, 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. Walgreen Co., d/b/a Walgreens #07454, 901 N Ankeny Blvd - Class E Retail Alcohol License (LE) (Renewal) - Effective June 3, 2026.
2. Walgreen Co., d/b/a Walgreens #07996, 2702 SE Delaware Ave. - Class E Retail Alcohol License (LE) (Renewal) - Effective June 3, 2026.
3. Tim's Convenience Services Inc., d/b/a Tim's BP / AMOCO Service, 102 N Ankeny Blvd. - Class B Retail Alcohol License (LG) (Renewal) - Effective June 3, 2026.
4. OP LLC, d/b/a Siam Table, 757 N Ankeny Blvd - Special Class C Retail Alcohol License (BW) (Renewal) - Effective June 15, 2026.
5. KASKO Inc., d/b/a KASKO Inc., 1505 NE 36th St. - Class C Retail Alcohol License (LC) (Renewal) - Effecitve June 20, 2026.
6. On The Waterfront Seafood, d/b/a On The Waterfront Seafood Restaurant, 2414 SE Tones Dr. - Class C Retail Alcohol License (LC) (Renewal) - Effective June 1, 2026. PENDING DEPT APPROVALS
7. Ankeny Fiesta LLC, d/b/a Fiesta Jalapenos Mexican Restaurant, 1975 N Ankeny Blvd, Ste. 113 - Class C Retail Alcohol License (LC) (Renewal) - Effective May 3, 2026 PENDING DEPT APPROVALS.
8. Gibson Construction Inc., d/b/a Uptown Food & Beverage Co., 302 SW Maple St. - Class C Retail Alcohol License (LC) (Renewal) - Effective May 15, 2026 PENDING DEPT. APPROVALS.

9. Mizu Ankeny Inc., d/b/a Mizu Ankeny Inc., 1620 N Ankeny Blvd, Ste. 114 - Class C Retail Alcohol License (LC) (NEW) - Tentatively Effective May 18, 2026 PENDING DEPT. APPROVAL.
10. Apres Bar Co LLC d/b/a Apres Bar Co, 1055 SW Prairie Trail Pkwy (FFA Bld) - Class C Retail Alcohol License (LC) (5 Day) - Effective May 26, 2026. PENDING DEPT APPROVALS
11. Bus Events LLC, d/b/a Beer Bus, 715 W 1st St. (AMP) - Special Class C Retail Alcohol License (BW) (5 Day) - Effective June 3, 2026
12. Bus Events LLC, d/b/a Beer Bus, 715 W 1st St. (AMP) - Special Class C Retail Alcohol License (BW) (5 Day) - Effective June 10, 2026

CITY MANAGER/STAFF RECOMMENDATIONS:

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

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 Financial Reports for April 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 - April

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

Memorandum

To: Honorable Mayor and City Council
Date: May 18, 2026
Re: Monthly Finance Report – April 2026

The financial reports for the month of April are submitted herewith. April is not only the start of the last quarter of the fiscal year, but it is also the month that the majority of the second installment of property taxes is remitted to the City. In addition, now that the revised budget has been finalized and filed with the Polk County Auditor, the revised budget figures have been integrated into the April financial reports. This is also the time of year when preparations begin for year-end processing and analysis, and a determination is made as to whether another budget amendment is required.

Revenue collections are lagging behind budget projections through April. Actual revenues for all funds are showing at 74.99% of budget on the Revenue Summary by Fund report. A primary cause is that bond proceeds will not be received until June. Excluding the capital projects fund, revenues are at approximately 90% of the revised budget. By looking at the Major Operating Funds – Detailed Revenue Summary, we can see that many of the revenue lines and subtotals exceed 83.3%. Of those line items under the 83.3% mark, many are for summer seasonal activities, with the lowest budget to actual percentages being recreation activities including aquatic center passes, admissions, concessions and golf course revenues. The summer season activities are just getting started and much of the revenue collections will resume in May or June. The City's revenues appear stable and within budget projections.

On the expenditure side, overall spending appears to be below projections. General fund actual expenditures are 77.83% of budget on the Expenditure Summary by Fund report and total actual expenditures for major operating funds are at 65% of budget on the Major Operating Funds – Budget versus Actual report. The State's legal level of control, however, is at the "program" level. Under the State's budgeting guidelines, the City has nine "programs" that cut across funds and have budgets that cannot be exceeded. Those programs are public safety, health and social services, culture and recreation, public works, community and economic development, general government, debt service, capital projects and business type/enterprise. In order for the City to be legally under budget, the City's actual expenditures must be lower than budgeted expenditures at the program level.

Overall spending is at appropriate levels and ending cash balances are expected to be near budgeted levels. Over the next several months, monitoring revenues, expenditures, and cash levels will be an essential task. Although April marks the beginning of the end of fiscal year 2026, there is still much work required before the close of the fiscal year.

CITY OF ANKENY
CASH AND INVESTMENT RECONCILIATION
ALL FUNDS
April 30, 2026

Cash Basis Fund Balances	$ 203,291,079.33
Investments	$ 164,575,549.65
Checking Account Balance (per bank)	38,910,194.39
Deposits in Transit	105,573.41
Outstanding Checks	(304,613.12)
Cash Drawer/Petty Cash *	4,375.00
Total	$ 203,291,079.33

* 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	1,300.00
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
	$ 4,375.00

City of Ankeny
Cash Balance Summary
April 30, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance April 30, 2026
General:							
General	100	$ 42,551,807.12	$ 51,104,665.51	$ -	$ 41,481,403.65	$ 2,172,575.83	$ 50,002,493.15
Hotel/Motel Tax	233	1,137,852.82	-	2,172,575.83	1,345,500.35	-	1,964,928.30
Special Revenue:							
Fire Gift	220	32,715.31	12,925.00	-	2,183.61	-	43,456.70
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	-	3,653.29	-	13,900.31
Road Use Tax	260	11,424,243.75	8,971,522.43	-	7,453,446.34	-	12,942,319.84
Police Seizure	270	106,764.42	65,189.51	-	33,458.66	-	138,495.27
Tax Increment Financing	280	1,898,492.35	8,131,885.65	-	61,651.00	-	9,968,727.00
Police and Fire Retirement	290	1,521,051.91	3,116,003.70	-	2,825,793.82	-	1,811,261.79
Employee Benefits	292	-	1,767,548.88	-	-	-	1,767,548.88
Landfill Post-Closure	295	77,793.17	-	-	-	-	77,793.17
Friends of the Ankeny Library	430	82,845.54	26,320.03	-	38,632.06	-	70,533.51
Park Dedication	440	384,614.05	92,420.00	-	-	-	477,034.05
Sports Complex Foundation	445	182,060.69	11,775.00	-	-	-	193,835.69
Ankeny Garden Club	446	14,211.73	1,675.00	-	-	-	15,886.73
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	17,656,666.59	-	2,159,968.54	-	17,565,544.76
Enterprise:							
Solid Waste	500	642,622.45	1,307,515.29	-	1,258,617.25	-	691,520.49
Utility Deposits	505	434,165.22	160,347.00	-	134,725.00	-	459,787.22
Water Operations	510	22,970,210.88	27,043,561.70	-	28,051,196.10	2,816,832.18	19,145,744.30
Water Improvement	520	1,761,600.00	-	-	-	-	1,761,600.00
Water Sinking	530	3,018,710.34	-	2,816,832.18	404,401.02	-	5,431,141.50
Sewer Operations	550	20,257,578.54	15,769,206.38	-	11,087,252.88	-	24,939,532.04
Sewer Improvement	560	3,401,518.12	-	-	-	-	3,401,518.12
Storm Water	580	3,195,447.08	3,867,825.09	-	1,143,232.66	-	5,920,039.51
Golf Course	590	2,930,368.21	2,095,138.53	-	1,765,590.98	-	3,259,915.76
Capital Project:							
Utility Fund Capital Projects	6**	14,221,529.32	1,315,890.79	-	9,400,759.85	-	6,136,660.26
Special Assessments	8**	2,790,607.42	76,685.30	-	-	-	2,867,292.72
Capital Projects	8** & 9**	29,784,422.42	2,303,140.94	0.03	12,321,290.98	0.03	19,766,272.38
Total Budgeted		$ 167,045,819.97	$ 144,904,370.32	$ 4,989,408.04	$ 120,983,602.70	$ 4,989,408.04	$ 190,966,587.59
Internal Service:							
Revolving	710	768,919.09	1,127,105.08	-	1,161,142.35	-	734,881.82
Risk Management	720	1,260,346.96	2,220,768.56	-	1,670,595.52	-	1,810,520.00
Health Insurance	730	7,761,924.58	5,374,775.35	-	4,997,496.05	-	8,139,203.88
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	$ 8,946,822.60	$ -	$ 7,829,233.92	$ -	$ 12,324,491.74
Total [1]		$ 178,252,723.03	$ 153,851,192.92	$ 4,989,408.04	$ 128,812,836.62	$ 4,989,408.04	$ 203,291,079.33

[1] Includes interfund transactions.

City of Ankeny
Utility Capital Projects Cash Balance Summary
April 30, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance April 30, 2026
Utility Fund Capital Projects:							
Water Main Replacement	610	$ 2,825,264.64	$ -	$ -	$ 485,246.89	$ -	$ 2,340,017.75
Northwest Water Tower	611	-	445,896.59	-	3,420,803.35	-	(2,974,906.76)
SE Magazine Storage Tank Repaint	612	21,745.00	-	-	3,925.00	-	17,820.00
East Water Tower	617	385,270.00	-	-	262,010.24	-	123,259.76
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	-	23,944.10	-	23,944.10	-	-
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	-	1,146,344.25	-	(184,959.44)
SE Delaware Grnd Storage Tank Repaint	638	4,125.00	-	-	-	-	4,125.00
Sanitary Sewer Replacement	650	3,237,419.01	-	-	843,408.62	-	2,394,010.39
Trestle Ridge Trunk Sewer Cost Share	651	600,000.00	-	-	-	-	600,000.00
Otter Creek Trunk Sewer-Phase 4	655	174,327.72	-	-	45,670.38	-	128,657.34
SE 3rd Trunk Swr Ext-SE Grant to SE Sharon	658	811,308.44	-	-	488,896.20	-	322,412.24
Deer Creek Trunk Sewer	661	230,000.00	-	-	184,700.00	-	45,300.00
Storm Sewer Replacement	680	739,228.86	-	-	437,895.44	-	301,333.42
NW 17th St Storm Sewer & Pavement	681	11,500.00	-	-	3,634.64	-	7,865.36
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)	-	-	(17,715.60)	-	(143,118.39)
Four Mile Creek 36th to 47th	691	439,000.00	-	-	132,738.74	-	306,261.26
Four Mile Creek Stabilization-Heritage	693	138,000.00	-	-	192,913.46	-	(54,913.46)
Four Mile Creek Channel Stabilization	694	690,186.32	-	-	2,381.77	-	687,804.55
SE 3rd Street Storm Sewer Improvements	695	1,276,863.22	-	-	534,641.37	-	742,221.85
Tributary to Four Mile Creek Stabilization	696	8,079.54	-	-	11,345.98	-	(3,266.44)
SW Des Moines St Utility Improvements	699	1,030,585.70	-	-	899,422.02	-	131,163.68
Total Utility Fund Capital Projects		$ 14,221,529.32	$ 1,315,890.79	$ -	$ 9,400,759.85	$ -	$ 6,136,660.26

City of Ankeny
Capital Projects Cash Balance Summary
April 30, 2026

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance April 30, 2026
Capital Project Funds:							
NW 18 Reconstruction-State St to Ash Dr	883	$ 200,000.00	$ -	$ -	$ 273,375.22	$ -	$ (73,375.22)
S Anky Blvd Imprv-SE Pete to 1st Street	886	(353,153.15)	-	-	85,116.92	-	(438,270.07)
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	71,135.30	-	48,281.15	-	134,420.40
SW Oralabor & SW Irvinedale Intersection	891	202,890.08	-	-	189,415.39	-	13,474.69
NE 62nd RBC Culvert for 4 Mile Creek	892	173,592.65	-	-	-	-	173,592.65
NE 18th Bridge over I35	894	-	-	-	32,440.28	-	(32,440.28)
NW 36th & NW Weigel Asphalt Overlays	895	3,585.44	-	-	-	-	3,585.44
Des Moines Street Parks Development	897	256,723.98	1,137.43	-	162,069.47	-	95,791.94
S Anky Blvd & SW Oralabor Improvement	899	105,461.70	-	-	73,030.45	-	32,431.25
BAN/Bond Activity	900	2,228,724.82	1,431,904.23	-	84,262.13	-	3,576,366.92
Fire Station No. 4	901	1,237,425.20	28,207.00	-	694,008.86	-	571,623.34
PRSC Softball Batting Cage Replace	902	133,500.00	96,007.91	-	167,015.82	-	62,492.09
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	-	-	40,985.70	-	44,381.70
HTT Overlay W 1st St to NW 18th St	909	(24,709.63)	24,709.63	-	-	-	(0.00)
N Ankeny Blvd & 18th St Int Improvements	913	10,353.40	-	-	5,334.44	-	5,018.96
Pavement Preservation Program	915	36,850.30	-	-	107,809.06	-	(70,958.76)
Annual Street Replacement Program	916	3,016,611.72	-	-	967,855.45	-	2,048,756.27
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	-	-	2,391,941.14	-	1,786,747.41
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	-	-	75,326.43	-	351,920.57
N Ankny Blvd Imprvmnts - 1st St to 11th St	949	1,985,811.08	-	-	123,520.74	-	1,862,290.34
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	-	671,047.74	-	(668,745.32)
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	-	-	1,302,826.88	-	747,700.77
Traffic Signalization	965	1,036,800.13	-	-	430,366.15	-	606,433.98
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	1,079,041.73	0.02	(59,916.13)
HTT Underpass Lighting	972	-	45,000.00	-	-	-	45,000.00
Park Development	973	1,020,051.29	3,100.00	-	624,838.01	-	398,313.28
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	-	500,353.99	-	(846,415.89)
Total Non Utility Fund Capital Projects		$ 29,784,422.42	$ 2,303,140.94	$ 0.03	$ 12,321,290.98	$ 0.03	$ 19,766,272.38

City of Ankeny
Revenue Summary by Fund
April 30, 2026

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of April 30, 2026	Variance	Percent [2]
General:							
General	100	$ 48,493,748.05	$ 54,016,360.69	$ 53,509,574.00	$ 51,104,665.51	$ (2,404,908.49)	95.51%
Hotel/Motel Tax	233	45,641.96	62,792.84	56,000.00	-	(56,000.00)	0.00%
Special Revenue:							
Fire Gift	220	4,284	4,175	7,200.00	12,925.00	5,725.00	179.51%
Hawkeye Park Player Fees	240	8,251.33	7,613.73	7,100.00	2,360.00	(4,740.00)	33.24%
Police Gift	250	24,323.44	4,163.18	5,500.00	3,700.00	(1,800.00)	67.27%
Road Use Tax	260	10,139,300.19	10,449,513.50	11,344,055.00	8,971,522.43	(2,372,532.57)	79.09%
Police Seizure	270	18,168.91	37,247.61	80,000.00	65,189.51	(14,810.49)	81.49%
Tax Increment Financing	280	11,270,675.11	8,226,882.14	8,786,560.00	8,131,885.65	(654,674.35)	92.55%
Police and Fire Retirement	290	2,684,595.94	3,078,145.10	3,254,270.00	3,116,003.70	(138,266.30)	95.75%
Employee Benefits	292	-	1,071,628.40	1,831,719.00	1,767,548.88	(64,170.12)	96.50%
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	45,000.00	26,320.03	(18,679.97)	58.49%
Park Dedication	440	32,245.76	52,606.34	15,532.00	92,420.00	76,888.00	595.03%
Sports Complex Foundation	445	28,451.27	22,135.36	20,000.00	11,775.00	(8,225.00)	58.88%
Ankeny Garden Club	446	2,307.93	2,336.96	2,275.00	1,675.00	(600.00)	73.63%
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	1,000.00	-	(1,000.00)	0.00%
Civic Trust Fund	484	17,267.92	-	-	-	-	
Debt Service	300	15,695,498.14	17,625,104.02	18,540,034.00	17,656,666.59	(883,367.41)	95.24%
Enterprise:							
Solid Waste	500	1,472,676.35	1,537,316.46	1,596,000.00	1,307,515.29	(288,484.71)	81.92%
Utility Deposits	505	192,087.05	177,691.05	223,000.00	160,347.00	(62,653.00)	71.90%
Water Operations	510	21,463,858.13	22,294,169.41	31,278,668.00	27,043,561.70	(4,235,106.30)	86.46%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	325,572.37	-	-	-	-	
Sewer Operations	550	17,443,893.47	17,995,508.89	19,131,896.00	15,769,206.38	(3,362,689.62)	82.42%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	3,815,898.23	4,527,731.07	4,765,578.00	3,867,825.09	(897,752.91)	81.16%
Golf Course	590	2,760,675.08	2,922,037.01	2,736,000.00	2,095,138.53	(640,861.47)	76.58%
Capital Project:							
Utility Fund Capital Projects	6**	12,199,161.59	6,734,674.03	13,963,082.00	1,315,890.79	(12,647,191.21)	9.42%
Special Assessments	8**	1,537,275.87	1,231,173.84	147,820.00	76,685.30	(71,134.70)	51.88%
Capital Projects	9**	26,184,641.53	20,751,599.41	23,098,380.00	2,303,140.94	(20,795,239.06)	9.97%
Total Budgeted Revenues		$ 175,923,427.85	$ 172,901,351.63	$ 194,455,243.00	$ 144,904,370.32	$ (49,550,872.68)	74.52%
Internal Service:							
Revolving	710	$ 1,536,759.05	$ 1,415,410.58	$ 1,698,371.00	$ 1,127,105.08	$ (571,265.92)	66.36%
Risk Management	720	1,582,252.79	2,511,399.01	2,357,811.00	2,220,768.56	(137,042.44)	94.19%
Health Insurance	730	5,957,327.24	5,724,527.31	6,143,700.00	5,374,775.35	(768,924.65)	87.48%
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	484,224.00	224,173.61	(260,050.39)	46.30%
Total Unbudgeted Revenues		$ 9,277,901.21	$ 10,006,337.65	$ 10,695,206.00	$ 8,946,822.60	$ (1,748,383.40)	83.65%
Total All Revenues [1]		$ 185,201,329.06	$ 182,907,689.28	$ 205,150,449.00	$ 153,851,192.92	$ (51,299,256.08)	74.99%

[1] Includes interfund transactions.

[2] March is 83.33% of the fiscal year.

City of Ankeny
Expenditure Summary by Fund
April 30, 2026

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of April 30, 2026	Variance	Percent [2]
General:							
General	100	$ 42,720,711.66	$ 47,578,157.18	$ 53,297,834.00	$ 41,481,403.65	$ (11,816,430.35)	77.83%
Hotel/Motel Tax	233	1,352,529.65	1,843,584.12	1,820,565.00	1,345,500.35	(475,064.65)	73.91%
Special Revenue:							
Fire Gift	220	3,237	5,611	6,000.00	2,183.61	(3,816.39)	36.39%
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	3,653.29	(1,346.71)	73.07%
Road Use Tax	260	8,431,134.88	8,870,082.92	10,442,684.00	7,453,446.34	(2,989,237.66)	71.37%
Police Seizure	270	34,989.64	13,054.50	39,000.00	33,458.66	(5,541.34)	85.79%
Tax Increment Financing	280	2,777,575.00	3,337,427.00	3,393,677.00	61,651.00	(3,332,026.00)	1.82%
Police and Fire Retirement	290	2,682,675.57	3,106,641.02	3,400,032.00	2,825,793.82	(574,238.18)	83.11%
Employee Benefits	292	-	-	-	-	-	
Landfill Post-Closure	295	-	-	-	-	-	
Friends of the Ankeny Library	430	51,417.36	51,340.13	51,000.00	38,632.06	(12,367.94)	75.75%
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	-	3,000.00	1,438.50	(1,561.50)	47.95%
Civic Trust Fund	484	-	-	-	-	-	
Debt Service	300	25,026,906.95	26,083,554.20	27,058,153.00	2,159,968.54	(24,898,184.46)	7.98%
Enterprise:							
Solid Waste	500	1,401,504.36	1,442,193.97	1,588,549.00	1,258,617.25	(329,931.75)	79.23%
Utility Deposits	505	164,525.00	177,350.00	174,000.00	134,725.00	(39,275.00)	77.43%
Water Operations	510	14,024,275.57	13,854,596.88	32,173,728.00	28,051,196.10	(4,122,531.90)	87.19%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	1,956,233.57	3,039,213.97	3,722,811.00	404,401.02	(3,318,409.98)	10.86%
Sewer Operations	550	9,615,399.02	10,777,154.67	12,646,304.00	11,087,252.88	(1,559,051.12)	87.67%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	1,170,265.90	1,279,558.17	1,553,878.00	1,143,232.66	(410,645.34)	73.57%
Golf Course	590	2,173,561.80	2,402,423.11	2,465,288.00	1,765,590.98	(699,697.02)	71.62%
Capital Project:							
Utility Fund Capital Projects	6**	15,117,017.15	12,723,363.58	21,426,366.00	9,400,759.85	(12,025,606.15)	43.87%
Special Assessments	8**	-	-	-	-	-	
Capital Projects	9**	29,734,504.44	29,334,724.83	27,480,711.00	12,321,290.98	(15,159,420.02)	44.84%
Total Budgeted Expenditures		$ 158,472,992.27	$ 165,947,612.49	$ 202,770,739.00	$ 120,983,602.70	$ (81,787,136.30)	59.67%
Internal Service:							
Revolving	710	$ 1,428,264.89	$ 1,366,232.29	$ 1,698,371.00	$ 1,161,142.35	$ (537,228.65)	68.37%
Risk Management	720	1,520,781.12	2,273,482.32	2,357,811.00	1,670,595.52	(687,215.48)	70.85%
Health Insurance	730	4,924,283.10	5,432,868.05	6,474,000.00	4,997,496.05	(1,476,503.95)	77.19%
Sustainability Revolving Loan	770	-	-	-	-	-	
Economic Development Revolving	780	-	-	40,000.00	-	(40,000.00)	0.00%
Equipment Reserve	790	-	1,527,716.00	-	-	-	
Total Unbudgeted Expenditures		$ 7,873,329.11	$ 10,600,298.66	$ 10,570,182.00	$ 7,829,233.92	$ (2,740,948.08)	74.07%
Total All Expenditures [1]		$ 166,346,321.38	$ 176,547,911.15	$ 213,340,921.00	$ 128,812,836.62	$ (84,528,084.38)	60.38%

[1] Includes interfund transactions.

[2] March is 83.33% of the fiscal year.

City of Ankeny
Major Operating Funds
Detailed Revenue Summary
April 30, 2026

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of April 30, 2026	Over (under) Budget	Percent [1]
General Fund:						
Property Tax:						
General Property Tax	$ 28,789,590	$ 32,340,315	$ 33,649,856	$ 32,454,525	$ (1,195,331)	96.45%
Airport Authority Levy	681,792	707,692	734,794	708,700	(26,094)	96.45%
Ag Land Tax	14,655	14,400	15,370	14,473	(897)	94.16%
Subtotal	$ 29,486,038	$ 33,062,407	$ 34,400,020	$ 33,177,697	$ (1,222,323)	96.45%
Non-Property Taxes:						
Hotel/Motel Tax	$ 2,120,556	$ 2,659,074	$ 2,535,000	$ 2,172,576	$ (362,424)	85.70%
Cable TV Franchise Tax	181,794	145,653	108,000	109,017	1,017	100.94%
Mobile Home Tax	17,380	15,863	16,300	16,243	(57)	99.65%
Utility Excise Tax	199,256	189,666	185,283	183,413	(1,870)	98.99%
Utility Franchise Tax	1,527,814	1,632,678	1,632,000	1,682,989	50,989	103.12%
Subtotal	$ 4,046,800	$ 4,642,934	$ 4,476,583	$ 4,164,238	$ (312,345)	93.02%
Licenses and Permits:						
Miscellaneous Licenses and Permits:						
Alarm Permits	$ 11,810	$ 11,270	$ 11,000	$ 9,039	$ (1,961)	82.17%
Liquor Licenses	104,637	79,542	79,000	63,750	(15,250)	80.70%
Cigarette Permits	5,500	8,150	15,000	13,075	(1,925)	87.17%
Solicitor Licenses	5,080	9,460	7,000	8,520	1,520	121.71%
Miscellaneous Business Licenses	1,240	1,295	1,000	1,160	160	116.00%
Garbage Licenses	1,400	1,200	1,200	1,400	200	116.67%
Pet Licenses	42,441	37,753	41,000	33,819	(7,181)	82.48%
Mobile Food Vendor Licenses	18,350	9,895	8,000	7,495	(505)	93.69%
Special Event Permits	800	720	-	590	590	
Code Enforcement Permits:						
Operational Permits	22,400	32,653	24,000	34,050	10,050	141.88%
Building Permits	1,414,027	2,027,145	1,414,000	1,216,441	(197,559)	86.03%
Electrical Permits	126,394	170,655	126,000	102,895	(23,105)	81.66%
Heating Permits	88,137	101,214	88,000	85,757	(2,243)	97.45%
Plumbing Permits	75,496	118,070	75,000	79,393	4,393	105.86%
Driveway Permits	12,600	10,605	10,000	10,035	35	100.35%
Sidewalk Permits	12,510	11,305	11,000	10,140	(860)	92.18%
Moving/Demolition Permits	300	275	200	450	250	225.00%
Miscellaneous Permits	54,657	71,931	70,000	87,572	17,572	125.10%
Subtotal	$ 1,997,779	$ 2,703,138	$ 1,981,400	$ 1,765,581	$ (215,819)	89.11%
Use of Money and Property:						
Interest	$ 4,120,576	$ 4,264,554	$ 3,500,000	$ 4,730,863	$ 1,230,863	135.17%
Commissions	22,627	27,124	26,000	28,385	2,385	109.17%
Leases	62,820	51,048	52,358	46,206	(6,152)	88.25%
Aquatic Center Rentals	38,883	37,593	37,000	30,489	(6,511)	82.40%
Community Centers Rental	119,478	116,165	117,000	84,399	(32,601)	72.14%
Library Rentals	89,826	70,306	30,000	40,036	10,036	133.45%
Park Shelter Rentals	21,989	22,849	22,000	17,423	(4,578)	79.19%
Sports Complex Rentals	170,400	163,732	161,000	149,024	(11,976)	92.56%
Miscellaneous Rentals	1,366	1,907	1,000	1,469	469	146.88%
Subtotal	$ 4,647,965	$ 4,755,279	$ 3,946,358	$ 5,128,293	$ 1,181,935	129.95%
Intergovernmental:						
Local:						
Fire Protection	$ 571,591	$ 457,894	$ 675,000	$ 453,501	$ (221,499)	67.19%
School/Police Agreements	225,186	251,307	297,387	270,535	(26,852)	90.97%
County Library Contribution	161,032	158,260	186,504	186,504	-	100.00%
Other Local Contributions	104,917	82,318	154,248	42,725	(111,523)	27.70%
Miscellaneous Grants	5,535	124,925	-	(64,715)	(64,715)	

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of April 30, 2026	Over (under) Budget	Percent [1]
State:						
Commercial & Industrial Replacement	401,351	261,005	127,956	127,979	23	100.02%
Business Property Tax Credit	211,780	215,718	184,322	210,186	25,864	114.03%
Library Contribution	26,085	26,689	28,294	28,295	1	100.00%
Miscellaneous Grants	4,950	9,919	-	-	-	
Federal:						
Public Safety Grants	91,127	83,423	69,000	92,409	23,409	133.93%
Subtotal	$ 1,803,554	$ 1,671,458	$ 1,722,711	$ 1,347,418	$ (375,293)	78.21%
Service Charges:						
Public Safety:						
Police Reports	$ 12,042	$ 13,600	$ 12,000	$ 10,780	$ (1,220)	89.83%
Fire/Ambulance Reports	80	120	100	37,112	37,012	37112.19%
False Alarm Fees	775	450	1,000	525	(475)	52.50%
Ambulance Charges	2,842,156	2,931,267	3,019,447	2,784,148	(235,299)	92.21%
Fingerprinting	11,442	8,832	10,000	5,025	(4,975)	50.25%
Towing Surcharge	2,050	1,500	2,000	1,740	(260)	87.00%
Animal Impound Fees	2,468	2,848	2,000	1,728	(272)	86.40%
RAD Course	2,174	1,671	2,000	2,895	895	144.77%
Miscellaneous Charges	5,485	225	-	570	570	
Culture and Recreation:						
Community Center Passes	60,997	118,180	113,000	125,825	12,825	111.35%
Dog Park Passes	29,779	28,103	30,000	28,619	(1,381)	95.40%
Aquatic Center Passes	453,553	454,253	454,000	72,463	(381,537)	15.96%
Admissions	718,279	682,870	682,000	441,499	(240,501)	64.74%
Special Programs	129,071	149,813	142,000	133,560	(8,440)	94.06%
Recreation Programs	594,583	680,525	698,000	637,114	(60,886)	91.28%
Swimming Lessons	122,998	143,534	143,000	101,059	(41,941)	70.67%
Field Preperations Fees	8,625	6,815	6,000	5,765	(235)	96.08%
Copy Charges	12,026	12,574	11,000	14,771	3,771	134.28%
Miscellaneous Charges	1,205	1,228	1,000	883	(117)	88.32%
Community and Economic Development:						
Housing Code	86,324	146,255	86,000	103,337	17,337	120.16%
Plan Review Fees	203,934	419,151	201,000	178,948	(22,052)	89.03%
Site Plan Review	13,560	16,400	13,000	11,200	(1,800)	86.15%
Zoning	13,595	6,635	5,000	2,625	(2,375)	52.50%
Subdivision Filing Fees	9,985	9,045	7,000	7,805	805	111.50%
Board of Adjustment Fees	2,660	1,950	2,000	2,620	620	131.00%
Architect Review Board Fees	2,065	2,665	2,000	1,230	(770)	61.50%
Miscellaneous Service Charges:						
Information Systems Charges	396,142	385,687	475,349	308,006	(167,343)	64.80%
Miscellaneous Charges	18,190	71,139	66,800	45,649	(21,151)	68.34%
Subtotal	$ 5,756,243	$ 6,297,335	$ 6,186,696	$ 5,067,501	$ (1,119,195)	81.91%
Miscellaneous:						
Concessions	$ 310,217	$ 282,984	$ 277,000	$ 165,993	$ (111,007)	59.93%
Map Sales	35	10	-	5	5	
Salvage Sales	11,139	97,705	24,150	31,963	7,813	132.35%
Private Contributions	23,714	17,700	3,500	8,444	4,944	241.26%
Sponsorships	31,415	30,218	29,000	31,276	2,276	107.85%
Rebates, Refunds & Reimbursements	28,001	32,461	70,642	59,449	(11,193)	84.16%
Overtime Reimbursement	18,390	19,470	16,000	21,130	5,130	132.06%
Maintenance Reimbursement	263,863	329,636	311,114	91,663	(219,452)	29.46%
Fines/Parking Tickets	42,272	46,019	42,000	21,334	(20,666)	50.79%
Library Fines	18,257	18,085	16,000	13,542	(2,458)	84.64%
Lost/Damaged Materials	6,537	6,838	6,000	7,159	1,159	119.32%
Miscellaneous Revenues	436	499	400	826	426	206.49%
Overages/Shortages	1,095	2,185	-	1,154	1,154	
Subtotal	$ 755,370	$ 883,810	$ 795,806	$ 453,938	$ (341,868)	57.04%
Fund Total	$ 48,493,748	$ 54,016,361	$ 53,509,574	$ 51,104,666	$ (2,404,908)	95.51%

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of April 30, 2026	Over (under) Budget	Percent [1]
Hotel/Motel Tax Fund						
Other Revenue:						
Interest	$ 45,642	$ 62,793	$ 56,000	$ -	$ (56,000)	0.00%
Fund Total	$ 45,642	$ 62,793	$ 56,000	$ -	$ (56,000)	0.00%
Road Use Tax Fund:						
Intergovernmental Revenue:						
Road Use Taxes	$ 9,595,382	$ 9,966,603	$ 10,592,773	$ 8,651,143	$ (1,941,630)	81.67%
Interest	540,503	456,352	449,000	-	(449,000)	0.00%
Grants	(4,950)	4,950	50,000	-	(50,000)	0.00%
Salvage Sales	3,556	2,589	3,000	3,726	726	124.19%
Refunds	1,026	17,782	249,282	292,037	42,755	117.15%
Reimbursements	3,783	1,238	-	24,616	24,616	
Fund Total	$ 10,139,300	$ 10,449,514	$ 11,344,055	$ 8,971,522	$ (2,372,533)	79.09%
Tax Increment Financing Fund:						
Property Tax:						
TIF District Urban Renewal I	$ 8,914,746	$ 6,902,828	$ 7,311,407	$ 6,929,511	$ (381,896)	94.78%
TIF District Urban Renewal II	568,305	516,006	645,525	606,568	(38,957)	93.97%
TIF District Urban Renewal III	863,401	514,613	633,628	595,806	(37,822)	94.03%
Use of Money and Property:						
Interest	384,371	293,435	196,000	-	(196,000)	0.00%
Other Reimbursements	539,853	-	-	-	-	
Fund Total	$ 11,270,675	$ 8,226,882	$ 8,786,560	$ 8,131,886	$ (654,674)	92.55%
Police and Fire Retirement Fund:						
Property Tax:						
General Property Tax	$ 2,552,663	$ 2,953,611	$ 3,134,545	$ 3,023,075	$ (111,470)	96.44%
Non-property Taxes:						
Mobile Home Tax	1,500	1,410	1,000	1,467	467	146.75%
Utility Replacement Tax	17,258	16,950	16,891	16,720	(171)	98.99%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	34,746	23,316	11,665	11,662	(3)	99.97%
School Police Agreements	33,836	37,534	53,366	43,918	(9,448)	82.30%
Business Property Tax Credit	18,343	19,018	16,803	19,161	2,358	114.03%
Use of Money and Property:						
Interest	26,250	26,306	20,000	-	(20,000)	0.00%
Fund Total	$ 2,684,596	$ 3,078,145	$ 3,254,270	$ 3,116,004	$ (138,266)	95.75%
Debt Service Fund:						
Property Tax:						
General Property Tax	$ 15,015,401	$ 17,016,365	$ 18,048,107	$ 17,385,822	$ (662,285)	96.33%
Non-property Taxes:						
Mobile Home Tax	8,190	7,691	8,000	8,005	5	100.06%
Utility Replacement Tax	94,137	92,457	92,130	91,201	(929)	98.99%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	204,349	134,342	67,144	67,126	(18)	99.97%
Business Property Tax Credit	100,053	103,732	91,653	104,513	12,860	114.03%
Use of Money and Property:						
Interest	273,368	270,517	233,000	-	(233,000)	0.00%
Fund Total	$ 15,695,498	$ 17,625,104	$ 18,540,034	$ 17,656,667	$ (883,367)	95.24%
Solid Waste Fund:						
Recycling Fees	$ 1,425,436	$ 1,490,959	$ 1,551,000	$ 1,290,066	$ (260,934)	83.18%
Service Charges	21,010	20,583	20,000	17,449	(2,551)	87.24%
Interest	26,230	25,774	25,000	-	(25,000)	0.00%
Fund Total	$ 1,472,676	$ 1,537,316	$ 1,596,000	$ 1,307,515	$ (288,485)	81.92%

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of April 30, 2026	Over (under) Budget	Percent [1]
Water Fund:						
Refunds	$ 12,449	$ 15,791	$ 10,000	$ 8,177	$ (1,823)	81.77%
Sales Tax	22	171	-	19	19	
Excise Tax	1,087,401	1,125,223	1,129,000	920,173	(208,827)	81.50%
Cell Tower Lease	56,144	56,744	60,529	55,928	(4,601)	92.40%
Outside Billing	29,060	34,903	28,000	21,780	(6,220)	77.79%
Water Sales	15,460,204	15,858,730	14,450,026	12,798,864	(1,651,162)	88.57%
Hook Up Fees	263,502	299,542	200,000	130,513	(69,487)	65.26%
Meter Sales	414,112	466,957	431,000	290,792	(140,208)	67.47%
Temporary Water Sales	54,460	75,020	60,000	46,720	(13,280)	77.87%
Water Availability	3,810,091	4,094,002	4,300,333	3,628,333	(672,000)	84.37%
Service Charges	169,199	154,356	151,000	137,300	(13,700)	90.93%
Unapplied Credits	(4,310)	(684)	-	2,639	2,639	
Deposits	192,087	177,691	223,000	160,347	(62,653)	71.90%
Interest	105,000	105,223	125,000	-	(125,000)	0.00%
Bond Proceeds	325,572	-	1,335,000	-	(1,335,000)	0.00%
Loan/Note Proceeds	-	-	8,998,780	8,998,780	-	100.00%
Miscellaneous	6,525	8,190	-	3,544	3,544	
Fund Total	$ 21,981,518	$ 22,471,860	$ 31,501,668	$ 27,203,909	$ (4,297,759)	86.36%
Sewer Fund:						
Sales Tax	$ 260,283	$ 255,460	$ 276,000	$ 223,207	$ (52,793)	80.87%
Miscellaneous	9,649	-	-	-	-	
Miscellaneous Service Charge	60,577	51,995	52,000	45,943	(6,057)	88.35%
Sewer Usage	9,597,819	10,215,955	11,083,781	9,033,318	(2,050,464)	81.50%
Hook Up Fees	886,353	606,438	300,000	233,868	(66,132)	77.96%
Sewer Availability	6,534,713	6,756,739	7,336,115	6,190,613	(1,145,502)	84.39%
Interest	94,500	108,922	84,000	42,257	(41,743)	50.31%
Fund Total	$ 17,443,893	$ 17,995,509	$ 19,131,896	$ 15,769,206	$ (3,362,690)	82.42%
Storm Water Fund						
Permits	$ 73,760	$ 79,361	$ 93,000	$ 106,940	$ 13,940	114.99%
Interest	166,196	162,649	168,000	-	(168,000)	0.00%
Sales Tax	69,187	84,786	97,000	74,600	(22,400)	76.91%
Service Charges	3,496,365	4,197,835	4,392,578	3,682,686	(709,892)	83.84%
Miscellaneous	10,391	3,100	15,000	3,600	(11,400)	24.00%
Fund Total	$ 3,815,898	$ 4,527,731	$ 4,765,578	$ 3,867,825	$ (897,753)	81.16%
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	60,000	57,857	(2,143)	96.43%
Gift Certificates	10,517	4,575	-	(2,740)	(2,740)	
Driving Range	228,752	247,012	220,000	168,718	(51,282)	76.69%
Rec Program Fees	28,930	28,772	28,000	24,631	(3,369)	87.97%
Overages (Shortages)	(1,372)	(432)	-	72	72	
Food and Beverage Sales	306,141	288,601	290,000	233,007	(56,993)	80.35%
Clubhouse and Banquet Rental	24,291	18,643	21,000	15,380	(5,620)	73.24%
Alcoholic Beverage Sales	332,115	356,616	332,000	245,237	(86,763)	73.87%
Season Passes	110,772	112,831	110,000	102,995	(7,006)	93.63%
Greens Fees	824,833	871,453	791,000	661,060	(129,940)	83.57%
Merchandise Sales	141,340	154,435	145,000	96,199	(48,801)	66.34%
Cart Rental	470,217	501,143	458,000	367,294	(90,706)	80.20%
Equipment Rental	3,230	3,645	3,000	4,538	1,538	151.25%
Sales Tax	48,454	53,349	47,000	39,765	(7,235)	84.61%
Miscellaneous Revenue	98,393	102,470	110,000	75,901	(34,099)	69.00%
Interest	104,588	115,008	119,000	-	(119,000)	0.00%
Other Reimbursement	1,050	-	-	11	11	
Fund Total	$ 2,760,675	$ 2,922,037	$ 2,736,000	$ 2,095,139	$ (640,861)	76.58%
Total - Major Operating Funds	$ 135,804,120	$ 142,913,252	$ 155,221,635	$ 139,224,338	$ (15,997,297)	89.69%

[1] March is 83.33% of the fiscal year.

City of Ankeny
Major Operating Funds
Budget versus Actual
April 30, 2026

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
General Fund									
Public Safety:									
Police Administration	1111	$ 16,000	17,238	$ 1,238	108%	$ 2,208,415	$ 1,726,610	$ (481,805)	78%
Police Operations	1112	428,387	344,949	(83,438)	81%	9,915,318	7,785,992	(2,129,326)	79%
Police Support Services	1114	38,000	29,284	(8,716)	77%	2,854,260	2,361,066	(493,194)	83%
Crossing Guards	1119	-	-	-	N/A	133,359	89,499	(43,860)	67%
Emergency Preparedness	1140	-	-	-	N/A	452,575	444,637	(7,938)	98%
Fire Administration	1141	705,061	489,168	(215,893)	69%	1,530,759	1,178,352	(352,407)	77%
Fire Suppression	1142	22,897	17,223	(5,674)	75%	4,821,010	3,782,816	(1,038,194)	78%
Emergency Medical Services	1144	3,019,947	2,822,678	(197,269)	93%	8,417,574	6,289,677	(2,127,897)	75%
Code Enforcement	1460	2,020,200	1,802,389	(217,811)	89%	2,449,377	2,010,771	(438,606)	82%
Animal Control	2224	2,000	1,728	(272)	86%	31,000	11,350	(19,650)	37%
Subtotal		$ 6,252,492	5,524,658	$ (727,834)	88%	$ 32,813,647	$ 25,680,771	$ (7,132,876)	78%
Culture & Recreation:									
Library	2331	$ 281,698	295,896	$ 14,198	105%	$ 3,084,101	$ 2,457,263	$ (626,838)	80%
Park Administration	2440	72,000	66,037	(5,963)	92%	407,144	339,516	(67,628)	83%
Park Maintenance	2441	-	7,506	7,506	N/A	2,385,658	1,744,245	(641,413)	73%
Recreation	2442	796,000	718,267	(77,733)	90%	989,719	828,796	(160,923)	84%
Community Centers	2443	344,000	314,979	(29,021)	92%	637,368	485,640	(151,728)	76%
Aquatic Centers	2444	1,615,221	844,772	(770,449)	52%	1,907,346	1,237,505	(669,841)	65%
Prairie Ridge Sports Complex	2445	494,855	258,393	(236,462)	52%	1,359,676	988,313	(371,363)	73%
Hawkeye Concessions	2446	73,800	62,873	(10,927)	85%	72,310	39,472	(32,838)	55%
Cemetery	3547	-	-	-	N/A	600	-	(600)	0%
Subtotal		$ 3,677,574	2,568,724	$ (1,108,850)	70%	$ 10,843,922	$ 8,120,749	$ (2,723,173)	75%
Public Works:									
Airport Authority	3548	$ 866,965	720,190	$ (146,775)	83%	$ 866,974	$ 750,916	-	87%
Subtotal		$ 866,965	720,190	$ (146,775)	83%	$ 866,974	$ 750,916	$ -	87%
Community & Economic Development:									
Development Engineering	3545	$ 58,000	76,847	$ 18,847	132%	$ 1,112,864	$ 976,453	$ (136,411)	88%
Housing Authority	3648	-	-	-	N/A	14,237	9,237	(5,000)	65%
Economic Development	4886	-	-	-	N/A	456,696	368,483	(88,213)	81%
Community Development	4887	30,000	26,685	(3,315)	89%	1,413,284	1,046,734	(366,550)	74%
Subtotal		$ 88,000	103,532	$ 15,532	118%	$ 2,997,081	$ 2,400,907	$ (596,174)	80%
General Government:									
Communications	2335	$ -	12	$ 12	N/A	$ 484,505	$ 387,720	$ (96,786)	80%
Mayor and City Council	4881	-	-	-	N/A	205,277	173,991	(31,286)	85%
Human Resources	4882	-	-	-	N/A	656,501	527,228	(129,273)	80%
City Manager	4883	2,525	2,705	180	107%	1,096,324	819,872	(276,452)	75%
City Clerk	4884	152,200	130,583	(21,617)	86%	586,849	485,090	(101,759)	83%
Finance	4885	41,994,469	41,746,230	(248,239)	99%	697,056	598,184	(98,872)	86%
Information Technology	4889	475,349	308,006	(167,343)	65%	1,901,391	1,430,169	(471,222)	75%
City Hall Building	4891	-	25	25	N/A	148,307	105,807	(42,500)	71%
Subtotal		$ 42,624,543	42,187,562	$ (436,981)	99%	$ 5,776,210	$ 4,528,060	$ (1,248,150)	78%
Total General Fund		$ 53,509,574	51,104,666	$ (2,404,908)	96%	$ 53,297,834	$ 41,481,404	$ (11,816,430)	78%
Hotel/Motel Tax Fund									
Community and Economic Development	2233	$ 56,000	-	$ (56,000)	0%	$ 1,820,565	$ 1,345,500	$ (475,065)	74%
Road Use Tax Fund									
Public Works:									
Street Lighting	1260	$ -	-	$ -	N/A	$ 750,000	$ 585,922	$ (164,078)	78%
Public Works Engineering	3261	11,344,055	8,971,522	(2,372,533)	79%	2,564,059	1,973,056	(591,003)	77%
Public Works Maintenance	3262	-	-	-	N/A	3,392,816	2,610,267	(782,549)	77%
Snow and Ice Control	3263	-	-	-	N/A	1,861,187	1,093,459	(767,728)	59%

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
Traffic Engineering	3265	-	-	-	N/A	1,874,622	1,190,742	(683,880)	64%
Total Road Use Tax Fund		$ 11,344,055	8,971,522	$ (2,372,533)	79%	$ 10,442,684	$ 7,453,446	$ (2,989,238)	71%
Tax Increment Financing									
Community and Economic Development	4280	$ 8,786,560	8,131,886	$ (654,674)	93%	$ 3,393,677	$ 61,651	$ (3,332,026)	2%
Police and Fire Retirement									
Public Safety:	1290/4290	$ 3,254,270	3,116,004	$ (138,266)	96%	$ 3,400,032	$ 2,825,794	$ (574,238)	83%
Debt Service									
Debt Service:	4300	$ 18,540,034	17,656,667	$ (883,367)	95%	$ 27,058,153	$ 2,159,969	$ (24,898,184)	8%
Solid Waste									
Enterprise:	3500	$ 1,596,000	1,307,515	$ (288,485)	82%	$ 1,588,549	$ 1,258,617	$ (329,932)	79%
Water									
Enterprise:									
Utility Deposits	3505	$ 223,000	160,347	$ (62,653)	72%	$ 174,000	$ 134,725	$ (39,275)	77%
Water Administration	3510	31,278,668	27,043,562	(4,235,106)	86%	28,709,755	25,640,262	(3,069,493)	89%
Water Maintenance	3512	-	-	-	N/A	3,463,973	2,410,934	(1,053,039)	70%
Water Improvement	3520	-	-	-	N/A	-	-	-	N/A
Water Sinking	3530	-	-	-	N/A	3,722,811	404,401	(3,318,410)	11%
Total Water Fund		$ 31,501,668	27,203,909	$ (4,297,759)	86%	$ 36,070,539	$ 28,590,322	$ (7,480,217)	79%
Sewer									
Enterprise:									
Sewer Administration	3550	$ 19,131,896	15,769,206	$ (3,362,690)	82%	$ 10,454,156	$ 9,257,114	$ (1,197,042)	89%
Sewer Maintenance	3552	-	-	-	N/A	2,192,148	1,830,139	(362,009)	83%
Sewer Improvement	3560	-	-	-	N/A	-	-	-	N/A
Total Sewer Fund		$ 19,131,896	15,769,206	$ (3,362,690)	82%	$ 12,646,304	$ 11,087,253	$ (1,559,051)	88%
Storm Water									
Enterprise:									
Storm Water Administration	3580	$ 4,765,578	3,867,825	$ (897,753)	81%	$ 1,282,372	$ 986,344	$ (296,028)	77%
Street Cleaning	3584	-	-	-	N/A	271,506	156,889	(114,617)	58%
Total Storm Water Fund		$ 4,765,578	3,867,825	$ (897,753)	81%	$ 1,553,878	$ 1,143,233	$ (410,645)	74%
Golf Course									
Enterprise:									
Golf Course Maintenance	2591	$ 1,000	1,356	$ 356	136%	$ 831,074	$ 626,195	$ (204,879)	75%
Golf Course Pro Shop	2592	1,961,000	1,510,499	(450,501)	77%	811,510	554,913	(256,597)	68%
Golf Course Banquet Services	2595	774,000	583,284	(190,716)	75%	822,704	584,483	(238,221)	71%
Total Golf Course Fund		$ 2,736,000	2,095,139	$ (640,861)	77%	$ 2,465,288	$ 1,765,591	$ (699,697)	72%
Total		$ 155,221,635	139,224,338	$ (15,997,297)	90%	$ 153,737,503	$ 99,172,780	$ (54,564,723)	65%

City of Ankeny
Investment Schedule
April 2026

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance April 30, 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)	32,557.74	-	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
	Robert W. Baird & Co.	T-Note	T-Note	4.147%	4/6/2026	9/30/2027	542	5,000,000.00	6,772.29	(24,805.00)	-	-	4,981,967.29
	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								$ 43,942,826.66	$ 77,143.15	$ (712,759.35)	$ 624,432.91	$ 13,640,615.76	$ 29,599,723.84
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	-	-	209,568.37	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)	186,987.70	4,990,171.88	0.00
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
40050635	Two Rivers Bank & Tru	CD	CD	3.850%	4/23/2026	10/22/2026	182	5,000,000.00	-	-	-	-	5,000,000.00
7165838	Central Bank	CD	CD	3.850%	4/23/2026	10/23/2026	183	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)	43,053.67	-	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
7165841	Central Bank	CD	CD	3.850%	4/23/2026	4/23/2027	365	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	T-Note	T-Note	5.052%	4/24/2026	4/30/2027	371	5,000,000.00	66,205.11	(66,057.22)	2,269.89	-	4,933,942.78
3000907325	Lincoln Savings Bank	MM	Money market	2.722%	N/A	N/A	MM	7,872,816.21	-	-	156,650.52	3,500,021.40	4,372,794.81
IA02-39246-101	IPAIT	MM	Money market	3.428%	N/A	N/A	MM	88,332,055.73	-	-	1,519,803.01	51,000,000.00	37,332,055.73
	Farmers State Bank	MM	Money market	3.390%	N/A	N/A	MM	26,128,036.68	-	-	785,974.93	1,000,000.00	25,128,036.68
Subtotal								$ 241,370,211.37	$ 137,722.17	$ (682,221.85)	$ 4,297,822.47	$ 112,217,757.63	$ 128,475,825.81
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

City of Ankeny
Investment Schedule
April 2026

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance April 30, 2026
Subtotal								$ 3,000,000.00	$ -	$ -	$ 42,257.03	$ 1,000,000.00	$ 2,000,000.00
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								$ 292,813,038.03	$ 214,865.32	$ (1,394,981.20)	$ 4,964,512.41	$ 126,858,373.39	$ 164,575,549.65

Totals by Institution

Bankers Trust	$ -	$ -	$ -	$ -	$ -	$ -
BMO	5,000,000.00	-	-	209,568.37	5,000,000.00	-
Community Choice Credit Union	13,000,000.00	-	-	211,285.15	10,000,000.00	3,000,000.00
Community State	10,500,000.00	-	-	106,273.98	5,000,000.00	5,500,000.00
Farmers State Bank	26,128,036.68	-	-	785,974.93	1,000,000.00	25,128,036.68
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	93,332,055.73	-	-	1,519,803.01	51,000,000.00	42,332,055.73
Lincoln Savings Bank	27,872,816.21	-	-	156,650.52	3,500,021.40	24,372,794.81
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.	59,746,761.10	162,570.97	(1,062,671.46)	1,141,680.27	34,112,184.34	24,578,677.59
South Story Bank & Trust	-	-	-	-	-	-
Two Rivers Bank & Trust	10,000,000.00	-	-	212,499.53	5,000,000.00	5,000,000.00
Veridian Credit Union	-	-	-	-	-	-
Wells Fargo Bank	-	-	-	-	-	-
Total	$ 282,813,038.03	$ 214,865.32	$ (1,394,981.20)	$ 4,964,512.41	$ 126,858,373.39	$ 154,575,549.65

Totals by Type

CD	$ 78,500,000.00	$ -	$ -	$ 964,921.76	$ 30,000,000.00	$ 48,500,000.00
Commercial paper	16,530,129.41	-	-	302,919.45	9,697,080.55	6,833,048.86
Money market	122,332,908.62	-	-	2,462,428.46	55,500,021.40	66,832,887.22
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	59,000,000.00	193,721.96	(1,167,565.81)	911,636.45	24,444,171.09	33,400,629.31
	$ 292,813,038.03	$ 214,865.32	$ (1,394,981.20)	$ 4,964,512.41	$ 126,858,373.39	$ 164,575,549.65

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 April 2026.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Building Permit Report APR 26

City of Ankeny
Building Permit Report
Month of April 2026

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	April-26		April-25		1/1/2026-4/30/2026		1/1/2025-4/30/2025		7/1/2025-4/30/2026	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	24	$10,383,137	28	$10,708,675	128	$53,914,955	111	$42,976,276	318	$132,344,457
New Single Family Attached/Duplex	2	$803,597	32	$7,732,598	42	$12,885,217	183	$46,257,838	128	$37,616,529
New Multi - Family	0	$0	0	$0	0	$0	3	$54,673,750	1	$4,003,375
Total New Residential Permits	**26**	**$11,186,734**	**60**	**$18,441,273**	**170**	**$66,800,172**	**297**	**$143,907,864**	**447**	**$173,964,361**
Additions/Alterations/Other (1)	66	$655,936	110	$18,474,717	226	$4,248,433	235	$20,506,755	596	$7,566,928
Total New Dwelling Units	***26***		***114***		***185***		***722***		***482***	
NON-RESIDENTIAL										
New Commercial	2	$2,564,214	1	$4,548,470	4	$10,615,956	4	$7,542,557	17	$43,298,719
COM Additions/Alterations/Other	7	$3,994,616	11	$4,441,345	17	$4,788,616	27	$8,204,853	56	$10,962,300
New Church	0	$0	0	$0	0	$0	0	$0	0	$0
CHR Additions/Alterations/Other	1	$2,000	0	$0	3	$1,017,389	2	$3,540,950	6	$5,384,183
New School	2	$389,450	0	$0	2	$389,450	0	$0	5	$31,039,410
SCH Additions/Alterations/Other	0	$0	0	$0	2	$1,547,000	0	$0	4	$1,820,760
Total Non Residential Permits	**12**	**$6,950,280**	**12**	**$8,989,815**	**28**	**$18,358,411**	**33**	**$19,288,360**	**88**	**$92,505,372**
MISC PERMITS (2)	95	$155,711	118	$102,797	285	$443,398	247	$368,625	722	$1,139,085
TOTALS	**199**	**$18,948,661**	**300**	**$46,008,602**	**709**	**$89,850,414**	**812**	**$184,071,604**	**1853**	**$275,175,746**

(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)
April 2026

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	4/1/2026	$352,049	26-1373-NEW	3309 SE Bannister Dr	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/1/2026	$311,079	26-1374-NEW	3202 SE Bannister Dr	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/1/2026	$310,718	26-1376-NEW	4403 NE 7th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/1/2026	$504,645	26-1402-NEW	1909 NE 19th St	MJ Properties	MJ Properties
Single Family Detached	New Building	4/1/2026	$329,460	26-1403-NEW	4407 NE 7th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/2/2026	$646,281	26-1271-NEW	5902 NE Briarwood Dr	Dynamic Development	Brenner Built LLC
Single Family Detached	New Building	4/6/2026	$572,559	26-1194-NEW	236 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	4/7/2026	$407,507	26-1500-NEW	1117 NE Meadow Crossing Dr	Titan Builders, LLC	Titan Builders, LLC
Single Family Detached	New Building	4/8/2026	$377,294	26-1348-NEW	3717 NW Reinhart Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	4/8/2026	$558,776	26-1516-NEW	1403 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	4/9/2026	$451,084	26-1207-NEW	601 NE 59th Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2026	$533,314	26-1209-NEW	602 NE 59th Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2026	$449,026	26-1217-NEW	609 NE 59th Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2026	$346,242	26-1498-NEW	4021 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/20/2026	$489,306	26-1755-NEW	3818 NW Reinhart Dr	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	4/23/2026	$441,391	26-1259-NEW	3207 SE Bannister Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	4/23/2026	$396,336	26-1741-NEW	2717 NW Fairfield Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	4/24/2026	$404,992	26-1653-NEW	2814 NW Fairfield Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/24/2026	$450,178	26-1655-NEW	2904 NW Fairfield Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/24/2026	$404,244	26-1656-NEW	2908 NW Fairfield Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/29/2026	$584,113	26-1922-NEW	407 SW 18th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	4/30/2026	$311,142	26-2081-NEW	4416 NE 6th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/30/2026	$354,534	26-2082-NEW	4420 NE 6th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	4/30/2026	$396,867	26-2118-NEW	3401 SE Bannister Dr	Hubbell Homes LC	Hubbell Homes LC
Single Family Attached	New Building	4/13/2026	$401,720	26-1483-NEW	1904 NE 25th St	MJ Properties	MJ Properties
Single Family Attached	New Building	4/13/2026	$401,877	26-1484-NEW	1908 NE 25th St	MJ Properties	MJ Properties
Single Family Detached	Building Alteration	4/2/2026	$19,958	26-1527-ALT	405 NW Kimberly Ln	BAM Basements	BAM Basements and Masons
Single Family Attached	Building Alteration	4/6/2026	$750	26-1478-ALT	718 NE Pinnacle Ct	Eden and Gray Design Build	Eden and Gray Design Build
Single Family Detached	Building Alteration	4/7/2026	$26,271	26-1660-ALT	1617 NW Benjamin Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Pergola	4/9/2026	$3,000	26-1726-PERG	2408 SW 21st St	Laura Adams	Laura Adams
Single Family Attached	Fire Repair	4/10/2026	$30,000	25-6532-FREP	1436 SW Twin Gates Dr	First Onsite Property Restoration	First Onsite Property Restoration
Single Family Detached	Building Alteration	4/10/2026	$35,060	26-1224-ALT	920 NW 31st St	3 Sons Construction	3 Sons Construction
Single Family Detached	Building Alteration	4/10/2026	$19,876	26-1570-ALT	4103 NW 13th St	Dane Nolte	KBS Remodeling & Restoration
Single Family Detached	Building Addition	4/13/2026	$57,770	26-1399-ADD	1606 NW Rockcrest Rd	Naylor Ross	Renomads LLC
Single Family Detached	Pergola	4/14/2026	$4,444	26-1752-PERG	805 SW Cohasset Dr	Abundant Design	Abundant Design
Single Family Detached	Building Alteration	4/14/2026	$26,271	26-1803-ALT	3404 SE Bannister Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	4/14/2026	$26,271	26-1804-ALT	4207 NE 7th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	4/16/2026	$7,071	26-1868-ALT	904 NW Mils Ct	BAM Basements	BAM Basements and Masons
Single Family Attached	Building Alteration	4/17/2026	$25,200	26-1265-ALT	6010 NE Oak Dr	Knud Jespersen Troy	Knud Jespersen Troy
Single Family Detached	Building Alteration	4/17/2026	$12,285	26-1827-ALT	3123 SW Butternut Ct	Nicholas Deal	Nicholas Deal
Single Family Detached	Porch	4/20/2026	$5,120	26-1896-PRCH	714 NE Hayes Dr	T & E Construction Inc	T & E Construction Inc

Single Family Detached	Building Alteration	4/21/2026	$25,893	26-1473-ALT	1218 NE 53rd Ct	Vittoria Homes, LLC	Vittoria Homes, LLC
Single Family Detached	Building Alteration	4/21/2026	$4,787	26-1880-ALT	113 SW Meadowlark Ct	Basement Rehab	Basement Rehab
Single Family Detached	Building Alteration	4/22/2026	$20,475	26-1358-ALT	2814 NW 28th St	3 Sons Construction	3 Sons Construction
Single Family Detached	Porch	4/22/2026	$2,880	26-1876-PRCH	602 NE 59th Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	Building Alteration	4/26/2026	$8,694	26-1851-ALT	1203 NW Watercrest Dr	Matthew Geren	Matthew Geren
Single Family Attached	Fire Repair	4/27/2026	$105,000	26-1996-FREP	530 SW Ash Dr	Firstcall Restoration	Firstcall Restoration
Single Family Detached	Pergola	4/27/2026	$1,600	26-2000-PERG	6107 NE Oak Dr	Qiuhua Ding	Qiuhua Ding
Single Family Detached	Building Alteration	4/28/2026	$23,058	26-2040-ALT	630 NE 57th St	Anything Roofing & Construction	Anything Roofing & Construction
Single Family Attached	Pergola	4/28/2026	$1,500	26-2047-PERG	1015 SW 37th Ct	Brady Claypool	Brady Claypool
Single Family Detached	Building Alteration	4/28/2026	$42,650	26-2121-ALT	3802 SW 3rd Ct	Strahan Construction Inc.	Strahan Construction Inc.
Single Family Attached	Building Addition	4/29/2026	$24,180	26-2050-ADD	2101 NW Ashland Pkwy	Dane Nolte	KBS Remodeling & Restoration
Single Family Detached	Building Alteration	4/30/2026	$6,710	26-2142-ALT	509 NE Robert Dr	Allan Murray	All Concrete Cutting
Single Family Attached	Shed	4/1/2026	$2,800	26-1326-SHD	1205 NW Driftwood Dr	Tien Trung Thai	Tien Trung Thai
Single Family Detached	Shed	4/1/2026	$1,600	26-1499-SHD	5606 NE Verona Dr	Mukti Pokhrel	Mukti Pokhrel
Single Family Detached	Shed	4/7/2026	$3,200	26-1623-SHD	2917 SW Meadow Ridge Dr	Joel Hoium	Joel Hoium
Single Family Detached	Shed	4/17/2026	$1,680	26-1887-SHD	4320 NE 12th St	Nhan Kien	Nhan Kien
Single Family Detached	Shed	4/17/2026	$1,260	26-1895-SHD	218 SW Westlawn Dr	Brent Blanchard	Brent Blanchard
Single Family Detached	Shed	4/20/2026	$1,560	26-1889-SHD	913 SW 2nd Street Pl	Natalie Towns	Natalie Towns
Single Family Detached	Shed	4/21/2026	$7,040	26-1918-SHD	3111 NE Avery Dr	Astoria Homes LLC	Astoria Homes LLC
Single Family Detached	Shed	4/21/2026	$2,400	26-1951-SHD	830 SE Wanda Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/27/2026	$2,400	26-1994-SHD	3831 NW Elm St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/28/2026	$6,160	26-1948-SHD	3601 NE 12th St	Astoria Homes LLC	Astoria Homes LLC
Single Family Detached	Shed	4/28/2026	$2,400	26-2106-SHD	1014 NE 8th Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/29/2026	$980	26-2074-SHD	3127 NW Trestle Point Dr	Lorraine Remick	Lorraine Remick
Single Family Detached	Swimming Pool	4/6/2026	$0	26-1461-POOL	1408 NE Seneca Ct	Central Iowa Pool And Spa	Central Iowa Pool And Spa
Single Family Detached	Swimming Pool	4/14/2026	$0	26-1589-POOL	2410 SW 17th St	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Swimming Pool	4/17/2026	$0	26-1022-POOL	906 NW Ridge Rd	Jennifer Menke	Jennifer Menke
Single Family Detached	Swimming Pool	4/17/2026	$0	26-1692-POOL	2702 NW Maple St	Wiges Outdoor Services	Wiges Outdoor Services
Single Family Detached	Swimming Pool	4/27/2026	$0	26-2077-POOL	110 SW 32nd Ct	Kurt J Montgomery	Kurt J Montgomery
Single Family Detached	Swimming Pool	4/28/2026	$0	25-6586-POOL	1419 SE Wanda Dr	Brittany Frances Jacobson	Brittany Frances Jacobson
Single Family Detached	Deck	4/1/2026	$2,688	26-1095-DECK	1709 NW Ridgeline Ct	Wailes Carpentry	Wailes Carpentry
Single Family Detached	Deck	4/2/2026	$2,160	26-1504-DECK	3204 SW Timberline Dr	One Off Restoration, One Off Bldr	One Off Restoration, One Off Bldr
Single Family Detached	Deck	4/3/2026	$2,304	26-1458-DECK	1511 NW Benjamin Dr	Grace Fox	Grace Fox
Single Family Detached	Deck	4/6/2026	$2,688	26-1361-DECK	2007 NE Bel-Aire Dr	Jason Smothers	Buresh Homes Solutions
Single Family Detached	Deck	4/7/2026	$1,680	26-1537-DECK	4311 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Deck	4/8/2026	$3,072	26-1681-DECK	508 SW Camden Dr	Jason Smothers	Buresh Homes Solutions
Single Family Detached	Deck	4/8/2026	$3,456	26-1682-DECK	505 SW Camden Dr	Jason Smothers	Buresh Homes Solutions
Single Family Detached	Deck	4/13/2026	$3,120	26-1781-DECK	414 NE 21st St	Reiter Construction	Reiter Construction
Single Family Detached	Deck	4/14/2026	$1,440	26-1670-DECK	5006 NW 5th St	Trevor Davis	Trevor Davis
Single Family Detached	Deck	4/16/2026	$1,728	26-1855-DECK	418 NE 7th St	Home Reimagined LLC	Home Reimagined LLC
Single Family Detached	Deck	4/17/2026	$4,032	26-0898-DECK	716 NE 42nd St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/20/2026	$3,456	26-1757-DECK	2013 NE Cameron Dr	Heilman Construction	Heilman Construction, LLC
Single Family Detached	Deck	4/20/2026	$3,192	26-1924-DECK	714 NE Hayes Dr	T & E Construction Inc	T & E Construction Inc
Single Family Detached	Deck	4/20/2026	$1,000	26-1946-DECK	106 NE Country Meadow Ln	Cheeko Camel	Cheeko Camel
Single Family Attached	Deck	4/22/2026	$1,200	26-2005-DECK	1134 NE Ford Ln	Ankeny Home Services	Ankeny Home Services

Single Family Attached	Deck	4/23/2026	$2,304	26-1912-DECK	2822 NW North Creek Cir	J.T. Contracting	J.T. Contracting
Single Family Detached	Deck	4/24/2026	$5,376	26-1999-DECK	1009 NW Boulder Point Pl	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	4/27/2026	$3,024	26-1871-DECK	503 NW Benjamin Ct	FE Remodeling	FE Remodeling
Single Family Detached	Deck	4/27/2026	$3,456	26-1901-DECK	3602 SE 20th St	Jeremy Drever	Jeremy Drever
Single Family Detached	Deck	4/28/2026	$4,200	26-1939-DECK	707 SW 48th St	Abbey Bobowski	Abbey Bobowski
Single Family Detached	Deck	4/28/2026	$108	26-2113-DECK	2081 SE Winter Park Dr	Arpy's Construction	Arpy's Construction
Mixed Use	New Building	4/13/2026	$2,360,151	26-0957-NEW	1950 NE 36th St	Ball Team, LLC.	Ball Team, LLC.
Restaurant	New Building	4/22/2026	$204,063	26-1093-NEW	315 NW 36th St	DB Ankeny 376, LLC	DB Ankeny 376, LLC
Retail	Building Addition	4/1/2026	$518,216	25-0077-ADD	1602 W 1st St	The Dimension Group	The Dimension Group
Mixed Use	Building Alteration	4/3/2026	$500,000	26-0842-ALT	2325 SW State St Ste A	Michael Munro	Munro Construction
Mixed Use	Deck	4/6/2026	$24,000	26-1058-DECK	3405 NE Trilein Dr	Jason Smothers	Buresh Homes Solutions
Storage	Building Alteration	4/8/2026	$2,000,000	26-0323-ALT	7125 SE Delaware Ave #105	Metal Tech Building Specialists	Metal Tech Building Specialists
Office	Building Alteration	4/15/2026	$700,000	26-1051-ALT	1606 NW Irvinedale Dr #101	Bill Smith	Butzke Burch Construction
Retail	Building Alteration	4/16/2026	$250,000	26-1474-ALT	305 S Ankeny Blvd	Greiner Construction, INC	Greiner Construction, INC
Other	Shed	4/30/2026	$2,400	26-2078-SHD	4707 NE Innsbruck Dr	Michael Wanzek	Michael Wanzek
Church	Shed	4/9/2026	$2,000	26-1714-SHD	1513 N Ankeny Blvd	Tiger Jung	Tiger Jung
School	New Building	4/14/2026	$194,725	26-1218-NEW	1155 SW Cherry St	Iowa Sports Turf DBA Musco Sports	Iowa Sports Turf DBA Musco Sports
School	New Building	4/14/2026	$194,725	26-1214-NEW	1020 SW Cherry St	Iowa Sports Turf DBA Musco Sports	Iowa Sports Turf DBA Musco Sports
Single Family Detached	Fence/Wall	4/1/2026	$0	26-1512-FNCE	1305 SE Sharon Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/1/2026	$0	26-1513-FNCE	1914 SE Justice ST	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/2/2026	$0	26-1522-FNCE	1014 NE 9th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/2/2026	$0	26-1541-FNCE	2927 SW Glenbrooke Blvd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/2/2026	$0	26-1546-FNCE	2005 SE Justice Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/2/2026	$0	26-1485-FNCE	1408 NE Seneca Ct	Dominic Leon	Dominic Leon
Single Family Detached	Fence/Wall	4/3/2026	$0	26-1428-FNCE	2506 NW School St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	4/3/2026	$0	26-1531-FNCE	3106 SE Elkwood Ct	Central Iowa Fencing	Central Iowa Fencing
Storage	Fence/Wall	4/3/2026	$0	26-1533-FNCE	3115 SE 36th Cir	Matt Albaugh	A&E Fencing
Single Family Detached	Fence/Wall	4/3/2026	$0	26-1591-FNCE	3008 NW Beechwood Ct	Susan Netusil	Susan Netusil
Single Family Detached	Fence/Wall	4/3/2026	$0	26-1597-FNCE	3905 NW Seasons Ct	Casey James Pierce	Casey James Pierce
Single Family Detached	Fence/Wall	4/3/2026	$0	26-1606-FNCE	422 NE 9th St	Jade Rosenberry	Jade Rosenberry
Single Family Detached	Fence/Wall	4/6/2026	$0	26-1595-FNCE	4501 SW Logan St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/6/2026	$0	26-1604-FNCE	2105 NW Pleasant St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	4/6/2026	$0	26-1652-FNCE	3133 SW Prairie View Rd	Joseph Min	Joseph Min
Single Family Detached	Fence/Wall	4/7/2026	$0	26-1496-FNCE	3130 NW 16th Ct	RJ Fencing LLC DBA Huber Fencing	RJ Fencing LLC DBA Huber Fencing
Single Family Detached	Fence/Wall	4/7/2026	$0	26-1667-FNCE	5424 NE Sienna Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/7/2026	$0	26-1674-FNCE	2904 NW 27th Ct	Affordable Fencing Inc.	Affordable Fencing Inc.
Single Family Detached	Fence/Wall	4/8/2026	$0	26-0956-FNCE	4301 NW 17th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/8/2026	$0	26-1675-FNCE	901 SE Peterson Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/8/2026	$0	26-1676-FNCE	3601 NW 27th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/8/2026	$0	26-1677-FNCE	1605 NE Lowell Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/8/2026	$0	26-1685-FNCE	2319 SW 22nd St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/8/2026	$0	26-1697-FNCE	3406 NW 28th St	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	4/8/2026	$0	26-1713-FNCE	730 SE Peterson Dr	Luke Fistler	Luke Fistler

Single Family Detached	Fence/Wall	4/9/2026	$0	26-1646-FNCE	407 SW Carriage Dr	Mitchell Rogers	Mitchell Rogers
Single Family Detached	Fence/Wall	4/9/2026	$0	26-1699-FNCE	4319 NE 12th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/9/2026	$0	26-1712-FNCE	818 SE Michael Dr	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	4/9/2026	$0	26-1716-FNCE	1013 NE 16th St	Clanton Creek Fence and Gate	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	4/9/2026	$0	26-1721-FNCE	4205 NW 13th St	Blake Justus	Justus Fencing
Single Family Detached	Fence/Wall	4/9/2026	$0	26-1731-FNCE	1601 NW Driftwood Dr	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	4/10/2026	$0	26-1090-FNCE	4714 NW 17th St	Marquez Brothers	Marquez Brothers
Single Family Detached	Fence/Wall	4/10/2026	$0	26-1751-FNCE	6008 NE Briarwood Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/13/2026	$0	26-0797-FNCE	1101 NE Crossing Oaks Dr	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	4/13/2026	$0	26-1775-FNCE	4208 NW 12th St	Kalab Sidlinger	Kalab Sidlinger
Single Family Detached	Fence/Wall	4/14/2026	$0	26-1594-FNCE	613 NE Georgetown Blvd	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/14/2026	$0	26-1777-FNCE	4203 NW 12th St	Waller Donald	Waller Donald
Single Family Detached	Fence/Wall	4/14/2026	$0	26-1799-FNCE	2702 NW Maple St	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	4/14/2026	$0	26-1805-FNCE	712 NE Doe Pointe Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/14/2026	$0	26-1818-FNCE	525 NE 16th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/15/2026	$0	26-1792-FNCE	2410 SW 17th St	Joshua Fenceroy	Joshua Fenceroy
Single Family Detached	Fence/Wall	4/15/2026	$0	26-1801-FNCE	605 NE Innsbruck Dr	Jonathan Grimm	Jonathan Grimm
Single Family Detached	Fence/Wall	4/15/2026	$0	26-1829-FNCE	402 SW Prairie Trail Pkwy	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/15/2026	$0	26-1830-FNCE	3409 NE 12th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/16/2026	$0	26-1870-FNCE	1211 NW Jackson Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/17/2026	$0	26-1856-FNCE	302 NW Stratford Ln	Affordable Fencing Inc.	Affordable Fencing Inc
Single Family Attached	Fence/Wall	4/17/2026	$0	26-1892-FNCE	614 NW Boulder Brook Dr	Lockhart Lucas	Justus Fencing
Single Family Detached	Fence/Wall	4/20/2026	$0	26-1906-FNCE	3822 NE 8th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/21/2026	$0	26-1782-FNCE	2017 NW Logan St	Clanton Creek Fence	Clanton Creek Fence
Single Family Detached	Fence/Wall	4/21/2026	$0	26-1847-FNCE	913 SE Chaparal Dr	Tiana Soliday	Tiana Soliday
Single Family Detached	Fence/Wall	4/21/2026	$0	26-1925-FNCE	3605 NW 27th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/21/2026	$0	26-1986-FNCE	2922 NW Abilene Rd	Huber Fencing	Huber Fencing
Other	Fence/Wall	4/22/2026	$0	26-1760-FNCE	714 NE Michael Ct	Casey Bernal	Casey Bernal
Single Family Detached	Fence/Wall	4/22/2026	$0	26-2017-FNCE	2509 SW Woodside Ct	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/22/2026	$0	26-2025-FNCE	1512 NW Benjamin Dr	Matthew Mitchell	Matthew Mitchell
Single Family Detached	Fence/Wall	4/23/2026	$0	26-1943-FNCE	614 NE Doe Pointe Dr	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	4/23/2026	$0	26-1944-FNCE	1907 SW 19th St	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	4/27/2026	$0	26-1953-FNCE	3315 NW 20th St	Vicki Martinez	Vicki Martinez
Single Family Detached	Fence/Wall	4/27/2026	$0	26-2060-FNCE	1221 SW 3rd St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/27/2026	$0	26-2076-FNCE	210 SW Des Moines St	Zachary Reeves	Zachary Reeves
Single Family Detached	Fence/Wall	4/28/2026	$0	25-6587-FNCE	1419 SE Wanda Dr	Brittany Frances Jacobson	Brittany Frances Jacobson
Single Family Detached	Fence/Wall	4/28/2026	$0	26-1529-FNCE	2404 NW Rockcrest Ct	Travis Wedig	Travis Wedig
Single Family Detached	Fence/Wall	4/28/2026	$0	26-1975-FNCE	2913 NW Fairfield Ct	Gordon Gilbert Jonathon	Titan Fence, LLC
Duplex	Fence/Wall	4/28/2026	$0	26-2104-FNCE	4207 NE 13th St	Superior Fence & Rail of Cntrl Ia	Superior Fence & Rail of Cntrl Ia
Single Family Detached	Fence/Wall	4/29/2026	$0	26-2043-FNCE	3805 SE 30th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/29/2026	$0	26-2051-FNCE	726 NE Country Meadow Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/29/2026	$0	26-2132-FNCE	3417 NW 20th St	Chris Hill	Chris Hill
Single Family Detached	Fence/Wall	4/29/2026	$0	26-2136-FNCE	5109 NW 6th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/29/2026	$0	26-2139-FNCE	561 SW Goodwin St	Shawna Armstrong	Shawna Armstrong
Single Family Detached	Fence/Wall	4/29/2026	$0	26-2149-FNCE	3124 NW 27th Cir	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/30/2026	$0	26-2143-FNCE	4404 NE 8th St	Sturdy Fence Company	Sturdy Fence Company
Retail	Sign	4/6/2026	$4,925	26-1142-SIGNP	2785 N Ankeny Blvd Ste 14	Chesnut Signs	Chesnut Signs

Other	Sign	4/8/2026	$7,000	26-1197-SIGNP	2401 W 1st St	Image 360	Image 360
Office	Sign	4/13/2026	$400	26-1444-SIGNP	202 SW State St Ste C	Image 360	Image 360
Other	Sign	4/16/2026	$2,500	26-1534-SIGNP	305 S Ankeny Blvd	First Class Signs	First Class Signs
Other	Sign	4/16/2026	$2,500	26-1544-SIGNP	305 S Ankeny Blvd	First Class Signs	First Class Signs
Mixed Use	Sign	4/17/2026	$750	26-1435-SIGNP	1625 S Ankeny Blvd Bldg 1	Wilfredo Melgar	Wilfredo Melgar
Office	Sign	4/20/2026	$5,543	26-1696-SIGNP	213 N Ankeny Blvd Ste 120	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
School	Sign	4/23/2026	$1,592	26-2019-SIGNP	2920 NW 9th St	Ankeny Community School District	Ankeny Community School District
Other	Sign	4/30/2026	$2,500	26-1347-SIGNP	9100 SE Four Mile Dr	Fastsigns of Clive	Visual Concepts, Inc DBA FastSigns
Retail	Temporary Sign	4/6/2026	$0	26-1081-SIGNT	2710 SW Snyder Blvd	ASAP Event Advertising	ASAP Event Advertising
Hospital	Canopy/Tent	4/17/2026	$0	26-1883-TENT	800 E 1st St	Abigail Johnson Evans	Abigail Johnson Evans
Single Family Detached	Drive Approach	4/15/2026	$0	26-1849-RSTRM	408 NE 24th Ct	Jose Valdez	Jose Valdez
Single Family Attached	Drive Approach	4/17/2026	$0	26-1854-RSTRM	301 NW Bayberry Ln	Terry's Quality Concrete	Terry's Quality Concrete
Single Family Detached	Drive Approach	4/21/2026	$0	26-1992-RSTRM	802 SW Irvinedale Dr	Brad Firkins	The Concrete Guy
Single Family Detached	Drive Approach	4/27/2026	$0	26-2086-RSTRM	1306 NE Trilein Dr	Stapes Concrete & Grading LLC	Stapes Concrete & Grading LLC
Multi-Family	Drive Approach	4/27/2026	$0	26-2087-RSTRM	201 NE 12th Street Pl	Stapes Concrete & Grading LLC	Stapes Concrete & Grading LLC
Single Family Detached	Sidewalk	4/3/2026	$0	26-1578-RSWRP	211 NW Driftwood Ct	Vincent Lozada	Martin Lopez
Single Family Detached	Sidewalk	4/14/2026	$0	26-1816-RSWRP	1623 NW 27th Ct	Joel Ball	Joel Ball
Single Family Detached	Sidewalk	4/15/2026	$0	26-1841-RSWRP	2405 NW Park Meadows Dr	VIP CONTRACTORS	VIP CONTRACTORS
Retail	Sidewalk	4/17/2026	$0	26-1869-RSWRP	410 N Ankeny Blvd	Slycord Construction Inc.	Slycord Construction Inc.
Single Family Detached	Sidewalk	4/29/2026	$0	26-2114-RSWRP	3815 NE Trilein Dr	Jayden Maifeld	Jayden Maifeld
Retail	Demolition	4/10/2026	$0	26-1756-DEMO	1606 NW Irvinedale Dr #101	Coleman Prohaska	Butzke Burch Construction
Retail	Demolition	4/17/2026	$0	26-1784-DEMO	221 S Ankeny Blvd	DeCarlo Demolition Company	DeCarlo Demolition Company
Retail	Fuel Tanks	4/7/2026	$128,000	26-1580-FUEL	2135 NE 36th St	Midwest Liquid Systems Inc	Burkette Construction

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 April 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

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	31,405	123,884,451	$ 948,377	$ 7.66	$ 362,610	28,875	72,495	21,744	7,497	$ 101,736	$ 16,109	$ 828,689	$ 625,538	28,388	$ 368,216	$ 3,149,539
April	31,599	139,126,093	$ 1,150,502	$ 8.27	$ 377,918	28,948	84,782	23,439	7,498	$ 115,719	$ 16,155	$ 884,865	$ 627,078	28,461	$ 368,921	$ 3,425,439
May																
June																
FY Total	313,213	1,600,875,861	$ 12,351,720	$ 77.19	$3,634,666	287,586	$ 893,161	$ 225,685	$ 74,930	$1,193,776	$ 160,244	$ 9,058,613	$ 6,222,404	282,364	$ 3,665,831	$35,093,480
FY 26 Average	31,321	160,087,586	$ 1,235,172	$ 7.72	$ 363,467	28,759	$ 89,316	$ 22,569	$ 7,493	$ 119,378	$ 16,024	$ 905,861	$ 622,240	28,236	$ 366,583	$ 3,509,348
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

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by $64,955.00 with HDR Engineering, Inc. (HDR) for construction services on the NW Irvinedale Drive Elevated Water Storage project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

HDR Engineering, Inc. (HDR) has completed the design phase of the NW Irvinedale Drive Elevated Water Storage project. The Municipal Utilities Department proposes to continue to use HDR for the construction services.

The scope of Amendment No. 2 includes construction administration, construction observation, and additional costs from Terracon for testing services that were not included within the original contract with HDR. A complete scope of the construction services is included in the attached Amendment No. 2. A copy of the professional services agreement that was approved on June 6, 2022, and Amendment #1 for construction services on February 5, 2024, is also attached for reference.

The fee for construction services is not to exceed $64,955.00. The original Professional Services Agreement was for design and cost $462,000 and Amendment 1 had a cost of $528,787.00. Adding Amendment No. 2 to the Professional Services Agreement increases the total contract amount to $1,055,742.00.

It is recommended that the City Council approve Amendment No. 2 to the Professional Services Agreement with HDR in the amount of $64,955.00 for the NW Irvinedale Drive Elevated Water Storage project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by $64,955.00 with HDR for construction services for the NW Irvinedale Drive Elevated Water Storage project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 6, 2022: City Council approved the Professional Services Agreement with HDR for construction services for the NW Irvinedale Drive Elevated Water Storage project.

FISCAL IMPACT

The project is included in the City's 2026 - 2030 Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Amendment 2 - HDR Engineering
2. Agreement-Ankeny_NW_Irvinedale_EST-2022-05-31-signed
3. Amendment 1 NW Irvinedale EST

AMENDMENT NO. 2 TO AGREEMENT
FOR
ENGINEERING SERVICES

WHEREAS:

HDR ENGINEERING, INC. ("ENGINEER OR CONSULTANT") entered into an Agreement on 6th day of June, 2022 to perform engineering services for the CITY OF ANKENY, IOWA ("OWNER");

The OWNER to amend this Agreement in order for HDR to perform services beyond those previously contemplated;

HDR is willing to amend the agreement and perform the additional engineering services.

NOW, THEREFORE, the OWNER and ENGINEER do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

Modify Exhibit A-1 (AMENDMENT 1) by adding the following directly following Task 1.03.R.1:

a. Due to the contractor's work continuing past their Contract completion date of November 30, 2025, beyond the 24 months of construction duration noted above in task 1.03.R.1, additional construction administration time for review of contractor pay applications along with attending and preparing minutes of construction progress meetings and coordination with Terracon for material testing for the remaining work results in adding an additional 44 hours of construction administration time. This assumed that the contractor will be complete work all work for this project by June 30, 2026.

Modify Exhibit A-1 (AMENDMENT 1) by adding the following directly following Task 1.03.R.2:

a. Due to the contractor's work continuing past their Contract completion date of November 30, 2025, beyond the 24 months of construction duration noted above in task 1.03.R.1, additional part time RPR time of 168 hours is anticipated for the remaining work to be complete by the Contractor. This assumed that the contractor will be complete with all work for this project by June 30, 2026.

Modify Exhibit A-1 (AMENDMENT 1) by replacing Article 4.01.E with the following:

E. Auger Cast Pile Foundation Observation and Testing
   4) Tank foundation auger cast pile installation observation including pile load test observation, pile installation, field testing of grout and laboratory testing of grout compressive strength 2x2x2 inch cubes.

Modify Section IV. By adding the following paragraph:

Compensation for ENGINEER'S services added for Amendment 2 – Additional Construction phase services shall be on the basis of time and material with a multiplier of 3.18 and a not-to-exceed amount of sixty-four thousand, nine hundred fifty five and 00/100 dollars ($64,955.00).

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC. ("ENGINEER")	CITY OF ANKENY, IOWA ("OWNER")
By: Ann Williams Ann Williams (05/06/2026 07:07:17 CDT)	By:
Name: Ann Williams	Name: Bobbi B. Bentz
Title: Senior Vice President	Title: Mayor
Date: 05/06/2026	Date: 5-18-26

SHORT FORM AGREEMENT BETWEEN OWNER AND HDR ENGINEERING, INC. FOR PROFESSIONAL SERVICES AGREEMENT NUMBER _____

THIS AGREEMENT is made as of this _____ day of _____, 2022, between CITY OF ANKENY, IOWA ("OWNER") a municipal corporation, and HDR ENGINEERING, INC., ("ENGINEER" or "CONSULTANT") for services in connection with the project known as NW Irvinedale Elevated Storage Tank ("Project");

WHEREAS, OWNER desires to engage ENGINEER to provide professional engineering, consulting and related services ("Services") in connection with the Project; and

WHEREAS, ENGINEER desires to render these Services as described in SECTION I, Scope of Services.

NOW, THEREFORE, OWNER and ENGINEER in consideration of the mutual covenants contained herein, agree as follows:

SECTION I. SCOPE OF SERVICES

ENGINEER will provide Services for the Project, which consist of the Scope of Services as outlined on the attached Exhibit A.

SECTION II. TERMS AND CONDITIONS OF ENGINEERING SERVICES

The HDR Engineering, Inc. Terms and Conditions, which are attached hereto in Exhibit B, are incorporated into this Agreement by this reference as if fully set forth herein.

SECTION III. RESPONSIBILITIES OF OWNER

The OWNER shall provide the information set forth in paragraph 6 of the attached "HDR Engineering, Inc. Terms and Conditions for Professional Services."

SECTION IV. COMPENSATION

Compensation for ENGINEER'S services under this Agreement shall be on the basis of lump sum. The amount of the lump sum is four hundred sixty-two thousand and 00/100 Dollars ($462,000.00).

The amount of any sales tax, excise tax, value added tax (VAT), or gross receipts tax that may be imposed on this Agreement shall be added to the ENGINEER'S compensation as Reimbursable Expenses.

Compensation terms are defined as follows:

Lump Sum shall mean a fixed amount which shall be the total compensation agreed upon in advance for Scope of Services. The Lump Sum amount shall not be exceeded unless approved by both parties.

SECTION V. PERIOD OF SERVICE

Upon receipt of written authorization to proceed, ENGINEER shall perform the services within the time period(s) described in Exhibit A.

Unless otherwise stated in this Agreement, the rates of compensation for ENGINEER'S services have been agreed to in anticipation of the orderly and continuous progress of the project through completion. If any specified dates for the completion of ENGINEER'S services are exceeded through no fault of the ENGINEER, the time for performance of those services shall be automatically extended for a period which may be reasonably required for their completion and all rates, measures and amounts of ENGINEER'S compensation shall be equitably adjusted.

SECTION VI. SPECIAL PROVISIONS

None.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

CITY OF ANKENY, IOWA
"OWNER"

BY: _____

NAME: _____

TITLE: _____

ADDRESS: _____

_____

HDR ENGINEERING, INC.
"ENGINEER"

BY: Matthew B. Tondl

NAME: Matthew B. Tondl, P.E.

TITLE: Senior Vice President

ADDRESS: 1917 South 67th Street
Omaha, NE 68106

EXHIBIT A

SCOPE OF SERVICES

FOR

NW IRVINEDALE ELEVATED STORAGE TANK

CITY OF ANKENY, IOWA

PART 1.0 PROJECT DESCRIPTION:

The City of Ankeny ("CITY") desires to provide a new elevated water storage tank on a previously acquired site ("PROJECT"). The proposed Elevated Storage Tank (EST) site is located along the east side of NW Irvinedale Drive north of NW 36th Street within the CITY. A new bulk water sales station will also be included on the site; however, no building structure/facility will be included with the bulk water sales station. The CITY also desires to locate new Public Works salt storage and brine makeup facilities on the common site. Coordination with Public Works for incorporation of the salt storage and brine makeup facilities into the overall site plan will be provided. However, design of the salt storage building and brine makeup facilities will not be provided in this Scope of Services. HDR Engineering, Inc. ("HDR") will assist the CITY with design and bid phase services for the PROJECT as described herein. It is anticipated that construction phase services will be negotiated and provided by amendment to this Agreement upon successful bidding and award of the construction contract.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY HDR ON THE PROJECT:

Task 1 – Project Management, Project Initiation Meeting and Site Investigation Visit

For this Task, HDR will provide the following services:

1. Provide team management and project control throughout the project duration, including budget and invoice management, schedule monitoring and updating, and resource management and allocation based on project schedules and activities.

2. Provide project planning consisting of the internal Project Management Plan for the project, which will document project activities, constraints, guidelines, schedule, budget, and procedures. Maintain, update, and distribute Project Management Plan as activities dictate.

3. Attend one Project Initiation Meeting and Site Investigation Visit with the CITY for field investigation of the PROJECT. The meeting and site visit is expected last 4 hours total and will occur on the same day. HDR Project Manager and Project Engineer will attend.

At the Site Investigation Visit, HDR will perform visual observations to identify visible features at the PROJECT site to assist in establishing elements of the PROJECT.

4. Request and compile the background data provided by CITY in electronic format as available, and hard copy. HDR will provide a list of requested data to CITY prior to Project Initiation Meeting.

5. Provide monthly progress invoices for services provided during the prior month.

6. Provide brief, memo-style, monthly progress report that enumerates activities completed during the prior month and anticipated for the coming month, provides updated project schedule, and identifies key issues that could impact the delivery of the PROJECT design and bidding. This report will be submitted to CITY with the monthly progress invoice.

7. Conduct required internal quality control activities to provide independent quality control reviews for drawings, specifications, and other project deliverables. These quality control activities are budgeted in each project task as follows.

HDR Deliverables:

1. Project Initiation Meeting minutes

2. Site Investigation Visit minutes and photographs

3. Monthly progress reports

4. Monthly progress invoices

Task 2 – Survey

For this Task, HDR will provide the following services:

1. HDR will engage the services of a surveying subconsultant to perform topographic and utilities site survey of the project site.

2. Subconsultant will locate existing horizontal and vertical control datum and provide appropriate benchmarks at the site.

3. Subconsultant will identify and locate visible surface features of the site and adjoining street right-of-way and obtain surface elevations to develop topographic mapping and contours of elevations of the site.

4. Subconsultant will obtain buried utility locations based upon marked locations by utility companies in the field as well as using drawings provided by utility companies if refused to mark in the field.

5. No legal or property boundary survey will be provided.

6. Subconsultant will prepare electronic topographic and utilities mapping to be used by HDR for project design.

HDR Deliverables:

1. Electronic topographic and utilities mapping by survey subconsultant.

Task 3 – Geotechnical Investigation and Recommendations

For this Task, HDR will provide the following services:

1. HDR will engage the services of a geotechnical subconsultant to drill five (5) exploratory borings to the depths identified below to collect samples and perform geotechnical laboratory tests. The drilling program will include:

    a. Four (4) 60-foot borings around the EST perimeter

    b. One (1) 120-foot boring at the center of the EST

2. Survey subconsultant will stake boring locations for geotechnical subconsultant at the site.

3. The field and laboratory testing results will be compiled into a geotechnical data and design report by the geotechnical subconsultant.

4. Geotechnical subconsultant will provide recommendations for design and construction of the EST foundation and driveway pavement section, to be included in the geotechnical data and design report.

5. HDR's geotechnical engineers will review the geotechnical data and design report and provide comments and questions to the geotechnical subconsultant.

6. HDR will incorporate the final geotechnical recommendations into the Construction Documents for the EST foundation.

7. If, during this task, poor soil conditions are discovered that could have a potential negative impact on the foundation design and cost of the EST, HDR will stop progress and meet with the CITY to develop a revised approach to complete this project.

HDR Deliverables:

1. Geotechnical Data and Design Report by geotechnical subconsultant with excavation and foundation recommendations, along with the geotechnical data (field and laboratory test results, boring logs, and a plan of borings).

Task 4.1 – Preliminary Design

For this Task, HDR will provide the following services:

1. EST Design

    a. Provide design and specifications for both all-steel and composite concrete-pillar/steel-tank types so that both alternatives of EST can be bid.

    b. Coordinate with EST contractors to determine preliminary EST dimensions (diameters of bowl and pillar, head range, etc.).

    c. Develop interior piping and valving scheme.

    d. Develop interior tank mixing scheme, anticipated to be internal riser and not mechanical mixer.

    e. Identify 120/240V power supply needs for interior and exterior lighting, power, instrumentation, and controls.

    f. Identify FAA requirements for lighting.

    g. Cell phone equipment capabilities on the EST and site will not be provided.

    h. Identify radio telemetry or fiber communications to be used.

    i. Identify SCADA reporting needs.

    j. Maintenance access platforms, ladders, and hatches will be identified.

2. Civil/Site Design

    a. Design site grading for positive drainage, including emergency overflow water from the EST by overland flow in open channel/ditch/swale.

    b. Design stormwater detention facilities required for the site development.

    c. Design water main, valves, fittings, and restraints from EST to connection to existing 24” main inside property line, anticipated to include removal of existing fire hydrant at connection and replacement of hydrant on new EST main.

    d. Locate electrical and fiber buried service lines to the facilities on the site as necessary.

    e. Driveway and parking areas on the EST site will be PCC concrete material. Entrance driveway from Irvinedale Drive near the north property line with frontage driveway south along the west side of the site to tie into the existing frontage driveway of Casey’s General Store near the south property line is

anticipated. Frontage driveway will also serve the Public Works salt storage and brine makeup facilities on the west side of the site. Driveway to the EST to the east interior of the site from the frontage driveway is anticipated.

f. Security fencing including gates will be provided, anticipated to be fencing around the combined EST and Public Works salt storage and brine makeup facilities. Gates will be manually operated without electric actuation and key card access control.

g. Design bulk water sales station and locate on the site.

h. Develop erosion control scheme.

3. Opinion of Probable Construction Cost

i. HDR will prepare an Opinion of Probable Construction Cost (OPCC) for the improvements.

j. OPCC will be in accordance with an AACE Class 3 Estimate.

4. Permitting Summary

a. HDR will identify permitting requirements for the EST including IDNR and FAA.

5. Preliminary Design Presentation

a. Prepare and submit a draft Preliminary Design (50%) Technical Memorandum that encapsulates the activities of this Task and submit to CITY for review and comment. HDR assumes CITY will provide review and comment within 10 business days. CITY review comments will be provided in a log along with HDR's responses to comments.

b. Provide in-house QC review of the Technical Memorandum.

c. Present Preliminary Design Technical Memorandum in a 2-hour design review meeting with CITY with HDR's Project Manager and Project Engineer.

d. Respond to the CITY's comments and issue final Preliminary Design (50%) Technical Memorandum.

e. Provide the CITY with electronic PDF of the Final Technical Memorandum with 50% drawings and OPCC.

HDR Deliverables:

1. Preliminary Design (50%) Technical Memorandum (Draft and Final)
2. 50% Design OPCC
3. Permitting Summary
4. Design Review Meeting minutes

Task 4.2 – Final Design

For this task, HDR will provide the following services:

1. Advance the design of the site and EST with construction plans and technical specifications. CITY Front End Documents will be used.
2. Final design will include the following percent complete milestones and reviews:
    a. 90%
    b. 100% (ready for bidding)
3. EST Design
    a. Coordinate with EST contractors to finalize EST dimensions and details for both all-steel and composite concrete-pillar/steel-tank alternatives.
    b. Finalize interior piping and valving scheme.
    c. Finalize interior tank mixing scheme.
    d. Provide PCC concrete interior floor with floor drains for condensation drainage.
    e. Finalize 120/240V power supply for interior and exterior lighting, power, instrumentation, and controls.
    f. Finalize FAA requirements for lighting.
    g. Finalize cell phone equipment capabilities, if any.
    h. Finalize instrumentation and SCADA, including door switches, level transmitter, radio telemetry/antenna and/or fiber connection, cables/conduits, control panel, etc. SCADA screen programming and integration with the existing SCADA system are anticipated to be provided by Jetco under separate contract with the CITY, but estimated costs for these services will be included in the overall project OPCC.

i. EST control panel will be designed which will house a micro PLC, radio modem and/or fiber connection, relays, and terminals. Panel will be installed inside the base (pillar) of the EST. Radio antenna will be installed at the top of the tank. Radio will connect to CITY's existing and nearest radio repeater.

j. Finalize maintenance access platforms, ladders, and hatches.

4. Civil/Site Design

   a. Finalize site grading.

   b. Finalize stormwater detention facilities.

   c. Finalize water main, valves, fittings, and restraints.

   d. Finalize electrical and fiber buried service lines to facilities on the site.

   e. Finalize PCC concrete driveway and parking areas.

   f. Finalize security fencing and gates.

   g. Finalize bulk water sales station.

   h. Finalize erosion control.

5. Opinion of Probable Construction Cost

   a. At 90% milestone, HDR will prepare an Opinion of Probable Construction Cost (OPCC) for the improvements. OPCC will be in accordance with an AACE Class 2 Estimate.

   b. At 100% milestone, HDR will prepare an Opinion of Probable Construction Cost (OPCC) for the improvements. OPCC will be in accordance with an AACE Class 1 Estimate.

6. Permitting

   a. HDR will finalize permitting requirements for the EST including IDNR and FAA.

   b. HDR will submit 100% plans and specifications on behalf of the CITY to IDNR for review, approval, and permit issuance.

   c. CITY will pay for permit applications directly to agencies.

7. Design Presentations

   a. For each milestone (90% and 100%) HDR will submit construction plans and specifications to CITY for review and comment. HDR assumes CITY will provide

review and comment within 10 business days. CITY review comments will be provided in a log along with HDR's responses to comments.

b. Provide in-house QC review of each milestone deliverable.

c. After each milestone submittal, HDR will attend a 2-hour design review meeting with CITY with Project Manager and Project Engineer.

d. HDR will provide CITY with official printed hard copies of final signed and sealed 100% documents (five copies of half-size plans and two bound copies of specifications) as well as electronic PDF files ready for bidding.

HDR Deliverables:

1. Electronic PDF files of the 90% and 100% construction drawings, technical specifications, and CITY front end documents.
2. 90% and 100% OPCC.
3. 90% and 100% Design Review Meeting minutes
4. One official printed hard copy of final signed and sealed 100% plans and specifications ready for bidding.
5. Electronic PDF files of final 100% plans and specifications ready for bidding.

Task 5 – Bid Phase Services

For this task, HDR will provide the following services:

1. Advertise the project to contractors and suppliers. CITY will pay for advertisement costs.
2. Provide electronic PDF files of Issued for Bids plans and specifications to Quest CDN for official distribution to bidders and suppliers.
3. Pre-Bid Meeting will not be performed.
4. Correspond with prospective bidders and suppliers and respond to questions.
5. Prepare required addenda containing clarifications and modifications to the Issued for Bids Documents and distribute addenda via Quest CDN.
6. Attend the bid opening to be conducted by CITY.
7. Prepare a tabulation of bids and distribute to CITY and plan holders.

8. Review bids for conformance to the contract documents.
9. Provide a recommendation of award of the construction contract.
10. After award of the construction contract by CITY, issue Notice of Award to Contractor.
11. Prepare the construction contract documents and submit to Contractor for execution.
12. Review the executed contract documents from Contractor and provide comments to Contractor for correction if necessary.
13. Submit final executed contract documents to CITY for final review and approval.

HDR Deliverables:

1. Notice of Project
2. Notice of Hearing and Letting
3. Addenda
4. Bid tabulation
5. Recommendation of award of the construction contract to CITY
6. Notice of Award to Contractor
7. Construction contract documents to Contractor for execution
8. Final executed construction contract documents to CITY for review and approval

Task 6 – Base Water Distribution System Modeling for EST Design

For this task, HDR will provide the following services:

1. Model update to support final sizing of the NW Irvinedale Elevated Storage Tank. Update model to reflect the best available GIS data for new and updated mains within the distribution system. Update model to reflect abandoned, new, or altered facilities.

   Assumptions:

   - Mains that have been upsized or added since 2015 will be identified in the GIS database provided by the CITY
   - Populations and locations associated with full buildout condition will be provided
   - Extended period simulation to be run (96 hours)

- Previously established curves and patterns (diurnals, pumps, metered locations) will remain consistent from previous modeling efforts or updated information to be provided via SCADA data
- Peaking factors will remain consistent from previous modeling efforts or be provided by the CITY
- Site limitations (elevations) will be provided

HDR Deliverables:

- Updated model to reflect the current GIS database mains
- Model scenario for full pressure zone buildout
- Storage and pumping analysis for current and full buildout condition
- Large scale PDF map with minimum observed pressures (EPS)
- Large scale PDF map with maximum observed pressures (EPS)
- Elevated Storage Tank parameters (overflow elevation, fill and draw flowrates, and water main diameters)
- Draft and final TM documenting project

Task 7 – Additional Water Distribution System Modeling and Updated CIP

For this task, HDR will provide the following services:

1. Beginning with the CIP prepared in 2017, perform a review of completed, obsolete, or pending capital improvement projects. Update all pending projects to reflect a current start date (2023-2027) or performance trigger for when design is expected.

Assumptions:

- Updated model from base scope to be used (NW pressure zone build out already completed)
- List of completed or obsolete projects to be provided by the CITY
- Existing model scenario 2025 to be used

HDR Deliverables:

- Updated 5-year CIP with current dates, opinions of probable costs, and project definition
- Draft and final TM documenting project

Task 8 – Additional Water Distribution System Modeling and Updated Master Plan

For this task, HDR will provide the following services:

1. Perform additional water distribution system modeling and provide an updated Water Distribution System Master Plan, updated from the previous Water Distribution System Master Plan by HDR in 2017.

Assumptions:

- Updated model from base scope to be used (NW pressure zone build out already completed)
- Future Land Use is available in GIS polygons
- City limit boundaries are available in GIS
- Population per land use type is available via the Comprehensive Plan or attainable through current density data (to be applied for full buildout)

HDR Deliverables:

- Updated water demand projections for the CITY and by pressure zone (necessary storage)
- EPS scenario for full buildout condition
- Static maps of minimum pressure, maximum pressure, fire flow
- Identify transmission and fire flow areas of concern
- Propose transmission and fire flow related projects with installation date and opinion of probable cost (projected)
- Draft and final Master Plan documenting project

PART 3.0 PERIODS OF SERVICE:

Task	**Time After Notice to Proceed**
Task 1 – Project Initiation Meeting and Site Investigation Visit	1 Month (July 5, 2022)
Task 2 – Survey	1 Month (July 5, 2022)
Task 3 – Geotechnical Investigation	2 Months (August 2, 2022)
Task 4.1 – Preliminary Design	4 Months (October 4, 2022)
Task 4.2 – Final Design	6 Months (December 6, 2022)
Task 5 – Bid Phase Services	12 Months (June 6, 2023)

Notice to Proceed date is assumed to be June 7, 2022.

EXHIBIT B

HDR Engineering, Inc. Terms and Conditions for Professional Services

1. **STANDARD OF PERFORMANCE**
The standard of care for all professional engineering, consulting and related services performed or furnished by ENGINEER and its employees under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under the same or similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.

2. **INSURANCE/INDEMNITY**
ENGINEER agrees to procure and maintain, at its expense, Workers' Compensation insurance as required by statute; Employer's Liability of $250,000; Automobile Liability insurance of $1,000,000 combined single limit for bodily injury and property damage covering all vehicles, including hired vehicles, owned and non-owned vehicles; Commercial General Liability insurance of $1,000,000 combined single limit for personal injury and property damage; and Professional Liability insurance of $1,000,000 per claim for protection against claims arising out of the performance of services under this Agreement caused by negligent acts, errors, or omissions for which ENGINEER is legally liable. If flying an Unmanned Aerial System (UAS or drone), ENGINEER will procure and maintain aircraft unmanned aerial systems insurance of $1,000,000 per occurrence. OWNER shall be made an additional insured on Commercial General and Automobile Liability insurance policies and certificates of insurance will be furnished to the OWNER. ENGINEER agrees to indemnify OWNER for third party personal injury and property damage claims to the extent caused by ENGINEER's negligent acts, errors or omissions. However, neither Party to this Agreement shall be liable to the other Party for any special, incidental, indirect, or consequential damages (including but not limited to loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; and/or fines or penalties), loss of profits or revenue arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, errors or omissions, strict liability or breach of contract.

3. **OPINIONS OF PROBABLE COST (COST ESTIMATES)**
Any opinions of probable project cost or probable construction cost provided by ENGINEER are made on the basis of information available to ENGINEER and on the basis of ENGINEER's experience and qualifications, and represents its judgment as an experienced and qualified professional engineer. However, since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s') methods of determining prices, or over competitive bidding or market conditions, ENGINEER does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost ENGINEER prepares.

4. **CONSTRUCTION PROCEDURES**
ENGINEER's observation or monitoring portions of the work performed under construction contracts shall not relieve the contractor from its responsibility for performing work in accordance with applicable contract documents. ENGINEER shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. ENGINEER shall not be responsible for the acts or omissions of the contractor or other parties on the project. ENGINEER shall be entitled to review all construction contract documents and to require that no provisions extend the duties or liabilities of ENGINEER beyond those set forth in this Agreement. OWNER agrees to include ENGINEER as an indemnified party in OWNER's construction contracts for the work, which shall protect ENGINEER to the same degree as OWNER. Further, OWNER agrees that ENGINEER shall be listed as an additional insured under the construction contractor's liability insurance policies.

5. **CONTROLLING LAW**
This Agreement is to be governed by the law of the state where ENGINEER's services are performed.

6. **SERVICES AND INFORMATION**
OWNER will provide all criteria and information pertaining to OWNER's requirements for the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations. OWNER will also provide copies of any OWNER-furnished Standard Details, Standard Specifications, or Standard Bidding Documents which are to be incorporated into the project.

OWNER will furnish the services of soils/geotechnical engineers or other consultants that include reports and appropriate professional recommendations when such services are deemed necessary by ENGINEER. The OWNER agrees to bear full responsibility for the technical accuracy and content of OWNER-furnished documents and services.

In performing professional engineering and related services hereunder, it is understood by OWNER that ENGINEER is not engaged in rendering any type of legal, insurance or accounting services, opinions or advice. Further, it is the OWNER's sole responsibility to obtain the advice of an attorney, insurance counselor or accountant to protect the OWNER's legal and financial interests. To that end, the OWNER agrees that OWNER or the OWNER's representative will examine all studies, reports, sketches, drawings, specifications, proposals and other documents, opinions or advice prepared or provided by ENGINEER, and will obtain the advice of an attorney, insurance counselor or other consultant as the OWNER deems necessary to protect the OWNER's interests before OWNER takes action or forebears to take action based upon or relying upon the services provided by ENGINEER.

7. **SUCCESSORS, ASSIGNS AND BENEFICIARIES**
OWNER and ENGINEER, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this Agreement. Neither OWNER nor ENGINEER will assign, sublet, or transfer any interest in this Agreement or claims arising therefrom without the written consent of the other. No third party beneficiaries are intended under this Agreement.

8. **RE-USE OF DOCUMENTS**
All documents, including all reports, drawings, specifications, computer software or other items prepared or furnished by ENGINEER pursuant to this Agreement, are instruments of service with respect to the project. ENGINEER retains ownership of all such documents. OWNER may retain copies of the documents for its information and reference in connection with the project; however, none of the documents are intended or represented to be suitable for reuse by OWNER or others on extensions of the project or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to ENGINEER, and OWNER will defend, indemnify and hold harmless ENGINEER from all claims, damages, losses and expenses, including attorney's fees, arising or resulting therefrom. Any such verification or adaptation will

entitle ENGINEER to further compensation at rates to be agreed upon by OWNER and ENGINEER.

9. TERMINATION OF AGREEMENT
OWNER or ENGINEER may terminate the Agreement, in whole or in part, by giving seven (7) days written notice to the other party. Where the method of payment is "lump sum," or cost reimbursement, the final invoice will include all services and expenses associated with the project up to the effective date of termination. An equitable adjustment shall also be made to provide for termination settlement costs ENGINEER incurs as a result of commitments that had become firm before termination, and for a reasonable profit for services performed.

10. SEVERABILITY
If any provision of this agreement is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term or condition.

11. INVOICES
ENGINEER will submit monthly invoices for services rendered and OWNER will make payments to ENGINEER within thirty (30) days of OWNER's receipt of ENGINEER's invoice.

ENGINEER will retain receipts for reimbursable expenses in general accordance with Internal Revenue Service rules pertaining to the support of expenditures for income tax purposes. Receipts will be available for inspection by OWNER's auditors upon request.

If OWNER disputes any items in ENGINEER's invoice for any reason, including the lack of supporting documentation, OWNER may temporarily delete the disputed item and pay the remaining amount of the invoice. OWNER will promptly notify ENGINEER of the dispute and request clarification and/or correction. After any dispute has been settled, ENGINEER will include the disputed item on a subsequent, regularly scheduled invoice, or on a special invoice for the disputed item only.

OWNER recognizes that late payment of invoices results in extra expenses for ENGINEER. ENGINEER retains the right to assess OWNER interest at the rate of one percent (1%) per month, but not to exceed the maximum rate allowed by law, on invoices which are not paid within thirty (30) days from the date OWNER receives ENGINEER's invoice. In the event undisputed portions of ENGINEER's invoices are not paid when due, ENGINEER also reserves the right, after seven (7) days prior written notice, to suspend the performance of its services under this Agreement until all past due amounts have been paid in full.

12. CHANGES
The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, and made part of this Agreement. The execution of the change shall be authorized and signed in the same manner as this Agreement. Adjustments in the period of services and in compensation shall be in accordance with applicable paragraphs and sections of this Agreement. Any proposed fees by ENGINEER are estimates to perform the services required to complete the project as ENGINEER understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. ENGINEER will inform OWNER of such situations so that changes in scope and adjustments to the time of performance and compensation can be made as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance of the services, an equitable adjustment shall be made, and the Agreement modified accordingly.

13. CONTROLLING AGREEMENT
These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document.

14. EQUAL EMPLOYMENT AND NONDISCRIMINATION
In connection with the services under this Agreement, ENGINEER agrees to comply with the applicable provisions of federal and state Equal Employment Opportunity for individuals based on color, religion, sex, or national origin, or disabled veteran, recently separated veteran, other protected veteran and armed forces service medal veteran status, disabilities under provisions of executive order 11246, and other employment, statutes and regulations, as stated in Title 41 Part 60 of the Code of Federal Regulations § 60-1.4 (a-f), § 60-300.5 (a-e), § 60-741 (a-e).

15. HAZARDOUS MATERIALS
OWNER represents to ENGINEER that, to the best of its knowledge, no hazardous materials are present at the project site. However, in the event hazardous materials are known to be present, OWNER represents that to the best of its knowledge it has disclosed to ENGINEER the existence of all such hazardous materials, including but not limited to asbestos, PCB's, petroleum, hazardous waste, or radioactive material located at or near the project site, including type, quantity and location of such hazardous materials. It is acknowledged by both parties that ENGINEER's scope of services do not include services related in any way to hazardous materials. In the event ENGINEER or any other party encounters undisclosed hazardous materials, ENGINEER shall have the obligation to notify OWNER and, to the extent required by law or regulation, the appropriate governmental officials, and ENGINEER may, at its option and without liability for delay, consequential or any other damages to OWNER, suspend performance of services on that portion of the project affected by hazardous materials until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the hazardous materials; and (ii) warrants that the project site is in full compliance with all applicable laws and regulations. OWNER acknowledges that ENGINEER is performing professional services for OWNER and that ENGINEER is not and shall not be required to become an "arranger," "operator," "generator," or "transporter" of hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or near the project site in connection with ENGINEER's services under this Agreement. If ENGINEER's services hereunder cannot be performed because of the existence of hazardous materials, ENGINEER shall be entitled to terminate this Agreement for cause on 30 days written notice. To the fullest extent permitted by law, OWNER shall indemnify and hold harmless ENGINEER, its officers, directors, partners, employees, and subconsultants from and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from hazardous materials, provided that (i) any such cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than completed Work), including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate OWNER to indemnify any individual or entity from and against the consequences of that individual's or entity's sole negligence or willful misconduct.

16. EXECUTION
This Agreement, including the exhibits and schedules made part hereof, constitute the entire Agreement between ENGINEER and OWNER, supersedes and controls over all prior written or oral

understandings. This Agreement may be amended, supplemented or modified only by a written instrument duly executed by the parties.

17. ALLOCATION OF RISK

OWNER AND ENGINEER HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING ENGINEER'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE RISKS, SO, TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF ENGINEER (AND ITS RELATED CORPORATIONS, SUBCONSULTANTS AND EMPLOYEES) TO OWNER AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE LESSER OF $1,000,000 OR ITS FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF ENGINEER'S SERVICES OR THIS AGREEMENT REGARDLESS OF CAUSE(S) OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY.

18. LITIGATION SUPPORT

In the event ENGINEER is required to respond to a subpoena, government inquiry or other legal process related to the services in connection with a legal or dispute resolution proceeding to which ENGINEER is not a party, OWNER shall reimburse ENGINEER for reasonable costs in responding and compensate ENGINEER at its then standard rates for reasonable time incurred in gathering information and documents and attending depositions, hearings, and trial.

19. NO THIRD PARTY BENEFICIARIES

No third party beneficiaries are intended under this Agreement. In the event a reliance letter or certification is required under the scope of services, the parties agree to use a form that is mutually acceptable to both parties.

20. UTILITY LOCATION

If underground sampling/testing is to be performed, a local utility locating service shall be contacted to make arrangements for all utilities to determine the location of underground utilities. In addition, OWNER shall notify ENGINEER of the presence and location of any underground utilities located on the OWNER's property which are not the responsibility of private/public utilities. ENGINEER shall take reasonable precautions to avoid damaging underground utilities that are properly marked. The OWNER agrees to waive any claim against ENGINEER and will indemnify and hold ENGINEER harmless from any claim of liability, injury or loss caused by or allegedly caused by ENGINEER's damaging of underground utilities that are not properly marked or are not called to ENGINEER's attention prior to beginning the underground sampling/testing.

21. UNMANNED AERIAL SYSTEMS

If operating UAS, ENGINEER will obtain all permits or exemptions required by law to operate any UAS included in the services. ENGINEER's operators have completed the training, certifications and licensure as required by the applicable jurisdiction in which the UAS will be operated. OWNER will obtain any necessary permissions for ENGINEER to operate over private property, and assist, as necessary, with all other necessary permissions for operations.

22. OPERATIONAL TECHNOLOGY SYSTEMS

OWNER agrees that the effectiveness of operational technology systems ("OT Systems") and features designed, recommended or assessed by ENGINEER are dependent upon OWNER's continued operation and maintenance of the OT Systems in accordance with all standards, best practices, laws, and regulations that govern the operation and maintenance of the OT Systems. OWNER shall be solely responsible for operating and maintaining the OT System in accordance with applicable industry standards (i.e. ISA, NIST, etc.) and best practices, which generally include but are not limited to, cyber security policies and procedures, documentation and training requirements, continuous monitoring of assets for tampering and intrusion, periodic evaluation for asset vulnerabilities, implementation and update of appropriate technical, physical, and operational standards, and offline testing of all software/firmware patches/updates prior to placing updates into production. Additionally, OWNER recognizes and agrees that OT Systems are subject to internal and external breach, compromise, and similar incidents. Security features designed, recommended or assessed by ENGINEER are intended to reduce the likelihood that OT Systems will be compromised by such incidents. However, ENGINEER does not guarantee that OWNER's OT Systems are impenetrable and OWNER agrees to waive any claims against ENGINEER resulting from any such incidents that relate to or affect OWNER's OT Systems.

23. FORCE MAJEURE

ENGINEER shall not be responsible for delays caused by factors beyond ENGINEER's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, government ordered industry shutdowns, power or server outages, acts of nature, widespread infectious disease outbreaks (including, but not limited to epidemics and pandemics), failure of any governmental or other regulatory authority to act in a timely manner, failure of the OWNER to furnish timely information or approve or disapprove of ENGINEER's services or work product, or delays caused by faulty performance by the OWNER's or by contractors of any level or any other events or circumstances not within the reasonable control of the party affected, whether similar or dissimilar to any of the foregoing. When such delays beyond ENGINEER's reasonable control occur, the OWNER agrees that ENGINEER shall not be responsible for damages, nor shall ENGINEER be deemed in default of this Agreement, and the parties will negotiate an equitable adjustment to ENGINEER's schedule and/or compensation if impacted by the force majeure event or condition.

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AMENDMENT TO AGREEMENT
FOR
ENGINEERING SERVICES

WHEREAS:

HDR ENGINEERING, INC. ("ENGINEER OR CONSULTANT") entered into an Agreement on 6th day of June, 2022 to perform engineering services for the CITY OF ANKENY, IOWA ("OWNER");

The OWNER to amend this Agreement in order for HDR to perform services beyond those previously contemplated;

HDR is willing to amend the agreement and perform the additional engineering services.

NOW, THEREFORE, the OWNER and ENGINEER do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

Modify Exhibit A by adding the following to Task 4.2, after item 4.h.:

g. City Planning and Zoning Commission requirements, including City planning application, public utility easement, public sanitary easement, Mid-American electric utility metes and bounds, stormwater management easement, and final plat survey.

Modify Exhibit A by adding the following to Task 4.2, under “HDR Deliverables”:

6. City Planning and Zoning applications, easement, and final plat documents

Modify Exhibit A by adding the following scope documents (which are attached):

Exhibit A-1, Scope of Services, (Amendment 1) for NW Irvinedale Drive Elevated Water Storage Tank, City of Ankeny, Iowa, and Exhibit A-2, Duties, Responsibilities, And Limitations Of Authority Of Resident Project Representative (Amendment 1)

Modify Exhibit B by replacing paragraph 2 with the following:

2. INSURANCE/INDEMNITY

ENGINEER agrees to procure and maintain, at its expense, Workers' Compensation insurance as required by statute; Employer's Liability of $1,000,000; Automobile Liability Insurance of $1,000,000 combined single limit for bodily injury and property damage covering a) vehicles, including hired vehicles, owned and non-owned vehicles; Commercial General Liability Insurance of $1,000,000 single limit and $2,000,000 combined limit for personal injury and property damage; and professional liability insurance of $2,000,000 per

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claim for protection against claims arising out of the performance of services under this Agreement caused by negligent acts, errors, or omissions for which ENGINEER is legally liable. OWNER shall be made an additional insured on Commercial General and Automobile Liability insurance policies and certificates of insurance will be furnished to the OWNER. ENGINEER agrees to indemnify OWNER for third party personal injury and property damage claims to the extent caused by ENGINEER'S negligent acts, errors, or omissions.

ENGINEER's observation or monitoring portions of the work performed under construction contracts shall not relieve construction contractor(s) from responsibility for performing work in accordance with applicable contract documents. ENGINEER shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. ENGINEER shall not be responsible for the acts or omissions of construction contractor(s) or other parties on the project. The CITY agrees to contractually require its construction contractor(s) to include both the CITY and ENGINEER as additional insureds on the construction contractor(s') general liability insurance.

Modify Exhibit B by deleting Paragraph 17 in its entirety.

Modify Section IV. By adding the following two paragraphs:

"Compensation for ENGINEER'S services added to Design Task 4.2 shall be on the basis of lump sum. The amount of the lump sum o be added to the Design Task 4.2 is eleven thousand, seven hundred fifty and 00/100 dollars ($11,750).

Compensation for ENGINEER'S services added for Construction phase services shall be on the basis of time and material with a multiplier of 3.18 and a not-to-exceed amount of five hundred seventeen thousand, thirty-seven and 00/100 dollars ($517,037.00).

The grand total additional cost included in this amendment is five hundred twenty-eight thousand, seven hundred eighty-seven and 00/100 Dollars ($528,787.00). "

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC. ("ENGINEER")	CITY OF ANKENY, IOWA ("OWNER")
By: Matthew B. Tondl	By: DocuSigned by: Mark E. Holm 4C9E47CBE956471...
Name: Matthew B. Tondl	Name: Mark E. Holm
Title: Senior Vice President	Title: Mayor

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Date: 1/29/2024 Date: 2/5/24

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EXHIBIT A-1 (AMENDMENT 1)

SCOPE OF SERVICES

FOR

NW ELEVATED STORAGE TANK

CITY OF ANKENY, IOWA

PROJECT DESCRIPTION:

The City of Ankeny ("Owner" or "City") desires to provide a new elevated water storage tank on a previously acquired site ("Project"). The proposed Elevated Storage Tank (EST) site is located along the east side of NW Irvinedale Drive north of NW 36th Street within the City. The City also desires to locate new Public Works salt storage and brine makeup facilities on the common site. Coordination with Public Works for incorporation of the salt storage and brine makeup facilities into the overall site plan will be provided. However, design of the salt storage building and brine makeup facilities will not be provided in this Scope of Services. HDR Engineering, Inc. ("HDR" or "Engineer") provided design and bid phase services for the Project. This scope specifically addresses those construction phase services to be provided under Amendment 1 to the preceding Agreement.

SCOPE OF SERVICES TO BE PERFORMED BY HDR ON THE PROJECT, UNDER THIS AMENDMENT:

ARTICLE 1— CONSTRUCTION ADMINISTRATION

1.01 Upon successful completion of the Bidding/Proposal Phase, and upon written authorization from Owner, Engineer shall provide the following services:

A. General Administration of Construction Contract: Consult with Owner and act as Owner's representative as provided in this Agreement and the Construction Contract. Unless otherwise set forth in the Agreement, Section I. Scope of Services (as duly modified), the extent and limitations of the duties, responsibilities, and authority of Engineer shall be as assigned in SUDAS, Section 1050, and the City of Ankeny's Supplemental Specifications to SUDAS. Except as otherwise provided in the Construction Contract, Owner's communications to Contractor will be issued through Engineer.

1) If the responsibilities of Engineer as set forth in the Construction Contract are greater than those expressly required of Engineer herein, as duly modified, then Owner shall either (1) expand the scope of the Construction Phase services to match those of the Construction Contract, and compensate Engineer for any related increases in the cost to provide Construction Phase services, pursuant to the provisions for compensating Additional Services, or (2) identify a qualified individual or entity (other than Engineer) responsible for the additional responsibilities in the Construction Contract.

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2) If Owner, or Owner and Contractor, modify the duties, responsibilities, and authority of Engineer in the Construction Contract, or modify other terms of the Construction Contract having a direct bearing on Engineer, or if Owner requires Engineer's services for construction that extends longer than the anticipated Construction Contract Times, then Owner shall compensate Engineer for any related increases in the cost to provide Construction Phase services, pursuant to the provisions for compensating Additional Services.

3) Engineer shall not be required to furnish or perform services contrary to Engineer's responsibilities as a licensed professional.

B. Resident Project Representative (RPR): Provide the services of an RPR at the Site to assist Engineer and to provide more extensive observation of Contractor's Work. Duties, responsibilities, and authority of the RPR are as set forth in SUDAS Section 1050 and Exhibit A-2. The furnishing of such RPR's services will not limit, extend, or modify Engineer's responsibilities or authority.

C. Pre-Construction Conference: Participate in and chair a pre-construction conference prior to commencement of Work at the Site; prepare and distribute agenda for the conference and prepare and distribute minutes of such conference.

D. Schedules: Receive, review, and, and, subject to the criteria of the Construction Contract, determine the acceptability of any and all schedules that Contractor is required to submit to Engineer, including the progress schedule, schedule of submittals, and schedule of values. Advise Contractor in writing of Engineer's comments or acceptance of schedules.

E. Schedules will be acceptable to Engineer as to form and substance:

a) Progress Schedule: if it provides an orderly progression of the Work to completion within the Contract Times. Such acceptance will not impose on Engineer responsibility for the Progress Schedule, for sequencing, scheduling, or progress of the Work, nor interfere with or relieve Contractor from Contractor's full responsibility therefor.

b) Contractor's Schedule of Submittals: if it provides a workable arrangement for reviewing and processing the required Submittals.

F. Baselines and Benchmarks: As appropriate, establish baselines and benchmarks for locating the Work which in Engineer's judgment are necessary to enable Contractor to proceed.

G. Permits: Provide Owner with copies of technical information and supporting data previously obtained or developed by Engineer for Owner's use, or for Owner to provide to Contractor, in obtaining required permits and licenses delegated to Contractor by Owner.

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H. Visits to Site and Observation of Construction: In connection with observations of Contractor's Work while it is in progress:

1) Make visits to the Site at intervals appropriate to the various stages of the Work, as Engineer deems necessary, to observe as an experienced and qualified design professional, the progress of Contractor's executed Work. Such visits and observations by Engineer, including its RPR, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement and the Construction Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment, as assisted by its RPR, if any. Based on information obtained during such visits and observations, Engineer will determine in general if the Work is proceeding in accordance with the Construction Contract Documents, and Engineer shall keep Owner informed of the progress of the Work. Engineer will make a report of Engineer's visit, summarizing Engineer's general observations and any significant findings.

2) The purpose of Engineer's visits to the Site, and representation by the Resident Project Representative, if any, at the Site, will be to enable Engineer to better carry out the duties and responsibilities assigned to by this Agreement and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for Owner a greater degree of confidence that the completed Work will conform in general to the Construction Contract Documents and that Contractor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Contract Documents. Engineer will not, during such visits or as a result of such observations of the Work, supervise, direct, or have control over the Work, nor will Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to any Constructor's work in progress, for the coordination of the Constructors' work or schedules, nor for any failure of any Constructor to comply with Laws and Regulations applicable to furnishing and performing of its work. Accordingly, Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish or perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.

3) Visits shall be at least monthly and the Engineer shall document all visits to the project and make documentation available to the Owner and Agency.

I. Defective Work: If, on the basis of Engineer's observations or as indicated in documentation available to Engineer, Engineer believes that any part of the Work is defective under the terms and standards set forth in the Construction Contract Documents, Engineer will promptly issue written notice to Contractor (with copy to

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Owner) of such defective Work. Such notice will communicate the scope, extent (to Engineer's understanding) of defect, and associated provisions of the Construction Contract Documents.

1) Provide recommendations to Owner regarding whether Contractor should correct such Work or remove and replace such Work, or whether Owner should consider accepting the defective Work in accordance with the provisions of the Construction Contract Documents. Engineer shall give notice to Contractor regarding whether the defective Work should be repaired, replaced, or will be accepted by Owner.
2) However, Engineer's authority to provide this information to Owner or Engineer's decision to exercise or not exercise such authority will not give rise to a duty or responsibility of the Engineer to Contractors, Subcontractors, material and equipment suppliers, their agents or employees, or any other person(s) or entities performing any of the Work, including but not limited to any duty or responsibility for Contractors' or Subcontractors' safety precautions and programs incident to the Work.

J. Compatibility with Design Concept: If Engineer has express knowledge that a specific part of the Work that is not defective under the terms and standards set forth in the Construction Contract Documents is nonetheless not compatible with the design concept of the completed Project as a functioning whole, then inform Owner of such incompatibility, and provide recommendations for addressing such Work.

K. Clarifications and Interpretations: Accept from Contractor and Owner submittal of all matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. Receive and log requests for information (RFI) from Contractor and Owner. With reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Construction Contract Documents.

L. Non-reviewable Matters: If a submitted matter in question concerns the Engineer's performance of its duties and obligations, or terms and conditions of the Construction Contract Documents that do not involve (a) the performance or acceptability of the Work under the Construction Contract Documents, (b) the design (as set forth in the Drawings, Specifications, or otherwise), or (c) other engineering or technical matters, then Engineer will promptly give written notice to Owner and Contractor that Engineer will not provide a decision or interpretation.

M. Field Orders: Subject to any limitations in the Construction Contract Documents, Engineer may prepare and issue Field Orders requiring minor changes in the Work.

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N. Change Orders and Work Change Directives: Recommend Change Orders and Work Change Directives to Owner, as appropriate, and prepare Change Orders and Work Change Directives as required.

O. Change Proposals and Claims

1) Review and respond to Change Proposals. Review each duly submitted Change Proposal from Contractor and, within 30 days after receipt of the Contractor's supporting data, either deny the Change Proposal in whole, approve it in whole, or deny it in part and approve it in part. Such actions must be in writing, with a copy provided to Owner and Contractor. If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Engineer will notify the parties that the Engineer will not resolve the Change Proposal.
2) Provide information or data to Owner regarding engineering or technical matters pertaining to Claims.
3) Review Change Proposals to ensure compliance with American and Iron Steel requirements and subsequent statutes mandating domestic preference to verify the products were produced in the United States.

P. Differing Site Conditions: Respond to any notice from Contractor of differing site conditions, including conditions relating to Underground Facilities such as utilities, and hazardous environmental conditions. Promptly conduct reviews and prepare findings, conclusions, and recommendations for Owner's use subject to limitations of Engineer's obligations under this Agreement.

Q. Contractor's Submittals: Review and approve or take other appropriate action with respect to required Contractor Submittals, but only to determine if the items covered by the Submittals will, after installation or incorporation in the Work, comply with the requirements of the Construction Contract Documents, and for compatibility with the design concept of the completed Project as a functioning whole as indicated by the Construction Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. Engineer shall meet Contractor's Submittal schedule that Engineer has accepted; assuming that Contractor has included reasonable schedule conditions and provided specific submittal dates.

1) Engineer shall include review of American Iron and Steel compliance letters with applicable submittals that the Contractor is required to provide with submittals.

R. Delegated Designs: Engineer's review, approval, and other determinations regarding design drawings, calculations, specifications, certifications, and other Submittals furnished by Contractor pursuant to an Owner-delegated design will be only for the following limited purposes:

1) Checking for conformance with the requirements of the Contract Documents.

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2) Delegated design shall be provided pursuant to the professional standard of care by a properly licensed design professional, whose signature and seal must appear on all drawings, calculations, specifications, certifications, and Submittals prepared by such design professional. Such design professional must issue all certifications of design required by the Laws and Regulations of the State of Iowa.
3) Confirming that Contractor (through its design professionals) has used the performance and design criteria specified in the Contract Documents
4) Establishing that the design furnished by Contractor is consistent with the design concept expressed in the Contract Documents
5) Receive and review all Manufacturers' Certification Letters for materials required to comply with American and Iron Steel requirements and subsequent statutes mandating domestic preference to verify the products were produced in the United States.
6) Maintain log of submittals received, returned, and status.

S. Substitutes and "Or-equals": Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor.

T. For inspections and testing not specifically provided within the Engineer's scope of services:

1) Receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Construction Contract Documents. Engineer's review of such certificates will be for the purpose of determining whether the results certified indicate compliance with the Construction Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Construction Contract Documents. Engineer shall be entitled to rely on the results of such inspections and tests.

U. Reply to Contractor requests for written concurrence that specific portions of the Work that are to be inspected, tested, or approved may be covered.

V. Issue written requests to Contractor that specific portions of the Work remain uncovered.

W. As deemed reasonably necessary, request that Contractor uncover Work that is to be inspected, tested, or approved.

X. Pursuant to the terms of the Construction Contract, require additional inspections or testing of the Work, whether or not the Work is fabricated, installed, or completed.

Y. Contractor's Applications for Payment: Based on Engineer's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation:

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1) In accordance with SUDAS, Section 1090. Determine the amounts that Engineer recommends Contractor be paid. Recommend reductions in payment (set offs) based on the provisions for set offs stated in the Construction Contract. Such recommendations of payment will be in writing and will constitute Engineer's representation to Owner, based on such observations and review, that, within the limits of Engineer's knowledge, information and belief, Contractor's Work has progressed to the point indicated, the Work is generally in accordance with the Construction Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work. In the case of unit price Work, Engineer's recommendations of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Construction Contract Documents).
2) By recommending payment, Engineer shall not thereby be deemed to have represented that observations made by Engineer to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment including final payment will impose on Engineer responsibility to supervise, direct, or control the Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on Engineer to make any examination to ascertain how or for what purposes Contractor has used the money paid to Contractor by Owner; to determine that title to any portion of the Work, including materials or equipment, has passed to Owner free and clear of any liens, claims, security interests, or encumbrances; or that there may not be other matters at issue between Owner and Contractor that might affect the amount that should be paid.

Z. Contractor's Completion Documents: Receive from Contractor, review, and transmit to Owner maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance required by the Construction Contract Documents, certificates of inspection, tests and approvals, Shop Drawings, Samples, and other data collected during Construction. Receive from Contractor and review the annotated record documents which are to be assembled by Contractor in accordance with the Construction Contract Document to obtain final payment. The Engineer shall prepare Record Drawings, and furnish such Record Drawings to Owner.

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AA. Substantial Completion: Promptly after notice from Contractor that Contractor considers the entire Work complete and ready for its intended use, Engineer shall visit the Site in company with Owner and Contractor to review the Work. Engineer shall provide a punch list of items to be completed or corrected. Engineer shall determine if corrections made by Contractor are acceptable per the Contract's requirements.

BB. Other Tasks: Perform or provide the following other Construction Phase tasks or deliverables:

1) Startup Services
   a) Project Engineer will participate in and observe initial operation of the project (startup) and review operation and performance tests required by the contract specifications.
   b) Process, electrical, and instrumentation engineers will be made available to resolve startup issues as required.

2) State Revolving Fund (SRF) compliance

   a) Engineer's RPR shall review weekly payrolls from each contractor and subcontractor working on site for compliance with Davis-Bacon law requirements.

   b) Engineer's RPR shall conduct on-site interview with one randomly selected worker from each contractor for Davis-Bacon Compliance once every six (6) months.

   c) Engineer shall review American Iron and Steel compliance summaries prepared by the Contractor, such as waiver requests, minor components costs/lists, and de minimus costs/lists.

1.02 The following includes a list of Owner Activities that correspond to the aforementioned engineering services scope:

A. Participate in the pre-construction conference.
B. Participate in construction site visits by Engineer personnel.
C. Provide review of meeting minutes within 15 days.
D. Review and approve finalized payment requests.
E. Review and approve finalized change order requests.
F. Participate in project startup and training activities.
G. Participate in site visits of the completed work and preparation of a punch list of items to be completed or remedied by Contractor.
H. Verify completion of punch list items by Contractor.
I. Execute final acceptance of the project.
J. Conduct warranty reviews for the completed project.

1.03 The following is a list of Deliverables associated with the above scope of services:

A. Monthly project status reports and invoices.

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B. Pre-construction conference agenda to invitees and minutes to attendees.
C. Reviewed submittals with comments or approval to Contractor and Owner.
D. Responses to RFIs to Contractor and Owner.
E. Payment request comments to Contractor.
F. Finalized payment requests to Owner.
G. Change order request comments to Contractor.
H. Finalized change order requests to Owner.
I. Engineer site visit observation reports.
J. Meeting minutes for meetings between Owner, Contractor, and Engineer.
K. Punch list to Contractor and Owner.
L. Recommendation of substantial completion to Owner.
M. Certificate of substantial completion to Contractor.
N. Recommendation of final completion to Owner.
O. Certificate of final completion to Contractor.
P. Record drawings to Owner.
Q. Resident Project Representative daily field reports.

R. Key Understandings and Assumptions:

1. Duration of Construction and associated engineering services is assumed to be twenty-four (24) months. Services provided beyond this period will be considered Additional Services.
2. RPR services will focus on the work outside of the elevated water storage tank work, or the Project's sitework. Sitework is assumed to occur in one construction season. RPR hours assumed to be part-time for twelve (12) months, or 1,040 hours.
3. Budget labor hours for submittal review is based on seventy (70) total submittals/resubmittals of shop drawings and O&Ms and is budgeted for 258 hours.
4. Budget labor hours to review and response to RFIs is budgeted for 120 hours over 24 months.
5. Change order requests will be submitted no more frequently than monthly. Budget labor hours based on four (4) change orders.
6. Payment requests will be submitted monthly, budgeted for 60 hours over 24 months.
7. One site visit per month by Engineer, budgeted for 200 hours over 24 months.
8. Startup services from the Design Team are budgeted up to 44 hours.
9. Observation after the Work is complete to develop punch list is budgeted for 54 hours and includes Project Manager, engineers of Process, Civil, Structural, Electrical disciplines.
10. Construction final review is budgeted for 24 hours and includes Project Manager, engineers of Process, Civil, Structural, Electrical disciplines.
11. One (1) full-size and two (2) half size paper copies of record drawings and electronic CAD and PDF files will be furnished to Owner.
12. Completion and Acceptability of the Work: After notice from Contractor that the Work is complete.
13. Standards for Certain Construction-Phase Decisions: Engineer will render decisions regarding the requirements of the Construction Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth in the Construction Contract for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.

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S. Duration of Construction Phase: The Construction Phase will commence with the execution of the Construction Contract for the Project and will terminate upon written recommendation by Engineer for final payment to Contractor. Engineer shall be entitled to an equitable increase in compensation if Construction Phase services (including Resident Project Representative services, if any) are required after the original date for completion and readiness for final payment of Contractor as set forth in the Construction Contract.

ARTICLE 2—CONSTRUCTION SURVEY SERVICES

2.01 The following elevated storage tank construction staking and survey services are provided by subconsultant (Nilles Associates) under HDR and this Scope of Services:

A. Provide site control points for machine grading.

B. Staking site utilities including sanitary sewer, storm sewer, water main, and electric conduit.

C. Staking site pavement and sidewalks. Engineer will set hub and lath with grades at offset locations necessary to construct the paving per the approved site plan.

D. Staking of building to include building corners and/or building gridlines at appropriate offsets.

E. Staking of elevated storage tank gridlines.

2.02 Record document survey services:

A. Provide survey of location and elevation of site utilities including manholes, intakes, hydrants, and above ground appurtenances. Invert elevations will be provided for underground structures.

B. As-built topography of the on-site detention basin will be collected and sent to the Owner to verify storage volume and elevations.

C. Provide two full-size hard copies of record drawings and electronic files to Engineer and Owner.

2.03 The following is a list of Deliverables associated with the above scope of services:

A. Record documents from item 2.02 above.

2.04 Key Understandings and Assumptions:

A. Construction staking that the Engineer is responsible for will be performed by a subconsultant to Engineer.

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ARTICLE 3—ELEVATED WATER STORAGE TANK INSPECTIONS AND TESTING

3.01 The following elevated storage tank testing and inspection services are provided by subconsultant (Dixon Engineering & Inspection Services) under HDR and this Scope of Services:

A. Furnish a Tank Resident Representative ("TRR") Engineer in observing the progress and quality of the Work, with particular emphasis on the portions of the elevated storage tank work.

1) TRR shall primarily communicate and coordinate with Engineer. TRR communications directed to Contractor and Subcontractors shall only be through Engineer or as authorized by Engineer. TRR generally will not directly communicate with Owner.
2) Safety compliance: TRR will comply with Site safety programs, as they apply to TRR, and if required to do so by such safety programs, receive safety training specifically related to TRR's own personal safety while at the Site.
3) Furnish daily observation reports
4) Immediately inform Engineer of the occurrence of any Site accidents, emergencies, acts of God endangering the Work, possible force majeure or delay events, damage to property by fire or other causes
5) Observations – Weld Observe, Record, Report the following:

a) Observe steel delivered to Site for thickness, conformance to specifications, and quantity.

b) Review initial erection procedures and qualifications of all welders.

c) Observe welding procedures and practices and completed welding. Select locations for radiographic observation of steel welded at ground level.

d) Observe welding procedures and practices and welding completed in the air. Select locations on completed aerial construction for radiographic observation of erected steel.

e) X-rays located and taken by the Contractor, located, and observed by TRR are the property of the Owner. TRR will collect all x-rays, transmit to subconsultant's (Dixon's) certified welding inspector (CWI) for final review and report. After reviewing, x-rays and the CWI's report will be provided to Engineer.

f) Review construction for completeness, installation of tank appurtenances, and final observation of all welding prior to withdrawal of the erection crew and removal of access equipment.

B. Hold Point Coating Wet Interior - Observe, Record, Report the following:

1) Set standard for spent abrasive cleaning and examine surface profile created.

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2) Abrasive blast cleaning prior to application of the prime coat.
3) Primer coat prior to application of the intermediate coat.
4) Intermediate coating prior to application of the stripe or topcoat.
5) Stripe coat prior to application of topcoat.
6) Test Wet Interior coating using high/low voltage holiday detection.
7) Topcoat for compliance with specifications.

C. Exterior- Observe, Record, Report the following:

1) Low Pressure Water Cleaning (LPWC) for thoroughness and compliance with a set standard for abrasive blast cleaning.
2) Abrasive blast cleaning prior to primer application.
3) Prime coating prior to application of the intermediate coat.
4) Intermediate epoxy coat prior to application of the next urethane intermediate coat.
5) Intermediate urethane prior to application of the topcoat.
6) Topcoat for compliance with specifications. Check foundations coating for compliance with specifications.
7) Application of the lettering/logo for thoroughness, dimensions (visual only) and aesthetic appearance in accordance with specification requirements.

D. Dry Interior- Observe, Record, Report the following:

1) LPWC for thoroughness and compliance with specifications.
2) Set standard for abrasive cleaning and examine surface profile created.
3) Prime coat prior to application of the intermediate coat.
4) Stripe coat prior to application of topcoat.
5) Topcoat for compliance with specifications. Review all contract items to ensure they have been completed according to contract requirements.

E. Pit Piping- Observe, Record, Report the following:

1) Epoxy Prime coat, prior to application of the topcoat.
2) Topcoat for compliance with specifications.

F. Hold Point - Project Finalization

1) Examine entire project for damage that occurred during construction or post construction from rigging and de-rigging or other causes.
2) Complete Observation of immediate neighbors from air for any possible roof damage.
3) Observe the installation of screens, light bulbs, etc.
4) Observe Site for restoration to pre-project conditions.
5) Formulate a punch list of items to complete.
6) Create a second punch list if needed before finalization.
7) Finalize the project to ensure all items in the contract specifications have been completed, and the quality of workmanship meets contract requirements.

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G. Hold Point General

1) The quantity of site visits is one trip to perform one of the functions above. The number of site visits required are estimates. If two Job Tasks are performed during the same trip, there is no additional charge (i.e. exterior intermediate and pit piping primer).

H. Schedule of TRR Services Shop Observation Services:

1) Review Contractor's crew size and equipment for ability to meet specification requirements.
2) Review coating mixing, thinning, and manufacturer's application requirements.
3) Monitor environmental conditions prior to and during coating application (i.e. ambient temperature, surface temperature, relative humidity, and dew point).
4) Observe applied coating for dry film thickness, coverage, uniformity, and cure.
5) Verify cure prior to stacking and loading panels.
6) Prepare Daily Reports detailing above mentioned items and daily progress.

I. Post Construction Phase - Basic Services Warranty Inspection

1) Remotely Operated Vehicle (ROV) Warranty Observation- ROV and/or Exterior: Observation only
   a) Review all wet or dry interior surfaces for corrosion and/or damage, qualify and quantify damage for repairs. All coating repairs needed are to be quantified by extrapolation of a measured area and compared with warranty requirements.
   b) Observe the exterior coating and quantify damages.
   c) Review all exterior appurtenances for damage due to corrosion or construction.
   d) Review exterior of the exposed foundations.
   e) Review all health aspects of the tank, including screening of the vent, overflow pipe, and other possible contamination sources.
   f) Prepare a report documenting all items found that meet or fail to meet warranty requirements and recommendations for repair. The report will be letter format.
2) Post Construction Phase-Owner's Responsibilities
   a) Fill the tank to overflow or higher capacity and isolate it from the system during the ROV activities or as a minimum, maintain positive flow (NO water withdrawal from tank).
   b) Perform free chlorine residual and bacteriological testing after removal of ROV.

3.02 The following is a list of Deliverables associated with the above scope of services:

A. TRR daily observation reports on site and in shop.
B. X-ray inspection reports.
C. Welding observation reports.

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D. Hold point, wet interior coating inspection reports.
E. Exterior coating inspection reports.
F. Dry interior coating inspection reports.
G. Pit piping coating inspection reports.
H. Final elevated area inspection report (tank screens, lighting lamps, roof damage etc.), including ROV report.

3.03 Key Understandings and Assumptions:

A. Elevated water storage tank welding and coatings inspections will be performed by a subconsultants to Engineer.

ARTICLE 4—CONSTRUCTION MATERIALS TESTING AND SPECIAL INSPECTION SERVICES

4.01 The following on-call construction materials testing and inspection services are provided by subconsultant (Terracon) under HDR and this Scope of Services:

A. Earthwork observation and compaction testing

1) Site preparation observation
2) Site grading fill placement
3) Floor slab and pavement subgrade preparation
4) Foundation wall backfill
5) Utility trench backfill

B. Laboratory soil/aggregate testing

1) Standard Proctors
2) Atterberg limits
3) Relative densities

C. Reinforced concrete special inspection

1) Document the size, length, quantity, cleanliness, and lap length of reinforcing bars used
2) Observe and document methods of concrete placement (i.e. conveyance and consolidation) and protection
3) Anchor bolt placement

D. Portland cement concrete testing

1) Casting of cylinders and performing temperature, slump & air content testing
2) Laboratory compressive strength testing of cylinders

E. Asphalt testing and observation

1) Monitor temperature during placement and rolling operations
2) Perform in-situ nuclear density tests to determine the percent compaction of the asphalt during placement.

F. Project Management

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1) Attend pre-construction meetings and periodic project meetings at Engineer's or Owner's request.
2) Supervision of laboratory and field services
3) Preparation and review of project reports and monthly invoices

G. Engineer will schedule on-call construction materials testing and inspection services based on communications with the Contractor and attempt to minimize trips.

H. Field technicians for on-call construction materials testing and inspection services are responsible to provide a daily report identifying what work was found to be in compliance with the project specifications and drawings and report any non-conformances. Field technicians are required to immediately communicate any non-conformances to the site superintendent and the testing services company's project manager. Project manager will be responsible to review each report and to keep non-conformance lists up to date and communicate all test results to the Engineer and Owner.

4.02 The following is a list of Deliverables associated with the above scope of services:

A. Reinforcement bar inspections.
B. Site inspection and test reports for proofroll, pavement subgrade, utility backfill, foundation wall backfill and soil/aggregates.
C. Nuclear gauge test reports.
D. Portland cement concrete testing for foundation and pavement (4" by 8" cylinders).
E. Asphalt testing reports.

4.03 Key Understandings and Assumptions:

A. Soils, concrete, and other construction materials testing and special inspections during construction will be performed by a subconsultants to Engineer.

ARTICLE 5— ADDITIONAL SERVICES

5.01 Additional Services Not Requiring Owner's Written Authorization

A. Engineer shall advise Owner that Engineer is commencing to perform or furnish the Additional Services of the types listed below. For such Additional Services, Engineer need not request or obtain specific advance written authorization from Owner. Engineer shall cease performing or furnishing such Additional Services upon receipt of written notice to cease from Owner. These services are not included as part of Basic Services and will be paid for by Owner as indicated in Section II. of the Agreement and Exhibit B.
1. Substantive design and other technical services in connection with Work Change Directives, Change Proposals, and Change Orders to reflect changes requested by Owner.
2. Services essential to the orderly progress of the Construction Phase and not wholly quantifiable prior to those Phases or otherwise dependent on the actions of prospective individual bidders or contractors and including:

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a) making revisions to Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than “or equal” items;
b) services after the award of the Construction Contract in evaluating and determining the acceptability of a proposed "or equal" or substitution which is found to be inappropriate for the Project;
c) evaluation and determination of an excessive number of proposed "or equals" or substitutions, whether proposed before or after award of the Construction Contract; and
d) providing to the Contractor or Owner additional or new information not previously prepared or developed by the Engineer for their use in applying for or obtaining required permits and licenses, in responding to agency comments on such applications, or in the administration of any such permits or licenses.

3. Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of materials, equipment, or energy shortages.
4. Additional or extended services arising from (a) the presence at the Site of any Constituent of Concern or items of historical or cultural significance, (b) emergencies or acts of God endangering the Work, (c) damage to the Work by fire or other causes during construction, (d) a significant amount of defective, neglected, or delayed Work, (e) acceleration of the progress schedule involving services beyond normal working hours, or (f) default by Contractor.
5. Implement coordination of Engineer’s services with other parts of the Project that are not planned or designed by Engineer or its Subconsultants, unless Owner furnished to Engineer substantive information about such other parts of the Project prior to the parties’ entry into this Agreement, in the Baseline Information section of this Exhibit A, or otherwise in Exhibit A; if such substantive information has been so provided, coordination of Engineer’s services will be part of Basic Services.
6. Services (other than Basic Services during the Post-Construction Phase) in connection with any partial utilization of the Work by Owner prior to Substantial Completion.
7. Evaluating unreasonable or frivolous requests for interpretation or information (RFIs), Change Proposals, or other demands from Contractor or others in connection with the Work, or an excessive number of RFIs, Change Proposals, or demands.
8. Reviewing a Shop Drawing or other Contractor submittal more than three times, as a result of repeated inadequate submissions by Contractor.
9. While at the Site, compliance by Engineer and its staff with those terms of Owner's or Contractor's safety program provided to Engineer subsequent to the Effective Date that exceed those normally required of engineering personnel by federal, State, or local safety authorities for similar construction sites.
10. To the extent the Project is subject to Laws and Regulations governing public or government records disclosure or non-disclosure, Engineer will comply with provisions applicable to Engineer, and Owner will compensate Engineer as

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Additional Services for Engineer's costs to comply with any disclosure or non-disclosure obligations beyond those identified in the Basic Services.

11. Services directly attributable to changes in Engineer's Electronic Documents obligations after the effective date of the Agreement.

5.02 Additional Services Requiring Owner's Written Authorization

A. If authorized in writing by Owner, Engineer shall provide Additional Services of the types listed below. These services are not included as part of Basic Services and will be paid for by Owner as indicated in Section II. of the Agreement and Exhibit B.

1. Obtain or provide specified additional Project-related information and data to enable Engineer to complete its Basic and Additional Services.
2. Preparation of special and customized reporting, invoicing, and related support documentation in addition to that identified to be provided under Basic Services.
3. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans, or advances in connection with the Project; preparation or review of environmental assessments and impact statements, other than what is specifically defined under Basic Services; review and evaluation of the effects on the design requirements for the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.
4. Services to make measured drawings of existing conditions or facilities, to conduct tests or investigations of existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by Owner or others.
5. Services resulting from significant changes in the scope, extent, or character of the portions of the Project designed or specified by Engineer, or the Project's design requirements, including, but not limited to, changes in size, complexity, Owner's schedule, character of construction, or method of financing; and revising previously accepted studies, reports, Drawings, Specifications, or Construction Contract Documents when such revisions are required by changes in Laws and Regulations enacted subsequent to the Effective Date or are due to any other causes beyond Engineer's control.
6. Providing renderings or models for Owner's use, including development, management, and other services in support of building information modeling or civil integrated management.
7. Undertaking investigations and studies including, but not limited to:

    a) Supplementing Record Drawings with information regarding the completed Project, Site, and immediately adjacent areas obtained from field observations, Owner, utility companies, and other reliable sources.

    b) Conducting surveys, investigations, and field measurements to verify the accuracy of Record Drawing content obtained from Contractor, Owner,

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utility companies, and other sources; revise and supplement Record Drawings as needed.

8. Preparation of operation, maintenance, and staffing manuals.
9. Protracted or extensive assistance in refining and adjusting of Project equipment and systems (such as initial startup, testing, and balancing).
10. Preparing to serve or serving as a consultant or witness for, or producing documents for or on behalf of, Owner in any litigation, arbitration, mediation, lien or bond claim, or other legal or administrative proceeding involving the Project (but not including disputes between Owner and Engineer).
11. Overtime work requiring higher than regular rates.
12. Providing construction surveys and staking to enable Contractor to perform its work other than as required in this Exhibit A-1; any type of property surveys or related engineering services other than as required in this Exhibit A-1 and needed for the transfer of interests in real property; providing construction and property surveys to replace reference points or property monuments lost or destroyed during construction; and providing other special field surveys.
13. Providing more extensive services required to enable Engineer to issue notices or certifications requested by Owner.
14. Extensive services required during any correction period, or with respect to monitoring Contractor's compliance with warranties and guarantees called for in the Construction Contract (except as agreed to under Basic Services).
15. Other additional services performed or furnished by Engineer not otherwise provided for in this Agreement.

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DRAFT EXHIBIT A-2—DUTIES, RESPONSIBILITIES, AND LIMITATIONS OF AUTHORITY OF RESIDENT PROJECT REPRESENTATIVE (AMENDMENT 1)

ARTICLE 1—RESIDENT PROJECT REPRESENTATIVE SERVICES

Section I of the Agreement, Services of Engineer, and Exhibit A-1, Engineer's Services, are supplemented to include Exhibit A-2 Paragraphs 1.01, 1.02, and 1.03, as follows:

1.01 Resident Project Representative

A. Engineer shall furnish a Resident Project Representative ("RPR") to observe progress and quality of the Work. RPR is Engineer's representative at the Site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding RPR's actions.

B. The RPR will provide part-time representation unless requested in writing by the Owner and waived in writing by the Funding Agency.

C. Subject to the scope of RPR's observations of the Work, which may include field checks of materials and installed equipment, Engineer shall endeavor to identify defects and deficiencies in the Work. However, Engineer shall not, as a result of such RPR observations of the Work, supervise, direct, inspect, or have control over the Work, nor shall Engineer (including the RPR) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to the Work or any Constructor's work in progress, for the coordination of the Constructors' work or schedules, or for any failure of any Constructor to comply with Laws and Regulations applicable to the performing and furnishing of its work. The Engineer (including RPR) neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents. In addition, the specific terms set forth in Exhibit A Paragraph 1.04 are applicable.

1.02 Duties and Responsibilities of RPR

A. The duties and responsibilities of the RPR are as follows:

1. General: RPR's dealings in matters pertaining to the Work in general will be with Contractor. RPR's dealings with Subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with Owner only with the knowledge of and under the direction of Engineer.

2. Schedules: Review the progress schedule, schedule of Shop Drawing and Sample submittals, schedule of values, and other schedules prepared by Contractor and consult with Engineer concerning acceptability of such schedules.

3. Conferences and Meetings: Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but not including Contractor's safety meetings), and as appropriate prepare and circulate copies of minutes thereof.

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4. Safety Compliance: Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.

5. Liaison

    a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Construction Contract Documents.

    b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-Site operations.

    c. Assist in obtaining from Owner additional details or information, when required for proper execution of the Work.

6. Clarifications and Interpretations: Receive from Contractor submittal of any matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. Report to Engineer regarding such RFIs. Report to Engineer when clarifications and interpretations of the Construction Contract Documents are needed, whether as the result of a Contractor RFI or otherwise. Transmit Engineer's clarifications, interpretations, and decisions to Contractor.

7. Shop Drawings, Samples, and other Submittals

    a. Review Samples that are furnished at the Site by Contractor.

    b. Review Contractor-approved Shop Drawings and other Submittals from Contractor.

    c. Notify Engineer of availability of Samples for examination.

    d. Advise Engineer and Contractor of the commencement of any portion of the Work requiring a Shop Drawing or Sample submittal, if RPR believes that the submittal has not been received from Contractor, or has not been approved by Contractor or Engineer.

8. Proposed Modifications: Consider and evaluate Contractor's suggestions for modifications to the Drawings or Specifications, and report such suggestions, together with RPR's recommendations, if any, to Engineer. Transmit Engineer's response (if any) to such suggestions to Contractor.

9. Review of Work; Defective Work

    a. Report to Engineer whenever RPR believes that any part of the Work is defective under the terms and standards set forth in the Construction Contract Documents, and provide recommendations as to whether such Work should be corrected, removed and replaced, or accepted as provided in the Construction Contract Documents.

    b. Inform Engineer of any Work that RPR believes is not defective under the terms and standards set forth in the Construction Contract Documents, but is nonetheless

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not compatible with the design concept of the completed Project as a functioning whole, and provide recommendations to Engineer for addressing such Work.

c. Advise Engineer of that part of the Work that RPR believes should be uncovered for observation, or requires special testing, inspection, or approval.

10. Inspections, Tests, and System Start-ups

a. Consult with Engineer in advance of scheduled inspections, tests, and systems start-ups.

b. Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate Owner's personnel, and that Contractor maintains adequate records thereof.

c. Observe, record, and report to Engineer appropriate details relative to the test procedures and systems start-ups.

d. Observe whether Contractor has arranged for inspections required by Laws and Regulations, including but not limited to those to be performed by public or other agencies having jurisdiction over the Work.

e. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to Engineer.

f. Nothing in this Agreement will be construed to require RPR to conduct inspections.

11. Records

a. Maintain orderly files for correspondence, reports of job conferences, copies of Construction Contract Documents including all Change Proposals, Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Construction Contract, RFIs, Engineer's clarifications and interpretations of the Construction Contract Documents, progress reports, approved Shop Drawing and Sample submittals, and other Project-related documents.

b. Prepare a daily report or keep a diary or log book, recording Contractor's hours on the Site, Subcontractors present at the Site, weather conditions, data relative to questions of Change Proposals, Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, deliveries of equipment or materials, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Engineer.

c. Upon request from Owner to Engineer, photograph or video Work in progress or Site conditions.

d. Record and maintain accurate, up-to-date lists of the company names and points of contact for Contractors, Subcontractors, and major Suppliers of materials and equipment.

e. Maintain records for use in preparing Project documentation.

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f. Upon completion of the Work, furnish original set of all RPR Project documentation to designated recipients.

12. Reports

a. Furnish periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.

b. Furnish to Engineer and Owner copies of all inspection, test, and system start-up reports.

c. Immediately inform appropriate parties of the occurrence of any Site accidents, emergencies, natural catastrophes endangering the Work, possible force majeure or delay events, damage to property by fire or other causes, or the discovery of any potential differing site condition or Constituent of Concern.

13. Payment Requests: Review applications for payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to Engineer, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site but not incorporated in the Work.

14. Certificates, Operation and Maintenance Manuals: During the course of the Work, verify that materials and equipment certificates, operation and maintenance manuals and other data required by the Contract Documents to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to Engineer for review and forwarding to Owner prior to payment for that part of the Work.

15. Completion

a. Participate in Engineer's visits to the Site regarding completion of the Work, assist in the determination of completion, and prior to the issuance of a Certificate of Completion submit a punch list of observed items requiring completion or correction.

b. Participate in Engineer's visit to the Site in the company of Owner and Contractor, to determine completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.

c. Observe whether all items on the final punch list have been completed or corrected, and make recommendations to Engineer concerning acceptance and issuance of the Notice of Acceptability of the Work (Exhibit E).

1.03 Limitations of Authority

A. Resident Project Representative shall not:

1. Authorize any deviation from the Construction Contract Documents or substitution of materials or equipment (including "or-equal" items).

2. Exceed limitations of Engineer's authority as set forth in this Agreement or SUDAS Section 1050.

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3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers, or any Constructor.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of the Work, by Contractor or any other Constructor.
5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
7. Accept Shop Drawing or Sample submittals from anyone other than Contractor.
8. Authorize Owner to occupy the Project in whole or in part.

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $30,330.00 with HR Green, Inc. for limited construction engineering services on the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade essential infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

On September 2, 2025, the City Council approved a Professional Services Agreement (PSA) with HR Green, Inc. to provide design engineering services for the SE Oralabor Road & SE Four Mile Drive Traffic Signal. A contract for construction of the traffic signal at the project intersection was awarded on April 6, 2026, and construction is expected to begin no later than June 1, 2026.

City staff will undertake the primary observation and administration of the construction project, and HR Green will provide limited engineering services as needed, such as assistance with condemnation hearings, participation in pre-construction and progress meetings, traffic signal testing, review of material submittals, engineer site visits, and production of as-built and record drawings. The estimated fee for these services is $30,330.00.

The original PSA for design services was approved for not-to-exceed $138,200.00. Therefore, the total value of the PSA is not to exceed $168,530.00. A copy of the Professional Services Agreement, and the proposed Amendment #1, are attached for reference.

It is recommended that the City Council approve Amendment #1 to the Professional Services Agreement with HR Green, Inc. in the amount of $30,330.00 for the SE Oralabor Road & SE Four Mile Drive Traffic Signal project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve a motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $30,330.00 with HR Green, Inc. for additional construction engineering services on the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On September 2, 2025, the City Council approved a Professional Services Agreement (PSA) with HR Green, Inc. to provide design engineering services for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

On April 6, 2026, a contract for construction of the traffic signal at the project intersection was awarded.

FISCAL IMPACT

The project was included in the 2026-2030 Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Professional Services Agreement
2. Amendment #1
3. Location Map

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PROFESSIONAL SERVICES AGREEMENT

For

SE Oralabor Road and SE Four Mile Drive
Intersection Improvements

City of Ankeny
Public Works Department
1210 NW Prairie Ridge Drive
Ankeny, IA, 50023
515-963-3520

Erin K. Tyrrell, P.E., Project Manager
HR Green, Inc.
5525 Merle Hay Road
Suite 200
Johnston, IA, 50131
515-657-5268

September 2, 2025

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EXHIBIT B HR GREEN BILLING RATE SCHEDULE (EFFECTIVE JANUARY 1, 2025)

EXHIBIT C CONCEPT DESIGN EXHIBIT

EXHIBIT D PROJECT SURVEY LIMITS

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THIS **AGREEMENT** is between the City of Ankeny (hereafter “CLIENT”) and HR GREEN, INC. (hereafter "COMPANY").

1.0 PROJECT UNDERSTANDING

1.1 General Understanding

THIS AGREEMENT includes the preliminary and final design of the improvements to the SE Oralabor Road and SE Four Mile Drive intersection in the City of Ankeny, as shown in Exhibit C and summarized as follows:

- Widening of the north and east legs of the existing intersection to accommodate new dedicated right-turn lanes in the SB and WB directions.
- Installation of new traffic signals at the intersection.
- Construction of sidewalks and ADA / MUTCD-compliant pedestrian ramps at the intersection in all four (4) quadrants/directions.
- Reconstruction of one (1) property entrance along mainline (SE Oralabor Road) and one (1) property entrance along side road (SE Four Mile Drive) only within project limits.
- Roadway ditch improvements along the widened portion of the roadway of SE Oralabor Road and SE Four Mile Drive. The widening of SE Oralabor Road and SE Four Mile Drive is anticipated to remain a rural section. No impacts or modifications are anticipated for the existing storm system along SE Oralabor Road, crossing SE Oralabor Road and SE Four Mile Drive. Storm sewer design is not anticipated and not included in this Scope of Services.
- Utility adjustments, surface restoration, and pavement markings and signage directly associated with the aforementioned improvements.
- Based on the National Wetland Inventory of Iowa, no existing wetlands are expected to be impacted within the project limits.

1.2 Project Criteria and Assumptions

- The project will be let by means of a local letting, and the latest edition of the Statewide Urban Design and Specifications (SUDAS) and the current edition of the City of Ankeny Supplemental Specifications will be applicable to the design.
- The Public Rights-of-Way Accessibility Guidelines (PROWAG) will govern pedestrian facilities design. City preference is for minimum sidewalk width of 5 feet and maximum sidewalk width of 8 feet. However, these criteria will be evaluated in light of PROWAG requirements during design.
- CAD production will be performed using Bentley OpenRoads Designer (ORD) 2023 software.
- The project limits will remain open to through traffic during construction and access to properties must be maintained at all times.

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2.0 SCOPE OF SERVICES

CLIENT agrees to employ COMPANY to perform the following services:

- Phase 1.0 – Project Management and Administration
- Phase 2.0 – Utility Coordination
- Phase 3.0 – Surveying and Mapping
- Phase 4.0 – Preliminary Design *(60% complete)*
- Phase 5.0 – Geotechnical Services
- Phase 6.0 – Final Design
- Phase 7.0 – Bid Phase Services

Each of these Phases of professional services is described in the following pages.

2.1 Phase 1.0 – Project Management and Administration

COMPANY will perform the following project management and administration services to deliver the project.

2.1.1 Administration and Controls

Prepare a Project Management Plan which includes communication protocols, schedule, work plan and a Quality Control Plan. COMPANY will monitor project progress in conformance with the Project Management Plan and design Quality Control reviews are completed in accordance with the Quality Control Plan.

2.1.2 Progress Reporting and Invoicing

Prepare five (5) monthly invoices (based on September 2025 through January 2026) and progress reports which describe services complete for the period, budget status, and any outstanding items critical to project delivery. This scope and effort would need amended should the project schedule be extended beyond January 2026.

Deliverables for 2.1.2

- *Monthly progress reports and invoices in PDF format*

2.1.3 Communications and Meetings

Participate in recurring phone and email correspondence with CLIENT for the duration of five (5) months based on September 2025 through January 2026. This scope and effort would need amended should the project schedule be extended beyond January 2026.

Conduct one (1) internal project kick-off meeting and recurring internal coordination meetings with core team members to discuss project progress, schedule, and budget.

This task includes two (2) formal project status meetings with CLIENT, estimated to occur after the Preliminary Plans and Check Plans submittal. Meetings will involve two (2) representatives of COMPANY, to be held at CLIENT's location or hosted by COMPANY online. COMPANY will prepare an agenda and distribute minutes for each meeting.

One Public Notification Letter shall be sent to adjacent property owners and residents to provide information on the general scope of the project and anticipated construction schedule. Letter shall be drafted by COMPANY and signed and mailed by CLIENT. The letter shall include one (1) letter size (8.5"x11") exhibit of the proposed project improvements.

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Deliverables for 2.1.3

- *Meeting agendas and minutes in PDF format*
- *Public Notification Letter in PDF format*

2.2 Phase 2.0 – Utility Coordination

2.2.1 Utility Identification

The COMPANY will submit a Design Information Request through Iowa One Call to request utility companies listed from the Iowa Call System for current maps of facilities and lines within the project limits. The COMPANY will review utility maps provided by facility owners for consistency with field locates. This effort includes up to two (2) iterations of requests for mapping from utility companies. Effort related to the Design Locate Request and survey of utility locates is included in ***2.3.1 – Surveying***.

2.2.2 Conflict Identification

COMPANY will identify potential utility conflicts based on the surface locates provided by Iowa One Call service providers, utility survey of surface visible utility features, mapping and record drawings provided by utility owners, and the preliminary design developed for the projects. COMPANY will provide copies of Preliminary and Final Plans and will coordinate with utility companies to advise the utility companies of the nature and extent of the proposed improvements and potential conflicts. The following private utility companies are anticipated to be within the project limits, shown in EXHIBIT C, and will require coordination and evaluation of potential conflicts:

- Aureon
- Lumen (Centurylink)
- Mediacom
- Metronet
- MidAmerican (gas and electric)
- Verizon (MCI)
- Windstream

COMPANY will file private utility relocation plans, review relocation plans, and coordinate the CLIENT relocation plan review. COMPANY will review up to two (2) iterations of relocation plans for each utility company listed above. The CLIENT will coordinate any private utility relocation permitting. This Scope of Services does not include effort for staking of proposed design elements for utility companies.

Public utilities within the project area include storm sewer, sanitary sewer, water main, and city fiber. Estimated location of the public utilities are shown on EXHIBIT C based on mapping provided by CLIENT. Effort for the survey of public and private utilities is included in ***2.3.1 – Surveying*** to obtain more accurate location information. The project will have minimal underground and excavation impacts; therefore, apart from possible minor adjustments and one hydrant relocation, no other significant relocation effort of public utilities are anticipated. Effort related to realignment design (vertical or horizontal) of the existing water main is not included in this Scope of Services.

2.2.3 Test Holes

COMPANY will employ the services of a qualified Contractor to perform vacuum excavation to spot check existing underground utilities at the conclusion of Preliminary Design. Vacuum excavation test holes will validate the horizontal location of mapped utilities for the purposes of finalizing the location of 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

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Contractor will be required to independently coordinate with the City of Ankeny to obtain the appropriate permit(s) to perform vacuum excavation within city right-of-way. This Scope of Services relates to a limit of four (4) vacuum excavation test holes.

COMPANY will prepare one (1) exhibit with the four (4) test hole locations identified to be included with the Contractor's permit application to the City of Ankeny. Only one (1) iteration of exhibit preparation is included with this scope. COMPANY will stake proposed signal pole locations prior to the vacuum excavation. After vacuum excavation, prior to backfilling, COMPANY will obtain survey data on test hole location and utility depths.

Deliverables for 2.2.4

- *Test Hole location exhibit in PDF format*

2.3 Phase 3.0 – Surveying and Mapping

The COMPANY will perform survey, mapping, and boundary services for the project. Survey will include visible features within existing right-of-way and 10 feet beyond the existing right-of-way to understand the terrain and existing features adjacent to existing roadway project limits. COMPANY shall provide survey generally described below and identified in EXHIBIT D.

- Along SE Oralabor Road from approximately 300 feet west of the SE Four Mile Drive intersection to approximately 500 feet east of the SE Four Mile Drive intersection. (Total length approximately 800 feet). General area consists of curb returns, pedestrian ramps and crosswalks, median of the west leg, westbound travel lane, and outside the roadway along the north side of SE Oralabor Road.

- Along SE Four Mile Drive from the SE Oralabor intersection to approximately 400 feet north of the SE Oralabor Road intersection. (Total length approximately 400 feet). General area consists of pedestrian ramps and crosswalks, southbound travel lane, and outside the roadway along the west side of SE Four Mile Drive.

2.3.1 Surveying

Right-of-Way Survey, Mapping, and Research

COMPANY will survey existing right-of-way and easements, based on research of County records including subdivision plats, section corner certificates, and surveys and shall locate existing boundary corner monuments based on information obtained or provided by CLIENT. Parcel owner names will be obtained from Polk County public records and added to the CAD file for the purposes of plan preparation. COMPANY will recover existing right of way evidence for approximately 800 feet of SE Oralabor Road and 400 feet of SE Four Mile Drive as defined above and delineated in EXHIBIT D. COMPANY will calculate the existing right of way as shown on the provided right of way documents, and recorded plats per Polk County records to include on the base map. COMPANY will prepare necessary section corner certificates. Work within this sub-phase will be completed under the supervision of COMPANY'S Professional Land Surveyor licensed in the State of Iowa. Information and mapping produced in this sub-phase will aid in determining temporary easement required to construct the project as described in ***2.4.12 – Temporary Easement Layout and Exhibits***. Items not considered in this Scope of Services include:

- Re-setting of disturbed right-of-way monuments or monument preservation is not included with this Scope of Services but can be included in future agreements, as necessary.

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- Staking of proposed right-of-way and easement acquisitions with lath is not included in this Scope of Services.

- Title certificates and abstracting are not included in this Scope of Services. The surveyor is not responsible for abstracting of title certificate services. Any information not shown on the recorded plat is outside of the surveyor's responsibility.

Right-of-Entry

Right-of-Entry is anticipated for adjacent parcels. Survey activities on private property are required. Right-of-entry will be coordinated and acquired via a letter drafted by the COMPANY and signed and mailed by the CLIENT.

Ground Control

Iowa Regional Coordinate System Zone 8 NAD83 (2011) and North American Vertical Datum of 1988 (NAVD88 GEOID18) IA RTN US Survey Feet will be used. Narrative explaining how horizontal control points and vertical datum were determined will be prepared. This narrative will be included in the final plans.

- *Horizontal Control* – Locate existing survey control points established along the roadways within the project area. Obtain section corner information from Polk County. Establish additional control points (minimum of 4) along the project extents as necessary.

- *Vertical Control* – Locate existing benchmarks established along roadways within the project area. Existing benchmark and datum information will be provided by CLIENT. Establish additional control points (minimum of 4) and elevations of control points.

Topographic Survey

Iowa DOT feature codes will be used for survey on the project and identify the following:

- Locate visible topographic features within the project limits. These items include trees of 8 inch in diameter or larger or tree line if there are several trees together, shrubs larger than 4 feet tall or wide, fences, parking lots, retaining walls, signs, mail boxes, ground break lines, etc.

- Locate streets, driveways, sidewalks, pedestrian curb ramps, curb and gutter, etc. Existing joints will be located near proposed pavement tie-in locations. The type of material shall be noted (e.g. concrete, asphalt, etc.).

- Locate visible storm sewer intakes, storm sewer manholes, driveway culverts, roadway cross culverts, sanitary sewer manholes, water valves, hydrants, traffic and fiber handholes, light poles, traffic signal poles, and cabinets.

Utility Survey

The COMPANY shall submit a Design Locate Request through Iowa One Call. Effort includes up to two (2) iterations of design locate requests if it is determined locates are missing for a certain utility company or area based on mapping provided by the utility companies. Field survey the horizontal locations of private utilities and public utility systems based on surface visible features (e.g. telephone pedestals, power poles, guy wires, electric transformer boxes, cable television pedestals, light poles and luminaires, valves, utility accesses and vaults, etc.) and flags and marks by utility owners. Up to two (2) site visits are anticipated to survey utility locates.

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Intakes and unlocked manholes within the project limits will be opened to measure each structure's dimensions (length, width, and depth); direction of flow and sizes of each pipe; the flow line elevations of each pipe; and to determine the types of structure and pipe materials as observed at manholes.

Effort related to the Design Information Request and mapping information provided by utility companies is included in ***2.2.1 – Utility Identification***.

Field Books

Field books shall be prepared and describe typical field information associated with field conditions, control point and benchmark information, and unique topographic features. In addition to information and data typically included with survey field books, sketches of storm sewer structures, driveway culverts, and roadway cross culverts will include:

- Identification of pipe sizes, shapes, flow lines, and materials.
- Location of casting(s) in relation to center of structure or walls.
- "Assessment of Condition" ("Good" / "Fair" / "Poor") for the structure and visible portions of connecting pipes, including identification of structure materials (e.g. concrete block, cast-in-place concrete, corrugated metal pipe, brick, etc.)
- Structure type identification (e.g. specific Sanitary and Storm Sewer series (DOT/SUDAS)), if possible.

2.3.2 Mapping

Base Mapping and Digital Terrain Modeling

A Base Map and Digital Terrain Model (DTM) will be used by the COMPANY for the design of the proposed improvements.

- *Base Map* – Prepare an OpenRoads Designer (ORD) 2023 CAD drawing that contains survey line-work, symbols, and drawings of features that were located as part of the topographic, boundary, and utility surveys. Public and private utility locations will be based on visible surface features and locations marked by the Iowa One-Call system in the field in coordination with maps obtained from utility companies.
- *Digital Terrain Model* – Create a DTM to display ground contours at one-foot intervals in the Base Map Contours Model. The DTM and base map will be used for the design of the proposed improvements.
- Prior to the Preliminary Plan submittal, COMPANY shall provide CLIENT 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" (description below).

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Prior to Submittal of Preliminary Plans for City Review – File Name: PROJECT NAME – EXISTING INFRASTRUCTURE
1. Tabular text file of existing infrastructure collected during the completion of topographic survey for the project.
a. The file is to be infrastructure only and contain XYZ data in State-Plane Coordinates and Sea Level Elevation.
i. This file (.txt or .csv) of XYZ data needs to contain the points mentioned in 1.a.i and 1.a.iv directly below.
ii. All other non-infrastructure (e.g. ground) points are to be removed from the XYZ file prior to submittal.

Deliverables for 2.3.2

- *Tabular text file of existing infrastructure in TXT or CSV format*

2.4 Phase 4.0 – Preliminary Design *(60% complete)*

COMPANY will perform preliminary design services, including the preparation of Preliminary Plans depicting the proposed improvements in a single set of plans. The work tasks to be performed by COMPANY as part of this Phase are described below.

2.4.1 Design Criteria and Constraints

Develop the project design criteria based on SUDAS and other applicable sources with input from CLIENT. Identify constraints applicable to the project and consistent with the goals of the project. The following will be performed to document design criteria and constraints:

- Functional classification, design type, and design speed.
- Horizontal and vertical geometrics
- Section requirements including lane width, cross slope, parking area, sidewalk, etc.
- Drainage design criteria.

Pavement design will not be performed. CLIENT will provide prescription for pavement, subbase, and subgrade materials and thicknesses to COMPANY.

Deliverables for 2.4.1

- *Design criteria table in PDF format*

2.4.2 Preliminary Roadway

Roadway Typical Sections and Details

Typical sections and typical details will be prepared to represent the appropriate width and jointing layout of SE Oralabor Road and SE Four Mile Drive based on the proposed widening limits shown in EXHIBIT C. The typical section elements that will be reviewed include lane and shoulder widths, possible median modifications, parking area width and slope, sidewalk width and location, utility locations, right-of-way width(s), and clear zone. CLIENT will inform COMPANY where 8-ft. and 5-ft. sidewalk sections are desired. Effort includes two (2) typical sections for SE Oralabor Road and one (1) typical section for SE Four Mile Drive. Develop preliminary typical cross sections for both roadways based on the design criteria, pavement section(s), and typical section review.

Roadway Plan and Profile

Establish preliminary existing horizontal alignments and vertical profiles of the existing centerline for both roadways based on the topographic survey and available as-built information. CLIENT will provide related plan sets to COMPANY. As shown in EXHIBIT C, the westbound lane of SE Oralabor Road and the southbound lane of SE Four Mile Drive shall be widened to accommodate additional travel lanes at the intersection. The proposed roadway widening shall be based on cross slopes from existing pavement and the existing roadway alignment. Proposed vertical profiles will be prepared for the roadway ditches along the widened roadways only. The

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horizontal alignment, existing vertical profile, and other information pertinent to roadway grading and paving, such as proposed ditch grades, will be depicted on the D Sheets (SE Oralabor Road) and E Sheets (SE Four Mile Drive).

Roadway Modeling and Cross Sections

Integrate preliminary horizontal and vertical designs, typical cross sections, and existing sections to prepare preliminary cross sections and determine slope intercepts as needed for guidance during design, review, and quantity estimating. Cross sections will be created at 25-foot intervals and at geometric break points, transition points (e.g. begin/end lane taper), and entrance centerlines using Bentley OpenRoads Designer (ORD) 2023 software. Develop cross sections to accommodate grading/side drainage design, roadway design criteria, and right-of-way constraints.

2.4.3 Preliminary Intersection

COMPANY will design the intersection of SE Oralabor Road and SE Four Mile Drive based on the conceptual design shown in EXHIBIT C. COMPANY will develop the geometric layout (horizontal and vertical alignment) for the proposed curb returns. COMPANY will evaluate existing alignment and cross slopes at the returns to verify ADA compliance at the crosswalk locations. This scope and effort will need amended should the mainline require horizontal or vertical modifications or if full intersection reconstruction is required. Intersection geometric (horizontal and vertical) roadway, traffic signal placement, and pedestrian facility designs will consider right-of-way restrictions/impacts, drainage design, right turn lane capacity needs, existing and proposed utility locations, and other constraints (e.g. private property infrastructure). All four intersection returns will be evaluated to accommodate the right-turn movement of a WB-67 design vehicle.

Deliverables for 2.4.3

- *Vehicle turning movements exhibit in PDF format*

2.4.4 Preliminary Private Entrances

COMPANY will design one (1) SE Oralabor Road private entrance location and one (1) SE Four Mile Drive private entrance location. Horizontal alignment and vertical profile will be depicted on a SE Oralabor Road preliminary plan and profile D Sheet and SE Four Mile Drive preliminary plan and profile E Sheet, as applicable.

2.4.5 Preliminary Drainage

Evaluate existing drainage and develop preliminary roadway ditch grades along the widening of SE Oralabor Road and SE Four Mile Drive as shown in EXHIBIT C in general accordance with SUDAS Stormwater Management Criteria, Standard Specifications, and the current edition of the City of Ankeny Supplemental Specifications. Preliminary roadway ditch width and depth, subdrain layout, driveway culverts, and quantities will be specified based on the design criteria submitted and approved in ***2.4.1 – Design Criteria and Constraints***. Storm sewer pipes, structures, and green Infrastructure BMPs are not included in this Scope of Services.

2.4.6 Preliminary Construction Staging and Traffic Control

Develop a preliminary construction staging plan and preliminary traffic control notes. Maintenance of vehicular traffic to critical points will be developed and analyzed to accommodate construction sequencing. Layout of pedestrian detours and vehicular detours are not included in this Scope of Services.

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2.4.7 Preliminary Traffic Signal

The design will involve the installation of a new traffic signal system including cabinet, poles, handholes and associated conduit/wiring. New pedestrian related equipment including push buttons and pedestrian signal heads is anticipated. A new vehicle detection system will be installed.

The traffic signal system design for the intersection of SE Oralabor Road and SE Four Mile Drive will be based on the following assumptions:

- New traffic signal cabinet / controller (low voltage ATC) (location to be determined as part of design process).
- Power service connection to be developed and coordinated with electric service provider (power service location to be determined as part of design process).
- APS Pedestrian push buttons and pedestrian signal heads will be included on traffic signal poles in each of the quadrants.
- New stand-alone pedestrian push button and/or pedestrian signal poles are anticipated.
- Traffic signal poles will be combination traffic signal / lighting galvanized steel poles.
- New stock equipment will be used for proposed equipment.
- Design of fiber optic cables or other means of traffic signal system interconnect is anticipated.
    - Interconnect design will consist of design as needed to extend existing conduit/handhole routing along SE Oralabor Road.
    - 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.
    - Interconnect design will be at the outside plant fiber optic cable level.
    - Splicing and fiber optic termination documents will be needed and will be provided by CLIENT to the Contractor, understood as part of the pre-construction conference.
- The use of video vehicle detection is anticipated.
- Pan/tilt/zoom traffic monitoring camera is anticipated.
- The installation of Opticom emergency vehicle preemption (EVP) equipment is anticipated.
- Combination traffic signal/light poles will be used – including both traffic signal mast arm and luminaire mast arm – Pole style/finish consistent with proposed aesthetics of corridor. Photometric analysis of the two intersecting corridors in the vicinity of the intersection will be necessary and this work is covered in this Scope of Services.
- The signal design will also include supplemental traffic signs to be installed as part of the traffic signal system. This includes but is not limited to street name signs, turn arrow signs, and pedestrian signs.
- Traffic counts and/or traffic capacity analysis from COMPANY will <u>not</u> be required and is <u>not</u> included in this Scope of Services.
- Design of temporary traffic signal system is <u>not</u> anticipated and <u>not</u> included within this Scope of Services.

<u>Site Visits</u>
One (1) site visit will be conducted specifically to support traffic signal design. This site visit will involve two (2) representatives of COMPANY.

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Traffic Signal Plans
COMPANY will prepare traffic signal plans for the intersection of SE Oralabor Road and SE Four Mile Drive. The preliminary permanent traffic signal plans are anticipated to include:

- General notes and legend sheet (1 sheet)
- Abbreviations/Special Equipment to be Used/Bill of Materials Sheet (1 sheet)
- Traffic signal layout plan sheet (1 sheet)
- Vehicle detection layout/summary sheet (1 sheet)
- Conduit and wiring layout sheet (1 sheet)
- Tabulations sheet (1 sheet)
- Fiber optic interconnect layout (2 sheets)
- Fiber optic interconnect tabulations (1 sheet)
- Typical details sheets (2 sheets)

The traffic signal layouts will include location of proposed traffic signal and pedestrian poles, power source, vehicle and pedestrian signal heads, pedestrian push buttons, controller cabinet, conduit, and handholes. The traffic signal wiring diagram callouts/annotations, fiber optic cable details/notes, and traffic signal tabulations will be completed as part of ***Phase 8.0 – Final Design***.

2.4.8 Preliminary Plans

COMPANY will prepare Preliminary Plans (60%) for CLIENT review and comment. COMPANY will address one (1) round of CLIENT comments. The following sheets will be included in the Preliminary Plans submittal.

- Title Sheet and Location Map Sheet (A Sheets)
- Preliminary Typical Cross Sections (B Sheets)
- Preliminary Quantities (C Sheets)
- Preliminary Plan and Profile for SE Oralabor Road (D Sheets)
- Preliminary Plan and Profile for SE Four Mile Drive (E Sheets)
- Survey and Mapping Information and Alignment Data (G Sheets)
- Preliminary Construction Staging Overview and Detour Maps (J Sheets)
- Preliminary Traffic Signal Plan and Fiber Optic Layout (N Sheets)
- Preliminary Permanent Pavement Markings and Signs (PM Sheets)
- Preliminary Sidewalk and Pedestrian Ramp Plan (S Sheets)
- Existing Utility Mapping (U Sheets) *for information only*
- Preliminary Cross Sections for SE Oralabor Road (W Sheets)
- Preliminary Cross Sections for SE Four Mile Drive (X Sheets)

Deliverables for 2.4.8
- *Preliminary plans in PDF format*

2.4.9 Preliminary Bid Items and OPCC

Determine preliminary quantities and SUDAS bid items to prepare a preliminary Opinion of Probable Construction Cost (OPCC) for the project, including 15% contingency. The OPCC will be based on preliminary estimated quantities for major construction items and recent City of Ankeny bid tabs.

Deliverables for 2.4.9
- *Preliminary design OPCC in Excel and PDF formats*

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2.4.10 Preliminary Field Review

Review of Preliminary Plans at the project site with CLIENT to discuss key issues and design elements, including pavement widening limits, drainage design, pedestrian facility, and traffic signal improvements. The review will be held to identify necessary adjustments and items to be carried into ***Phase 8.0 – Final Design***. It is assumed two (2) representatives of COMPANY will participate in the field review with CLIENT.

2.4.11 Preliminary Design Quality Control Reviews

Perform technical reviews in accordance with the project Quality Control Plan. Quality Control Reviews will be performed prior to the Preliminary Plans milestone submittal by the Project Manager and experienced professional engineers to check for accuracy of engineering design, constructability of the project, and completeness of plans. This task includes time for COMPANY to coordinate comment resolution with CLIENT based on one (1) round of CLIENT review comments received following submittal of Preliminary Plans.

Deliverables for 2.4.11

- *Preliminary Plans (60%) Comment Resolution in PDF format*

2.4.12 Temporary Easement Layout and Exhibits

COMPANY will determine the temporary easements necessary to construct proposed CLIENT infrastructure. The preliminary easement layout will be displayed on Preliminary D and E Sheets and submitted to CLIENT as part of the Preliminary Plans submittal. Temporary easement exhibits will be prepared following CLIENT review of Preliminary D and E Sheets and will depict final easement lines. COMPANY anticipates proposed temporary easement determination on two (2) properties. This scope and effort will need amended should the project require acquisition of permanent easement or right-of-way.

COMPANY will prepare proposed temporary construction easement exhibits for use in obtaining property necessary to construct proposed CLIENT infrastructure during construction. Right-of-way acquisition and permanent easements are not anticipated, therefore acquisition plats and legal descriptions are not included within this Scope of Services. The Scope of Services as part of THIS AGREEMENT includes:

- Temporary Easement Exhibits shall include an aerial, proposed elements (roadway, signals, and grading limits), existing right-way and easements, notations of property impacts, and the temporary easement layout with dimensions and measured area. Scope and effort includes two (2) total Temporary Easement Exhibits, one (1) each for the following properties:
  - 2870 NE 78th Avenue
  - 2964 NE 78th Avenue

Deliverables for 2.4.12

- *Temporary Easement Exhibits*
  - *TE Exhibits 8.5” x 11”*

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2.5 Phase 5.0 – Geotechnical Services

COMPANY will partner with a subconsultant, Terracon Consultants, Inc. (hereafter "TERRACON"), to provide subsurface exploration as described in Scope Section 5.0.

COMPANY effort for this task includes time for administrative and technical coordination and action.

Deliverables for 2.5

- *Geotechnical Letter in PDF format*

2.6 Phase 6.0 – Final Design *(100% complete)*

Upon CLIENT's acceptance of the Preliminary Plans comment resolution, COMPANY shall subsequently proceed with ***Phase 8.0 – Final Design***. The services to be performed by COMPANY as part of this Phase are described below.

2.6.1 Final Roadway

Final roadway design will be developed based on the design developed during ***Phase 4.0 – Preliminary Design***. Design will be in accordance with SUDAS Standard Specifications and the current edition of the City of Ankeny's Supplemental Specifications to SUDAS. The final roadway design will include the primary components:

Roadway Typical Sections and Details

Refine proposed typical sections from the Preliminary Plans to reflect roadway widths, turn lane limits, sidewalk construction limits, roadside design, and final ditch designs. Typical details will be finalized and included in the B Sheets.

Roadway Plan and Profile

Horizontal alignment, vertical profile, proposed ditch grades, and other information pertinent to roadway grading and paving will be finalized and depicted on the D Sheets (SE Oralabor Road) and E Sheets (SE Four Mile Drive).

Roadway Geometrics and Jointing

COMPANY will prepare a final geometric and jointing plan for the proposed roadway widening along SE Oralabor Road and SE Four Mile Drive, as shown in EXHIBIT C. Roadway cross slopes, taper transition points, limits of curbs, shoulder transitions, and jointing will be depicted on L Sheets.

Roadway Modeling and Cross Sections

COMPANY will integrate final horizontal alignments and refined profiles, CLIENT approved typical cross sections, and existing terrain to prepare the final roadway models and cross sections for inclusion in the plans.

Cross sections will be finalized for SE Oralabor Road (W Sheets) and SE Four Mile Drive (X Sheets) at 25-foot intervals and at geometric break points, transition points, and entrance centerlines using Bentley OpenRoads Designer (ORD) 2023 software. COMPANY will incorporate intersection geometrics into a detailed intersection model to validate intersection construction limits, crossing slopes, and longitudinal slopes. Earthwork computations will be performed using the final cross sections and provided in a Tabulation of Earthwork (T Sheets).

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2.6.2 Final Intersections

COMPANY will prepare final intersection and sidewalk layouts for the project. Plans will include intersection specific layouts, including geometrics, staking, and jointing, and Sidewalk Compliance Tabulations.

Geometrics, Staking, and Jointing

Determine final pavement elevations, curb return profiles, and jointing details at all four (4) returns of the SE Oralabor Road and SE Four Mile Drive intersection. Intersection geometrics, staking, and jointing will be shown on L Sheets.

Sidewalks and Pedestrian Curb Ramps

Finalize the design for the sidewalk and pedestrian curb ramps developed during ***Phase 4.0 – Preliminary Design*** at all four (4) corners of the intersection. Verify compliance with the current "Public Right-of-Way Accessibility Guidelines" (PROWAG) and SUDAS design standards and City of Ankeny practices. Determine the final geometrics, running slopes, cross slopes, landing areas, level operating spaces, and elevations for sidewalk and pedestrian curb ramps along with coordinating the locations and elevations of pedestrian push buttons. Intersection sidewalk and curb ramp calculations will be shown on the Sidewalk Compliance Tabulations (S Sheets).

2.6.3 Final Private Entrances

COMPANY will finalize the design of one (1) SE Oralabor Road private entrance location and one (1) SE Four Mile Drive private entrance location. Horizontal alignment and vertical profile will be depicted on a SE Oralabor Road plan and profile D Sheet or SE Four Mile Drive plan and profile E Sheet.

2.6.4 Final Drainage

COMPANY will finalize roadway ditch profiles, subdrain layout and tabulation, and driveway culverts during the final design phase based on comment resolution of Preliminary Plans and within the limits of the widening shown on EXHIBIT C. Finalize type, size, and location of ditches, driveway culverts and subdrain. COMPANY will perform minimal checks of ditch capacities for the 10-yr and 50-yr storm events. Submittal of drainage calculations or drainage report is not included in this Scope of Services.

2.6.5 Final Construction Staging and Traffic Control

Refine the construction staging, maintenance of access plans and traffic control plan developed during ***Phase 4.0 – Preliminary Design***. The final plan will include provisions for managing access to affected properties during construction and maintaining vehicular traffic. This task includes layout of temporary traffic control devices in accordance with CLIENT standards and FHWA MUTCD. COMPANY shall provide a recommendation of working days and calendar milestones for construction of the project. Layout of pedestrian detours and vehicular detours are not included in this Scope of Services.

This task also includes layout of new permanent pavement markings along the north and east legs of the intersection, modifications to the existing pavement markings on the west leg, and related small sign assemblies in the PM Sheets in accordance with CLIENT standards and the FHWA MUTCD.

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2.6.6 Final Traffic Signal

This task includes the preparation of final traffic signal plans for the intersection of SE Oralabor Road and SE Four Mile Drive. COMPANY will refine the traffic signal design plans developed during ***Phase 4.0 – Preliminary Design***. Determine final traffic signal locations, wiring, and pedestrian accommodations and develop vehicle detection sheets. Layouts should be to an accuracy level that is favorable for CLIENT to order poles after completion of Check Plans (95%). Tie-in to existing traffic signal interconnection infrastructure along the SE Oralabor Road corridor will be required as part of the project.

COMPANY will coordinate with the local utility company on power supply to the traffic signal systems. Location of the power source will be confirmed with MidAmerican Energy and identified accordingly on the plans.

It is understood that CLIENT 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.

2.6.7 Final Erosion Control and Seeding

Finalize locations and types of temporary and permanent erosion control measures to be used on the project. COMPANY will indicate location of erosion control devices and areas to be seeded on R Sheets.

2.6.8 Special Layouts and Details

COMPANY will prepare special layouts and details on U Sheets for the following:

<u>Removal Plan</u>

COMPANY will prepare a separate removal plan to depict removal of existing pavements, trees, entrances, sidewalks, and similar infrastructure.

<u>Existing Utilities Mapping</u>

Existing Utilities Mapping (for information only) will be based on utility survey of surface visible utility features and Iowa One Call locates.

2.6.9 Final Plans

COMPANY will prepare bid-ready Check Plans (95%) for CLIENT review and comment. COMPANY will address one (1) round of CLIENT comments from the Check Plans submittal and prepare Final Plans (100%) for local letting. The following sheets will be included in the Check Plans and Final Plans.

- Title Sheet and Location Map Sheet (A Sheets)
- Typical Cross Sections and Details (B Sheets)
- Quantities, Estimate Reference Information, and General Information (C Sheets)
- Plan and Profile for SE Oralabor Road (D Sheets)
- Plan and Profile for SE Four Mile Drive (E Sheets)
- Removal Plan (F Sheets)
- Survey and Mapping Information and Alignment Data (G Sheets)
- Construction Staging and Temporary Traffic Control (J Sheets)
- Geometrics, Staking, and Jointing (L Sheets)
- Traffic Signal Plan and Fiber Optic Layout (N Sheets)
- Permanent Pavement Markings and Signing (PM Sheets)

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- Erosion Control and Seeding (R Sheets)
- Sidewalk and Pedestrian Ramp Plan and Sidewalk Compliance (S Sheets)
- Tabulation of Earthwork (T Sheets)
- Special Details (U Sheets)
- Existing Utility Mapping (U Sheets) *for information only*
- Cross Sections for SE Oralabor Road (W Sheets)
- Cross Sections for SE Four Mile Drive (X Sheets)

Deliverables for 2.6.10
- *Check plans in PDF format*
- *Final plans in PDF format*
- *Final plans in hard copy format (5 sets)*

2.6.10 Final Bid Items and OPCC

Determine final bid items using the standard bid items provided by SUDAS. Prepare and verify quantity calculations for bid items. Prepare estimate reference information based on SUDAS Specifications and CLIENT Supplemental Specifications.

Prepare Opinion of Probable Construction Cost (OPCC) for the project. The OPCC will be based on estimated quantities for construction bid items. The OPCC will be submitted at the Check Plans and Final Plans milestones.

Deliverables for 2.6.11
- *Check design OPCC in Excel and PDF formats*
- *Final design OPCC in Excel and PDF formats*
- *Final listing of bid items and quantities in CLIENT-provided Excel format*

2.6.11 Final Design Quality Control Reviews

Quality Control Reviews will be performed prior to Check Plans and Final Plans milestone submittals by the Project Manager and experienced Project Engineers. Reviewers will check for accuracy of engineering design, constructability of the project, completeness of plans, and appropriate specifications and bid items.

Deliverables for 2.6.12
- *Check Plans (95%) Comment Resolution in PDF format*

2.7 Phase 7.0 – Bid Phase Services

COMPANY will perform the following tasks related to project permitting and bid letting.

2.7.1 Permits

Due to the proposed improvements, it is assumed one (1) Storm Water (NPDES) Permit will be required from the Iowa Department of Natural Resources (DNR). COMPANY will provide technical criteria, written descriptions, design data, and prepare and submit the Iowa DNR Storm Water Construction Permit application on behalf of the CLIENT. Any fees for the permits, licenses or other costs associated with the permits and approvals will be invoiced to CLIENT as reimbursable expenses.

Deliverables for 2.7.1
- *NPDES Permit Application*

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2.7.2 Bid Letting Assistance

COMPANY will perform the following tasks to fulfill the project bid letting:

- Respond to contract document-related questions and, if necessary, issue applicable addenda to interpret, clarify, or expand the bidding documents. A maximum of two (2) addenda are included in the Scope of Services.

- Preparation and submittal of a proposed CAD file, 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" document (description below).

Concurrent with Uploading of Contract Documents to QuestCDN – File Name: PROJECT NAME – PROPOSED CAD

1. CAD file in AutoCAD format. MicroStation files will not be accepted; they must be converted prior to sending.
   a. The CAD file must be georeferenced to State-Plane Coordinates (NAD83 / Iowa South) and Sea Level Elevation (NAVD88) and contain the following information. RTN must be converted prior to sending.
      i. All utility pipe linework and points for structures and appurtenances, including manholes, intakes, cleanouts, aprons, fire hydrants, hydrant valves, mainline valves, tracer stations, and water shut offs (curb stops). All proposed stormwater flow control items including orifice plates, weirs, stop logs, etc.
      ii. All pavement linework, including back of curb, driveways, sidewalks, trails, and shared use paths.
      iii. All property lines, existing and proposed right-of-way lines, and existing and proposed easement lines.
      iv. All streetlights, traffic signal poles, pedestal and pushbutton poles, controller and hub cabinets, signal and fiber optic conduits, handholes, street signs/posts, and street trees.
2. Five (5) hard copies of the approved Contract Documents in separated 8.5x11 Front Ends and 11x17 Plan Sets.
   a. These sets are to be double-sided and comb bound (not spiral bound) with clear front and cardstock back.
3. One (1) PDF file of the approved Contract Documents, with the Front Ends and Plan Set in one (1) combined PDF.

Deliverables for 2.7.2

- *Applicable Addenda*
- *Proposed CAD file in AutoCAD format*
- *Five (5) hard copies of the Contract Documents*
- *One (1) PDF of the Contract Documents*

3.0 SCHEDULE AND DELIVERABLES INCLUDED IN THIS AGREEMENT

3.1 Schedule

The following schedule includes estimated milestone dates for the Scope of Services included under this AGREEMENT. The schedule includes reasonable allowances for review and approval times required by CLIENT. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by CLIENT or for delays or other causes beyond the control of COMPANY.

- Notice-to-Proceed — September 3, 2025
- Design Criteria and Constraints Submittal — September 12, 2025
- Preliminary Plans *(60% complete)* Submittal — October 10, 2025
- Temporary Easement Exhibits Submittal — October 24, 2025
- Check Plans *(95% complete)* Submittal — November 7, 2025
- Final Plans *(100% complete)* Submittal — November 21, 2025
- Set Bid Date and Public Hearing Date — December 1, 2025
- Bid Letting — December 30, 2025
- Construction Contract Award — January 5, 2026

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4.0 ITEMS NOT INCLUDED IN THIS AGREEMENT

The following items are not included as part of this AGREEMENT:

- Environmental site assessments and documentation
- Wetland delineation and mitigation
- Special Assessments
- Traffic data collection, volume forecasting, and operations analysis
- Stormwater routing analysis and detention basin design
- Storm sewer analysis and design
- Street lighting photometrics or design beyond the limits of the actual intersection footprint
- Right-of-way plats and legal descriptions
- Title Certificates
- Property Appraisals, Acquisition Compensation Estimates
- Presentation at City Council Meetings
- Coordination and meetings with property owners, local interest groups, or public
- Construction observation and administration services
- Construction survey and staking
- Costs associated with project delay or scope changes outside the control of COMPANY

Supplemental services not included in this AGREEMENT can be provided by COMPANY as part of an AMENDMENT, or under a separate AGREEMENT, if desired.

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5.0 SERVICES BY OTHERS

COMPANY will rely on a SUBCONSULTANT for the following items:

Efforts referenced previously and included in **Phase 2.0 – Utility Coordination (2.2.4 – Test Holes)** are described per BADGER'S following proposal:

BADGER

Badger Daylighting Corp
DES MOINES IA CORP
627 N 19th Ave East
Newton, IA 50208
"An equal opportunity employer"
IA License #C114463

Estimate	
Date	08/27/2025
Reference	CPQ-201039
Prepared By	Jon Patterson

Customer Information			
Company	HR GREEN INC	**Contact Name**	Erin Tyrell
Contact Phone #	+1 (515) 681-1720	**Email**	Etyrrell@hrgreen.com
Billing Address	8710 EARHART LANE SW	**Title**	Project Manager
Billing City/State	Cedar Rapids IA 52404	**Account Number**	10800337
Service Address	SE Oralabor Rd & SE Four Mile Dr Ankeny IA 50021		

Scope Of Work

Badger has been requested to provide a time and material proposal for HR Green at SE Oralabor Rd and SE Four Mile Dr with a scope of work being 4 pot holes. We need to provide Traffic Control, Dump, and backfill.

Service Item	Item Description	Unit Cost	UOM	Quantity	Amount
BADGER HYDROVAC WITH OPERATOR	Monday - Friday First 8 Hrs	$283.25	HR	8.0	$2,266.00
BADGER HYDROVAC WITH OPERATOR OVERTIME	Over 8hrs M-F & Saturday	$337.84	HR	1.0	$337.84
ADDITIONAL OPERATOR	Monday - Friday First 8 Hrs	$100.00	HR	8.0	$800.00
ADDITIONAL OPERATOR OVERTIME	Over 8hrs M-F & Saturday PORT-TO-PORT	$134.00	HR	3.0	$402.00
DISPOSITION	Dump	$250.00	EA	1.0	$250.00
CONSUMABLE MATERIALS		$44.32	EA	2.0	$88.64
FLUCTUATING FUEL RECOVERY		$509.67	EA	1.0	$509.67
SUPPLY WATER		$96.31	EA	1.0	$96.31
REMOTE HOSE	6" Diameter	$5.10	FT	100.0	$510.00
SUPPORT TRUCK		$254.93	DAY	1.0	$254.93
ADDITIONAL SERVICE - TRAFFIC CONTROL	Traffic Control	$575.00	EA	1.0	$575.00
ADDITIONAL SERVICE - BACKFILLING	Back Fill	$650.00	EA	1.0	$650.00
			Total		$6,740.39

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Efforts referenced previously and included in **Phase 5.0 – Geotechnical Services** are described per TERRACON's following proposal:

Proposal for Geotechnical Engineering Services
SE Oralabor Rd & SE Four Mile Dr Intersection Improvements | Ankeny, Iowa
July 11, 2025 | Terracon Proposal No. P08255136

Exhibit B - Scope of Services

Our proposed Scope of Services consists of field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

Field Exploration

HRG requested the following boring locations and depths:

Number of Borings	Planned Boring Depth (feet) [1]	Planned Location [2]
1	25	Planned intersection

1. Although not anticipated based on the geology in the vicinity of the project site, borings would be terminated at shallower depths if refusal is encountered.
2. The planned boring locations are shown on the attached **Anticipated Exploration Plan**.

Boring Layout and Elevations: We will use handheld GPS equipment to locate borings with an estimated horizontal accuracy of +/-20 feet. Field measurements from existing site features may be utilized. If available, approximate elevations will be obtained by interpolation from a site specific, surveyed topographic map. We can alternatively coordinate with your Project Surveyor to include locations and surface elevations in project information if so requested.

Subsurface Exploration Procedures: We will advance borings with a truck-mounted drill rig using continuous flight augers (solid stem and/or hollow stem, as necessary, depending on soil conditions) and/or rotary wash boring techniques. Four samples will be obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling is typically performed using thin-wall tube and/or split-barrel sampling procedures. The split-barrel samplers are driven in accordance with the standard penetration test (SPT). The samples will be placed in appropriate containers, taken to our soil laboratory for testing, and classification. In addition, we will observe and record subsurface levels during drilling and sampling.

Our exploration team will prepare field boring logs as part of standard drilling operations including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials observed during drilling and our interpretation of subsurface conditions between samples. Final boring logs, prepared from field logs, represent the Geotechnical Engineer's interpretation and include modifications based on observations and laboratory tests.

Facilities | Environmental | Geotechnical | Materials

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Property Disturbance: Terracon will take reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work some disturbance could occur including rutting of the ground surface and damage to landscaping.

We will backfill borings with auger cuttings and/or bentonite pellets upon completion. Pavements will be patched with cold-mix asphalt and/or ready-mixed concrete, as appropriate. Our services do not include repair of the site beyond backfilling our boreholes and patching existing pavements. Excess auger cuttings will be dispersed in the general vicinity of the borehole. Because backfill material often settles below the surface after a period, we recommend boreholes to be periodically checked and backfilled, if necessary. We can provide this service or grout the boreholes for additional fees at your request.

Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials observed while drilling will be noted on our logs.

Exploration efforts require borings (and possibly excavations) into the subsurface, therefore Terracon will comply with local regulations to request a utility location service Iowa One Call. We will consult with the landowner/client regarding potential utilities or other unmarked underground hazards. Based upon the results of this consultation, we will consider the need for alternative subsurface exploration methods as the safety of our field crew is a priority.

Private utilities should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us.

Terracon's Scope of Services does not include private utility locating services. If the landowner/client is unable to accurately locate private utilities, and it becomes apparent that the risk of private utilities on/near the site exists, then Terracon will initiate these services by forwarding the additional scope and corresponding fee to our client for approval.

The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service

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would not relieve the landowner/client of their responsibilities in identifying private underground utilities.

Site Access: Terracon must be granted access to the site by the property owner. We will assist the design team by coordinating submittal of a right of way permit for drilling with the City of Ankeny. Our proposed fees do not include time to negotiate and coordinate access with landowners or tenants. Terracon will conduct field services during normal business hours (Monday through Friday between 7:00am and 5:00pm). If our exploration must take place over a weekend or at night, please contact us so we can adjust our schedule and fee.

Traffic Control:

For the work scope of this proposal we have budgeted for subcontracting traffic control services (signage and flagman as needed) during our drilling activities, which is anticipated to take less than one day. This proposal is based on the assumption that one traffic lane can be closed temporarily within a hundred feet (+/-) of our drill rig during our drilling activities. Alternatively, others could provide all required traffic control.

Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil and rock strata. Exact types and number of tests cannot be defined until completion of fieldwork, but we anticipate the following laboratory testing may be performed:

- Water content
- Unit dry weight
- Atterberg limits (up to 1)
- Grain size analysis (percent finer than the U.S. No. 200 sieve, up to 1)

Our laboratory testing program often includes examination of soil samples by an engineer. Based on the results of our field and laboratory programs, we will describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

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Engineering and Project Delivery

The results of our field and laboratory programs will be evaluated, and a geotechnical engineering report will be prepared under the supervision of a licensed professional engineer. The geotechnical engineering report will provide the following:

- Boring logs with field and laboratory data
- Stratification based on visual soil classification
- Subsurface water levels observed during and after the completion of drilling
- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Recommended foundation considerations and engineering design parameters for traffic signal foundations

In addition to an emailed report, your project will also be delivered using our client portal, **Compass**. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. We welcome the opportunity to have project kickoff conversations with the team to discuss key elements of the project and demonstrate features of **Compass**. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan
- Site Characterization – Findings of the site exploration and laboratory results
- Geotechnical Engineering Report

When services are complete, we upload a printable version of our completed Geotechnical Engineering report, including the professional engineer's seal and signature, which documents our services. Previous submittals, collaboration, and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

Additional Services

In addition to the services noted above, the following are often associated with geotechnical engineering services. Fees for services noted above do not include the following:

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Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation and foundation construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. Our assessment is based on widely spaced exploration locations and the assumption that construction methods will be performed in a manner sufficient to meet our expectations and consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, and pavement construction. These services allow a more comprehensive understanding of subsurface conditions and necessary documentation of construction to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Perform Environmental Assessments: Our Scope for this project does not include, either specifically or by implication, an environmental assessment of the site intended to identify or quantify potential site contaminants. If the client/owner is concerned about the potential for such conditions, an environmental site assessment should be conducted. We can provide a proposal for an environmental assessment, if desired.

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6.0 CLIENT RESPONSIBILITIES

COMPANY will rely on CLIENT for the following items:

- Existing site information and as-builts not already provided.
- Coordination and meetings with property owners, local interest groups, or public.
- Property Appraisals, Acquisition Compensation Estimates (by City Attorney).
- Acquisition of right-of-way and easements.
- Payment processing for property acquisition.
- Presentation at City Council Meetings.
- Mail Project Information letter to property owners and business.
- Signature authority and expense reimbursement for required permit applications.
- Approve Invoice Payment Applications.

7.0 PROFESSIONAL SERVICES FEE

7.1 Fees

The fee for services will be based on COMPANY standard hourly rates (EXHIBIT B) current at the time AGREEMENT is signed. Standard hourly rates are subject to change annually upon 30 days' written notice. Non-salary expenses directly attributable to the project such as: (i) living and traveling expenses of employees when away from the home office on business connected with the project; (ii) identifiable communication expenses; (iii) identifiable reproduction costs applicable to the work; and (iv) outside services will be charged in accordance with the rates current at the time the service is done.

7.2 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event that any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorney's fees.

7.3 Extra Services

Any services required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

7.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These service items are considered extra and are billed separately on an hourly basis.

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7.5 Payment

CLIENT AGREES to pay COMPANY on a Time and Material basis with a Not-to-Exceed fee of $138,200 summed as follows:

Phase 1.0 – Project Management and Administration	$ 12,200
Phase 2.0 – Utility Coordination	$ 12,600
Phase 3.0 – Surveying and Mapping	$ 15,200
Phase 4.0 – Preliminary Design	$ 38,100
Phase 5.0 – Geotechnical Services	$ 10,100
Phase 6.0 – Final Design	$ 46,400
Phase 7.0 – Bid Phase Services	$ 3,600
Total	**$ 138,200**

The summary above is provided for information purposes. Fees for each Phase may be reallocated to other Phases based on project workflow.

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8.0 TERMS AND CONDITIONS

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

8.1 Standard of Care

Services provided by COMPANY 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 at the same time and in the same or similar locality.

8.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

8.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

8.4 Suspension of Services

If the Project or the COMPANY'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 COMPANY 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 COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY 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 COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

8.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

8.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

8.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for

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services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus actual out of pocket expenses incurred by COMPANY due to termination.

8.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

8.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

8.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

8.11 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 COMPANY. The COMPANY'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 COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

8.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Iowa without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY 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.

8.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

8.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

8.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

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8.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

8.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

8.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

8.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the

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submitted electronic materials shall be subject to separate agreement. 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 COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

8.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY 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.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

8.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, 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; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

8.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultants 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 work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY 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. The CLIENT agrees that the general contractor is solely responsible for job site safety and warrants that this intent shall be made evident in the CLIENT's AGREEMENT with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

8.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors,

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employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

8.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

8.25 Indemnification

The COMPANY agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors and employees (collectively, the CLIENT) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the COMPANY's negligent performance of professional services and negligent acts in connection with the Project under this Agreement and that of its subconsultants or anyone for whom the COMPANY is legally liable.

The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY, its officers, directors, employees and subconsultants (collectively, the COMPANY) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the CLIENT's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the CLIENT is legally liable.

Neither the CLIENT nor the COMPANY shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

8.26 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.

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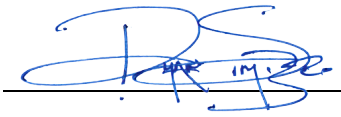
This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.

Erin Tyrrell, P.E.
Author Name

Approved by: 

Printed/Typed Name: Ryan K. Simbro, P.E.

Title: Regional Director Date: August 27, 2025

CITY OF ANKENY

Accepted by: Signed by: Bobbi Bentz D4FA23105D40460...

Printed/Typed Name: Bobbi B. Bentz

Title: Mayor Date: 9/2/25

Attest: DocuSigned by: Michelle Yuska 7E497FC63C464A9...

Printed/Typed Name: Michelle Yuska

Title: City Clerk Date: 9/2/25

Docusign Envelope ID: A7DE2B5D-3884-49BD-9B8E-0F8D7698A974

EXHIBIT A

City of Ankeny Insurance Requirements for Professional Services

1. _____ shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit A prior to commencing work and at the end of the project if the term of work is longer than 60 days. Providers presenting annual certificate shall present a Certificate at the end of each project with the final billing. Each Certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent. Each Certificate shall include a statement under Description of Operations as to why issued. Eg: Project # _____ or Lease of premises at _____ or construction of _____.

2. All policies of insurance required hereunder shall be with a carrier authorized to do business in Iowa and all carriers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each Certificate shall be furnished to the contracting department of the City of Ankeny.

4. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Ankeny. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

5. Subcontractors and sub subcontractor performing work or service shall provide a Certificate of Insurance in accord with Exhibit A.

6. All required endorsements to various policies shall be attached to Certificate of Insurance.

7. Whenever a specific ISO form is listed, an equivalent form may be substituted subject to the provider identifying and listing in writing all deviations and exclusions that differ from the ISO form.

8. Provider shall be required to carry the minimum coverage / limits, or greater if required by law or other legal agreement, in Exhibit A.

9. Whenever an ISO form is referenced the current edition of the form must be used.

10. By requiring such insurance, the City of Ankeny shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor its agents, representatives, employees, or sub-consultants under this Contract. The insurance requirements herein for this Contract in no way limit the indemnity covenants contained in the Contract.

11. The City of Ankeny in no way warrants that the limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees, or subcontractors. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

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Exhibit 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.

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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.

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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.

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EXHIBIT B

HR GREEN
Billing Rate Schedule
Effective January 1, 2025

Professional Services	Billing Rate Range
Principal	$265.00 - $385.00
Senior Professional	$265.00 - $385.00
Professional	$180.00 - $265.00
Junior Professional	$110.00 - $185.00
Senior Technician	$145.00 - $190.00
Technician	$90.00 - $155.00
Senior Field Personnel	$170.00 - $230.00
Field Personnel	$105.00 - $185.00
Junior Field Personnel	$95.00 - $130.00
Senior Administrative	$130.00 - $170.00
Administrative	$75.00 - $130.00
Operator/Interns	$75.00 - $150.00

Reimbursable Expenses

1. All materials and supplies used in the performance of work on this project will be billed at cost plus 10%.

2. Auto mileage will be charged per the standard mileage reimbursement rate established by the Internal Revenue Service. Survey and construction vehicle mileage will be charged on the basis of $0.90 per mile or $85.00 per day.

3. ~~Charges for sub-consultants will be billed at their invoice cost plus 15%.~~

4. ~~A rate of $6.00 will be charged per HR Green labor hour for a technology and communication fee.~~

5. All other direct expenses will be invoiced at cost plus 10%.

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EXHIBIT C - CONCEPT DESIGN EXHIBIT

LEGEND

- PROPOSED PAVEMENT
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK LANDING
- PROPOSED SIDEWALK RAMP
- CITY FIBER CONDUIT
- SANITARY SEWER
- WATER MAIN
- STORM SEWER AND CULVERTS

EXISTING ROW

EXISTING ROW

POLK COUNTY

CITY OF ANKENY

SE ORALABOR RD

EXISTING ROW

EXISTING ROW

SE FOUR MILE DR

NORTH

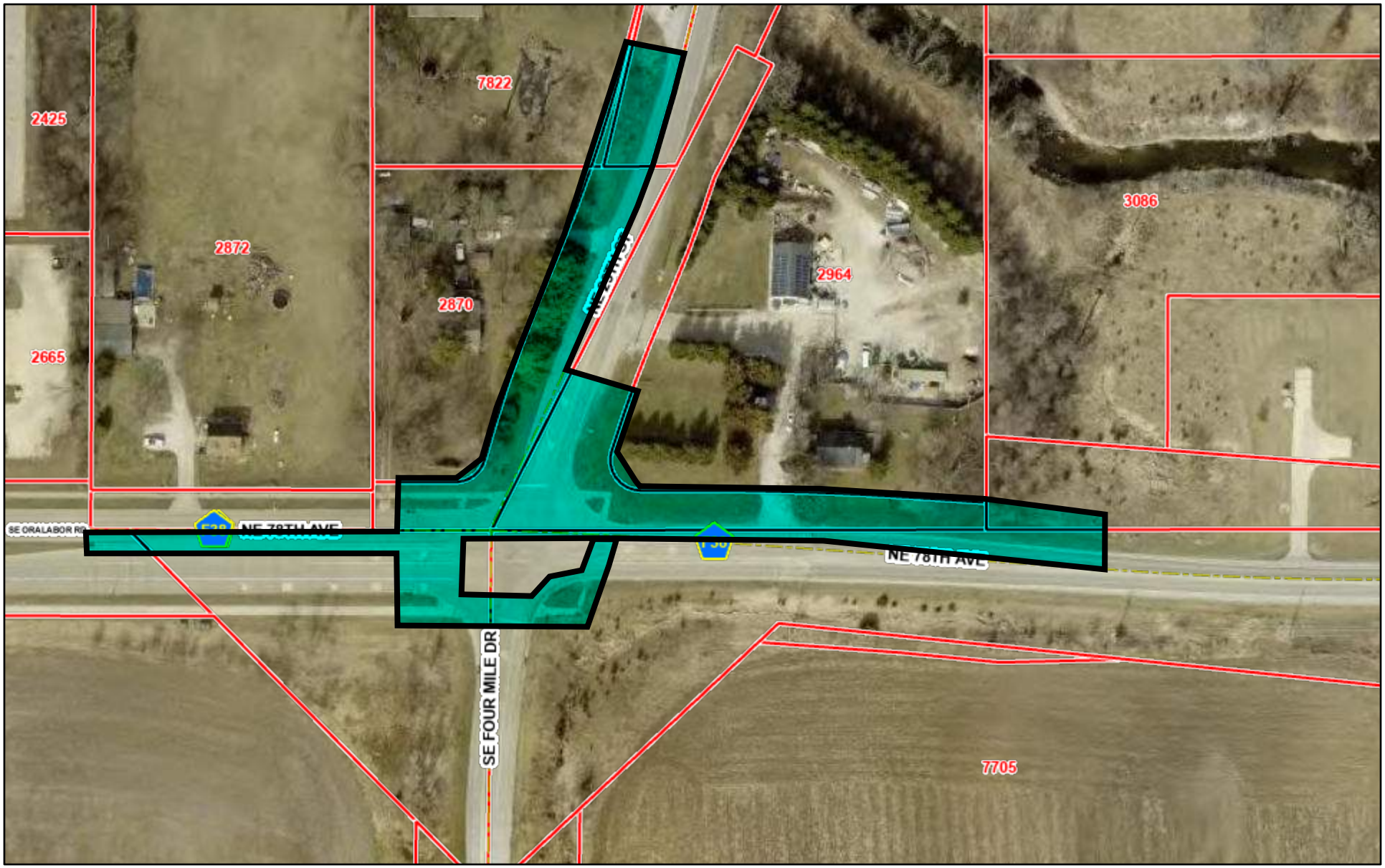
0 FEET 30

HRGreen

SE ORALABOR RD & SE FOUR MILE DR
INTERSECTION IMPROVEMENTS

AUGUST 2025
ANKENY, IOWA

EXHIBIT D - PROJECT SURVEY LIMITS



Survey Limits

1:1,828

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Auditor's Office, Polk County, Iowa, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names

Polk County, Iowa

Polk County has compiled this information for government purposes only. Polk County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. Polk County is not

HR GREEN, INC.
PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 1

This AMENDMENT, made this 18th day of May 2026, by and between, the City of Ankeny (hereafter "CLIENT"), and HR GREEN, INC. (hereafter "COMPANY"), for professional services concerning:

SE Oralabor Road and SE Four Mile Drive Traffic Signal

hereby amends the original Professional Services Agreement (AGREEMENT) dated September 2, 2025, as follows:

CLIENT and COMPANY agree to amend **2.0 SCOPE OF SERVICES** of the original Professional Services Agreement as follows:

2.0 SCOPE OF SERVICES

CLIENT agrees to employ COMPANY to perform additional effort related to the following services as part of this AMENDMENT:

- Phase 4.0 – Preliminary Design
- Phase 9.0 – Construction Phase Services

and CLIENT to establish appropriate scope of work and timelines for delivery / operations.

2.9 Phase 4.0 – Preliminary Design

Perform the following additional effort related to right-of-way and easements services to deliver the project.

2.9.12 Temporary Easement Layout and Exhibits

Effort not previously included on the original Scope of Services to create and finalize legal descriptions of the proposed temporary easements on the following properties:

- 2870 NE 78th Avenue (Parcel 2)
- 2964 NE 78th Avenue (Parcel 4)

Effort not previously included on the original Scope of Services to attend the condemnation hearing for 2870 NE 78th St (Parcel 2). Effort includes attendance of the condemnation hearing, preparation discussion, exhibit materials, staking temporary easement on the property, and site visit with hearing members.

2.8 Phase 8.0 – Construction Phase Services

Following CLIENT's award of the SE Oralabor Road and SE Four Mile Drive Traffic Signal contract to the Contractor, COMPANY shall proceed with Construction Phase Services. Construction Phase Services are based on a construction duration of one hundred total (100) working days.

2.8.1 Project Management

Coordinate efforts of COMPANY to provide efficient delivery of services to CLIENT. Communicate frequently to inform CLIENT of project progress. Prepare monthly invoices and progress reports which describe services complete for the period, effort anticipated in the next period, budget status, and any outstanding items critical to project delivery. Prepare cover letters with invoices briefly describing COMPANY'S progress relative to Contractor's construction progress. This task also

includes internal team meetings to coordinate project schedule, budget, and level of effort on an as-needed basis.

2.8.2 Pre-construction and Progress Meetings

Attend one (1) pre-construction meeting after the award of the construction contract with CLIENT'S Contractor, subcontractors, utility companies, and other interested parties. Preconstruction meeting is to be organized and facilitated by the CLIENT. Two representatives of COMPANY are expected to attend.

COMPANY anticipates attending no more than six (6) Progress Meetings during key points of the project construction. Only one representative from COMPANY is expected to attend. CLIENT shall alert COMPANY when attendance at the meetings becomes necessary. Progress meetings are to be organized and facilitated by the CLIENT. Progress meetings are anticipated to be held at the project site. Meeting minutes are not included in this Scope of Services.

2.8.3 Submittal Reviews

Review shop drawings, material submittals, samples, and other data, which the Contractor is required to submit, but only for conformance with design intent of the project plans and conformance with the Contract Documents. Review shop drawings for City-furnished items, if requested, for items to be installed by the Contractor.

The COMPANY anticipates shop drawing or material submittals for the SE Oralabor Road and SE Four Mile Drive Traffic Signal Project to include, but not limited to, the following: storm sewer structures and pipe, fire hydrant assembly, traffic signal and fiber optic equipment, sidewalk detectable warning panels, subbase gradation, concrete mix design, sign posts, pavement markings, and seed and mulch mixes. COMPANY will evaluate and determine the acceptability of substitute materials and equipment proposed by the Contractor.

The effort estimated for the submittal review task is based on the following assumptions:

- The shop drawing review process will occur electronically via email.
- The COMPANY will send the submittals to the CLIENT for the CLIENT's review and concurrence.
- Each shop drawing submittal assumes the initial review will be returned with a request for revision and resubmittal. Therefore, each submittal will require a second review to verify changes. The second round of reviews will be returned with minimal comments and not require a third round of reviews.
- The COMPANY'S review of submittals will not require or include any structural analysis.
- The COMPANY will set up and maintain a spreadsheet to track all Shop Drawing and RFI submittals by the Contractor.

2.8.4 Engineer Site Visits

An engineer shall make visits to the site only at the request of CLIENT during the appropriate stages of construction as CLIENT deems necessary to observe, as an experienced and qualified professional familiar with construction practices, the progress and quality of the various aspects of the Contractor's work. Based on information obtained during such visits and on such observations, the engineer shall determine, in general, if such work is proceeding in accordance with the plans. CLIENT shall inform COMPANY when such visit is necessary. COMPANY anticipates one representative to visit the site on no more than ten (10) occasions, including participation in the traffic signal testing procedures. These engineering site visits are considered in addition to attendance at progress meetings.

The primary purpose of ***2.9.4 Engineer Site Visits*** will be to enable the COMPANY's Engineer to better carry out their duties and responsibilities related to the design and design changes during the construction phase and, in addition, by exercise of the engineer's efforts as an experienced and qualified professional, to provide the CLIENT a greater degree of confidence that the completed work of the Contractor will conform to the Contract Documents, and that the integrity of the design intent as reflected in the Contract Documents has been implemented and preserved by the Contractor.

During such site visits, the engineer shall not supervise, direct, or have control over the Contractor's work, nor shall the engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor for safety precautions and programs incident to the work or for any failure of the Contractor to comply with laws, rules, regulations, ordinances, codes, or orders applicable to the Contractor furnishing and performing his work.

During such visits, the engineer may disapprove of, or reject, the Contractor's work while it is in progress if the engineer believes that such work will not produce a completed project that conforms to the Contract Documents, or that it will prejudice the integrity of the design intent of the project as reflected in the Contract Documents.

In either case, the engineer will advise the CLIENT of such issues immediately.

2.8.5 Clarifications and Plan Changes

COMPANY will issue interpretations and clarifications of the Contract Documents in response to Contractor's Request for Information (RFI's), and in connection therewith, prepare plan changes, when necessary. The COMPANY will provide a written response to RFI's via email. This Scope of Services includes up to 4 (four) responses for RFI's and two (2) plan changes for unanticipated items encountered during construction.

The effort estimated for the review and response to RFI's is based on the following assumptions:

- The COMPANY will not be required to prepare, review, or approve change orders that result from any clarifications or revisions.
- The COMPANY's review of RFI's will not require, or include, any structural analysis.

2.8.6 Utility Coordination

COMPANY will coordinate with affected private franchise utility companies during construction to help verify potential field conflicts with existing facilities that were relocated following completion of design activities. No conflicts are anticipated at this time, though multiple facilities are in close proximity to proposed construction which may reveal conflicts during construction. COMPANY will determine if potential conflicts are revealed and recommend a course of action. Utility conflicts, found during construction and deemed unforeseen, and resulting in formal design changes on the project is not included in this Scope of Services, unless requested and authorized by Supplemental Agreement of Amendment.

2.8.7 As-Built Survey

Perform construction survey in accordance with CLIENT's Pre-Construction, Construction, and Post-Construction Submittal Requirements for Public Government (CIP) Projects within the City of Ankeny (effective 01/01/2024). Features surveyed will include storm sewer structures, water main appurtenances, traffic signal and pedestrian pushbutton poles, traffic signal and fiber optic handholes and cabinets, and signposts. Traffic signal conduits and fiber optic conduits will also be surveyed at the time of installation and prior to backfill and finish grading. Effort for this task is

related to as-built data, separate from the construction staking and monument preservation which is to remain the Contractor's responsibility.

2.8.8 As-Built Record Drawings

COMPANY will prepare post-construction record drawings based on marked-up drawings, as-built survey, and other data furnished by the Contractor and CLIENT's resident observer defining the actual location of roadway improvements, storm sewer structures, water main fittings, and traffic signal conduits, equipment, and fixtures. Record drawings deliverables will be prepared in accordance with CLIENT'S Pre-Construction, Construction, and Post-Construction Submittal Requirements for Public Government (CIP) Projects within the City of Ankeny (effective 01/01/2024). Effort for this task is related to documentation of as-built information on plan sheets, separate from the construction staking and monument preservation which is to remain the Contractor's responsibility.

The CLIENT and COMPANY agree to amend **3.0 SCHEDULE AND DELIVERABLES INCLUDED IN THIS AGREEMENT** of the original Professional Services Agreement as follows:

3.0 SCHEDULE AND DELIVERABLES INCLUDED IN THIS AGREEMENT

3.1 Schedule

The following schedule was prepared based on a one hundred (10) working day schedule and the effort required to complete ***2.9 Phase 9.0 – Construction Phase Services*** for the SE Oralabor Road and SE Four Mile Drive Traffic Signal project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by CLIENT or for delays or other causes beyond the control of COMPANY.

- Pre-Construction Meeting — TBD in late May 2026
- Construction Begins — June 1, 2026 (late start date)
- Substantial Completion — October 2026 (90 working days)
- Overall Final Completion — April 2027 (10 working days)

3.2 Deliverables

The following deliverables are included within this Scope of Services for Amendment No. 2:

- Copies of reviewed Contractor submittals
- Emailed responses to RFI's
- Engineer's Certificate of Completion
- Post-construction Submittal of Record Drawings

4.0 ITEMS NOT INCLUDED IN THIS AGREEMENT

The following items are not included as part of this Agreement:

- Resident observation, daily observation and site visit notes, weekly report of working days, quantity measurements and tabulations
- Meeting minutes for Pre-Construction and Progress Meetings
- Payment Applications, Change Orders, and Punch Lists
- Monument Preservation
- Hazardous materials investigations and testing

- Geotechnical investigations or soil mitigation plans
- Costs associated with project delay or scope changes outside the control of COMPANY
- Coordination and meetings with property owners, local interest groups, City Council, or public

Supplemental services not included in this Agreement can be provided by COMPANY under separate agreement, if desired.

CLIENT and COMPANY agree to amend **5.0 CLIENT RESPONSIBILITIES** of the original Professional Services Agreement as follows:

5.0 CLIENT RESPONSIBILITIES

COMPANY will rely on CLIENT for the following items:

- Planning and facilitation of Pre-Construction Meeting
- Creation, review, and approval of all Pay Applications and Change Orders
- Inform COMPANY in advance when COMPANY presence is need on site
- Coordinate applicable RFI's from Contractor with COMPANY
- Remain the point of contact for the Contractor
- Resident Observation and daily notes/documentation
- Provide as-built notes and markups to be included with record drawings

CLIENT and COMPANY agree to amend **6.0 PROFESSIONAL SERVICES FEE** of the original Professional Services Agreement as follows:

6.0 PROFESSIONAL SERVICES FEE

6.5 Payment

In consideration for these services, CLIENT agrees to adjust the payment for services performed by COMPANY on a Time and Material basis with a Not-to-Exceed fee to be increased by **$30,330.00** summarized as follows:

• **Phase 4.0 – Preliminary Design**	**$**	**3,535**
○ Task 4.12 – Temporary Easement Layout and Exhibits	$	3,535
• **Phase 8.0 – Construction Phase Services**	**$**	**26,795**
○ Task 8.1 – Project Management	$	4,640
○ Task 8.2 – Pre-construction and Progress Meetings	$	2,425
○ Task 8.3 – Submittal Reviews	$	4,424
○ Task 8.4 – Engineer Site Visits	$	2,345
○ Task 8.5 – Clarifications and Plan Changes	$	4,396
○ Task 8.6 – Utility Coordination	$	2,840
○ Task 8.7 – As-Built Survey	$	3,185
○ Task 8.8 – As-Built Record Drawings	$	2,540

The summary above is provided for information purposes. Fee for each Task and Phase may be reallocated to other Tasks and Phases based on project workflow.

The total authorized compensation after this Amendment, including the original Professional Services Agreement, is **One Hundred Sixty-Eight Thousand, Five Hundred Thirty Dollars ($168,530.00).**

This AMENDMENT is subject to all provisions of the original Professional Services Agreement.

This AMENDMENT, together with the original Professional Services Agreement and previous Amendments, represents the entire and integrated AGREEMENT between CLIENT and COMPANY.

This AMENDMENT executed the day and year written above.

HR GREEN, INC.

Approved by: _____

Printed/Typed Name: Dan Smith, PE

Title: Regional Manager - Transportation Date: May 13, 2026

CITY OF ANKENY

Accepted by: _____

Printed/Typed Name: Bobbi B. Bentz

Title: Mayor Date: _____

Attest: _____

Printed/Typed Name: Michelle Yuska

Title: City Clerk Date: _____

city of Ankeny
bringing it all together

SE Oralabor Road & SE Four Mile Drive

Map is for Locational Purposes Only.

N W E S

1 in = 1,000 ft

Date: 5/2/2025

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $28,830.00 with SVPA Architects Inc. for additional design and site survey services on the Public Works Salt Storage Facility project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

SVPA Architects Inc. (SVPA) began designing the Public Works Salt Storage Facility in Spring 2025. During the schematic design phase, SVPA prepared additional building exterior finish options, including architectural renderings. During the design development phase, it was determined that civil engineering site design services are needed because there have been changes to the NW Water Tower site during that project's construction. The civil engineering site design services will provide for final site plan approval and accurately present the project for bidding and construction. Topographic site survey will also be completed after the NW Water Tower project is fully constructed to document the as-built conditions and ensure the Public Works Salt Storage Facility project's design is based on actual construction site conditions.

The scope of Amendment No. 1 includes the following primary items: additional architectural design services ($12,330 + $650 expenses), civil engineering site design services ($12,500 + $350 expenses), and topographic site survey ($3,000).

The complete scope of the additional design and site survey services and associated fees and expenses are shown in the attached Amendment No. 1. A copy of the original Professional Services Agreement is also attached for reference.

The fees for the additional design and site survey services are $28,830.00 (includes estimated reimbursable expenses of $1000.00). The original Professional Services Agreement is $38,618.30 (includes actual reimbursable expenses of $118.30). Adding Amendment No. 1 to the Professional Services Agreement

increases the total contract amount to $67,448.30.

It is recommended that the City Council approve Amendment No. 1 to the Professional Services Agreement with SVPA Architects, Inc. in the amount of $28,830.00 for the Public Works Salt Storage Facility project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $28,830.00 with SVPA Architects, Inc. for additional design and site survey services on the Public Works Salt Storage Facility project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project was included in the City's 2025 - 2029 Capital Improvement Program for design with a budget of $90,000.00.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Base Agreement
2. Amendment No. 1

AIA® Document B101® – 2017

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the Nineteenth day of May in the year Two Thousand Twenty-Five
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

City of Ankeny
410 West First Street
Ankeny, IA 50023

and the Architect:
(Name, legal status, address and other information)

Savage-Ver Ploeg & Associates, Inc. dba SVPA Architects Inc.
1466 28th Street, Suite 200
West Des Moines, IA 50266
515-327-5990

for the following Project:
(Name, location and detailed description)

City of Ankeny Public Works Salt Storage Facility
NW 36th St & NW Irvinedale Drive Intersection
Ankeny, IA
The project involves a new salt storage facility to be located at 3755 NW Irvinedale Drive in Ankeny. The building isanticipated to be approximately 80'wide x 100'deep x 20' clearheight.A 20'x16' overhead sectional door and person doorwill also be included. Salt storage capacity shall be approximately 3000 to 4000 tons, which would beapproximately 10' height of salt storage. Design must satisfy zoningrequirements for building design standards for exterior facades.

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

See Attachment A Proposed Contract Fee.

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

See Attachment A Proposed Contract Fee.

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
(Provide total and, if known, a line item breakdown.)

Approximately $800,000-$900,000

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

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ConstructionDocuments issue November 2025.

.2 Construction commencement date:

Construction Start March 2026.

.3 Substantial Completion date or dates:

To be determined

.4 Other milestone dates:

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:
(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction.)

Design/Bid/Build

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

None identified at this time.

§ 1.1.7 The Owner identifies the following representative in accordance with Section 5.3:
(List name, address, and other contact information.)

Jeremy Rydl, PublicWorks Operations Manager
211 SE Lorenz Drive
Ankeny, IA 50021
515-963-3525

Email: jrydl@ankenyiowa.gov

§ 1.1.8 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:
(List name, address, and other contact information.)

Mark Mueller, P.E., Director of Public Works
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
Phone: 515-963-3522
Email: mmueller@ankenyiowa.gov

Eric Carstens, Planning Manager
1210 NW Prairie Ridge Drive
Ankeny,IA 50023
Phone: 515-963-3559
Email: ecarstens@ankenyiowa.gov

§ 1.1.9 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

Terracon Consultants Inc.
600 SW 7th Street, Suite M
Des Moines, IA 50309-4508

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515-244-3184

§ 1.1.10 The Architect identifies the following representative in accordance with Section 2.3:
(List name, address, and other contact information.)

Thad N. Long, AIA, Vice President/Principal

1466 28th Street, Suite 200
West Des Moines, IA 50266

515-280-2409
t-long@svpa.architects.com

§ 1.1.11 The Architect shall retain the consultants identified in Sections 1.1.11.1 and 1.1.11.2:
(List name, legal status, address, and other contact information.)

§ 1.1.11.1 Consultants retained under Basic Services:

.1 Structural Engineer:

KPFF Consulting Engineers
Brad Stork, PE
604 Locust Street Suite 202
Des Moines, IA 50309

.2 Mechanical Engineer:

N/A

.3 Electrical Engineer:

Twin Rivers Engineering, Inc.
David J. Losen, PE
1000 Illinois Street
Des Moines, IA 50314

§ 1.1.11.2 Consultants retained under Supplemental Services:

None identified at this time.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties may agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is

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properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project. The Architect's Representative is Thad N. Long, AIA.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9.

§ 2.5.1 Commercial General Liability with policy limits of not less than One Million Dollars and Zero Cents ($ 1,000,000.00) for each occurrence and Two Million Dollars and Zero Cents ($ 2,000,000.00) in the general aggregate.

§ 2.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million Dollars and Zero Cents ($ 1,000,000.00) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.5.1 and 2.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.5.4 Workers' Compensation at statutory limits.

§ 2.5.5 Employers' Liability with policy limits not less than One Million Dollars and Zero Cents ($ 1,000,000.00) each accident, One Million Dollars and Zero Cents ($ 1,000,000.00) each employee, and One Million Dollars and Zero Cents ($ 1,000,000.00) policy limit.

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than Two Million Dollars and Zero Cents ($ 2,000,000.00) per claim and Two Million Dollars and Zero Cents ($ 2,000,000.00) in the aggregate.

§ 2.5.7 Additional Insured Obligations. To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.5.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

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§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 3.1.5 The Architect shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.2 Schematic Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, preliminary building plans, sections and elevations and outline specifications; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.2.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.1.

§ 3.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

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§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval.

§ 3.3 Design Development Phase Services

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, and electrical systems, and other appropriate elements. The Design Development Documents shall also include specifications that identify major materials and systems and establish, in general, their quality levels.

§ 3.3.2 The Architect shall update the estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval.

§ 3.4 Construction Documents Phase Services

§ 3.4.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) procurement information that describes the time, place, and conditions of bidding, including bidding forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work prepared in accordance with Section 6.3.

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

§ 3.5 Procurement Phase Services

§ 3.5.1 General

Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining competitive bids; (2) confirming responsiveness of bids; (3) determining the successful bid, if any; and, (4) preparing contracts for construction.

§ 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project by:

.1 facilitating the distribution of Bidding Documents to prospective bidders;

.2 organizing and conducting a pre-bid conference for prospective bidders;

.3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda; and,

.4 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.

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§ 3.5.2.3 If the Bidding Documents permit substitutions, the Architect shall consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

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§ 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

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§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

.1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;

.2 issue Certificates of Substantial Completion;

.3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and,

.4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

Supplemental Services	Responsibility *(Architect, Owner, or not provided)*
§ 4.1.1.1 Programming	Not Provided
§ 4.1.1.2 Multiple preliminary designs	Not Provided
§ 4.1.1.3 Measured drawings	Not Provided
§ 4.1.1.4 Existing facilities surveys	Not Provided
§ 4.1.1.5 Site evaluation and planning	Not Provided
§ 4.1.1.6 Building Information Model management responsibilities	Not Provided
§ 4.1.1.7 Development of Building Information Models for post construction use	Not Provided
§ 4.1.1.8 Civil engineering	Not Provided
§ 4.1.1.9 Landscape design	Not Provided
§ 4.1.1.10 Architectural interior design	Not Provided

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§ 4.1.1.11 Value analysis	Not Provided
§ 4.1.1.12 Detailed cost estimating beyond that required in Section 6.3	Not Provided
§ 4.1.1.13 On-site project representation	Architect: Periodic site visits included in Basic Services
§ 4.1.1.14 Conformed documents for construction	Not Provided
§ 4.1.1.15 As-designed record drawings	Not Provided
§ 4.1.1.16 As-constructed record drawings	Not Provided
§ 4.1.1.17 Post-occupancy evaluation	Architect: 11-month warranty walk-through included in Basic Services
§ 4.1.1.18 Facility support services	Not Provided
§ 4.1.1.19 Tenant-related services	Not Provided
§ 4.1.1.20 Architect's coordination of the Owner's consultants	Not Provided
§ 4.1.1.21 Telecommunications/data design	Architect: Included in Basic Services
§ 4.1.1.22 Security evaluation and planning	Not Provided
§ 4.1.1.23 Commissioning	Not Provided
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	Not Provided
§ 4.1.1.25 Fast-track design services	Not Provided
§ 4.1.1.26 Multiple bid packages	Not Provided
§ 4.1.1.27 Historic preservation	Not Provided
§ 4.1.1.28 Furniture, furnishings, and equipment design	Not Provided
§ 4.1.1.29 Other services provided by specialty Consultants	Not Provided
§ 4.1.1.30 Other Supplemental Services	Not Provided

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

None identified at this

§ 4.1.3 Deliberately left blank.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

.1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;

.2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;

.3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable

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authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;

.4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;

.5 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

.6 Evaluation of the qualifications of entities providing bids or proposals;

.7 Consultation concerning replacement of Work resulting from fire or other cause during construction; or,

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice.

.1 Evaluating an extensive number of Claims as the Initial Decision Maker; or,

.2 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom.

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

.1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor

.2 One (1) visit Bi-Weekly (i.e. once every two weeks) to the site by the Architect during construction

.3 Two (2) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents

.4 Two (2) inspections for any portion of the Work to determine final completion.

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

§ 4.2.5 If the services covered by this Agreement have not been completed within Thirty-Six (36) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. This representative is Jeremy Rydl, Public Works Operations Manager. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

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§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.5 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

§ 5.7 Deliberately left blank.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.9 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.11 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.12 The Owner shall include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.13 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.14 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.15 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

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§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding or market conditions. Accordingly, the Architect cannot and does not warrant or represent that bid prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques.

§ 6.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid, the Owner shall

.1 give written approval of an increase in the budget for the Cost of the Work;
.2 authorize rebidding or renegotiating of the Project within a reasonable time;
.3 terminate in accordance with Section 9.5;
.4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
.5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services for modifying the Construction Documents shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable

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portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Polk County, Iowa, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

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(Check the appropriate box.)

X Litigation in a court of competent jurisdiction.

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 8.3 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:
(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)

.1 Termination Fee:

None.

.2 Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:

None.

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

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§ 9.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the State of Iowa.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 10.5 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 Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement.

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

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.1 Stipulated Sum
(Insert amount)

$38,500 flat fee. See Attachment A Proposed Contract Fee.

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

Hourly per Attachment A Proposed Contract Fee.

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

Hourly per Attachment A Proposed Contract Fee.

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus percent (%).

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase	Fifteen percent (15.00 %)
Design Development Phase	Fifteen percent (15.00 %)
Construction Documents Phase	Forty-Seven percent (47.00 %)
Procurement Phase	Three percent (3.00 %)
Construction Phase	Twenty percent (20.00 %)
Total Basic Compensation	one hundred percent (100.00 %)

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See Attachment A Proposed Contract Fee.

§ 11.8 Compensation for Reimbursable Expenses
§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

.1 Transportation and authorized out-of-town travel and subsistence;

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.2 Permitting and other fees required by authorities having jurisdiction over the Project;
.3 Printing, reproductions, plots, and standard form documents;
.4 Postage, handling, and delivery;

.5 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
.6 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
.7 All taxes levied on professional services and on reimbursable expenses;

.8 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and,
.9 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus Zero percent (0.00 %) of the expenses incurred.

§ 11.9 Architect's Insurance. If the types and limits of coverage required in Section 2.5 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:
(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 2.5, and for which the Owner shall reimburse the Architect.)

Not Applicable.

§ 11.10 Payments to the Architect
§ 11.10.1 Initial Payments
§ 11.10.1.1 An initial payment of Zero Dollars and Zero Cents ($ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.2 Progress Payments
§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid Thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

1.00 % monthly

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS
Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

None identified at this time.

ARTICLE 13 SCOPE OF THE AGREEMENT
§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect 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 Owner and Architect.

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§ 13.2 This Agreement is comprised of the following documents identified below:

.1 AIA Document B101™–2017, Standard Form Agreement Between Owner and Architect

.2 Other documents:
(List other documents, if any, forming part of the Agreement.)

Attachment A Proposed Contract Fee

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**ARCHITECT** *(Signature)*
BY: Mike Schrock, Interim City Manager	BY: Thad N. Long, AIA, Vice President
(Printed name and title)	*(Printed name, title, and license number if required)*

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Additions and Deletions Report for
AIA® Document B101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

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Changes to original AIA text

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~~§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Architect shall complete and incorporate AIA Document E204™–2017, Sustainable Projects Exhibit, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E204–2017 is incorporated into this agreement, the Owner and Architect shall incorporate the completed E204–2017 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.~~

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~~.2 Civil Engineer:~~

~~.3 Other, if any: (List any other consultants and contractors retained by the Owner.)~~

~~.3 Other, if any:~~
~~(List any other consultants and contractors retained by the Owner.)~~

~~§ 1.1.12 Other Initial Information on which the Agreement is based:~~

~~§ 1.1.12 Other Initial Information on which the Agreement is based:~~

§ 1.3 The parties may~~shall~~ agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

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§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project. The Architect's Representative is Thad N. Long, AIA.

§ 2.5.1 Commercial General Liability with policy limits of not less than One Million Dollars and Zero Cents ($ 1,000,000.00) for each occurrence and Two Million Dollars and Zero Cents ($ 2,000,000.00) in the general aggregate~~ for bodily injury and property damage~~.

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural~~, mechanical,~~ and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

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§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, ~~and~~ preliminary building plans, sections and elevations and outline specifications; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

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§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, ~~mechanical~~ and electrical systems, and other appropriate elements. The Design Development Documents shall also include ~~outline~~ specifications that identify major materials and systems and establish, in general, their quality levels.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) procurement information that describes the time, place, and conditions of bidding, including bidding ~~or proposal~~ forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

~~The Architect shall assist the Owner in establishing a list of prospective contractors.~~ Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining ~~either~~ competitive bids ~~or negotiated proposals~~; (2) confirming responsiveness of bids ~~or proposals~~; (3) determining the successful bid ~~or proposal~~, if any; and, (4) ~~awarding and~~ preparing contracts for construction.

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§ 3.5.2.3 If the Bidding Documents permit substitutions, ~~upon the Owner's written authorization,~~ the Architect shall, ~~as an Additional Service,~~ consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

~~**§ 3.5.3 Negotiated Proposals**~~
~~**§ 3.5.3.1** Proposal Documents shall consist of proposal requirements and proposed Contract Documents.~~

~~**§ 3.5.3.2** The Architect shall assist the Owner in obtaining proposals by:~~
~~.1 facilitating the distribution of Proposal Documents for distribution to prospective contractors and requesting their return upon completion of the negotiation process;~~
~~.2 organizing and participating in selection interviews with prospective contractors;~~
~~.3 preparing responses to questions from prospective contractors and providing clarifications and interpretations of the Proposal Documents to the prospective contractors in the form of addenda; and,~~
~~.4 participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed by the Owner.~~

~~**§ 3.5.3 Negotiated Proposals**~~

~~**§ 3.5.3.3** If the Proposal Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective contractors.~~

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Supplemental Services	Responsibility *(Architect, Owner, or not provided)*
§ 4.1.1.1 Programming	Not Provided
§ 4.1.1.2 Multiple preliminary designs	Not Provided
§ 4.1.1.3 Measured drawings	Not Provided
§ 4.1.1.4 Existing facilities surveys	Not Provided
§ 4.1.1.5 Site evaluation and planning	Not Provided
§ 4.1.1.6 Building Information Model management responsibilities	Not Provided
§ 4.1.1.7 Development of Building Information Models for post construction use	Not Provided
§ 4.1.1.8 Civil engineering	Not Provided
§ 4.1.1.9 Landscape design	Not Provided
§ 4.1.1.10 Architectural interior design	Not Provided
§ 4.1.1.11 Value analysis	Not Provided
§ 4.1.1.12 Detailed cost estimating beyond that required in Section 6.3	Not Provided
§ 4.1.1.13 On-site project representation	Architect: Periodic site visits included in Basic Services
§ 4.1.1.14 Conformed documents for construction	Not Provided
§ 4.1.1.15 As-designed record drawings	Not Provided
§ 4.1.1.16 As-constructed record drawings	Not Provided
§ 4.1.1.17 Post-occupancy evaluation	Architect: 11-month warranty walk-through included in Basic Services
§ 4.1.1.18 Facility support services	Not Provided
§ 4.1.1.19 Tenant-related services	Not Provided
§ 4.1.1.20 Architect's coordination of the Owner's consultants	Not Provided
§ 4.1.1.21 Telecommunications/data design	Architect: Included in Basic Services
§ 4.1.1.22 Security evaluation and planning	Not Provided
§ 4.1.1.23 Commissioning	Not Provided
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	Not Provided
§ 4.1.1.25 Fast-track design services	Not Provided
§ 4.1.1.26 Multiple bid packages	Not Provided
§ 4.1.1.27 Historic preservation	Not Provided
§ 4.1.1.28 Furniture, furnishings, and equipment design	Not Provided
§ 4.1.1.29 Other services provided by specialty Consultants	Not Provided
§ 4.1.1.30 Other Supplemental Services	Not Provided

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~~§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.~~

~~*(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit,*~~

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~~*identify the exhibit.)*~~

§ 4.1.3 Deliberately left blank. ~~If the Owner identified a Sustainable Objective in Article 1, the Architect shall provide, as a Supplemental Service, the Sustainability Services required in AIA Document E204™ 2017, Sustainable Projects Exhibit, attached to this Agreement. The Owner shall compensate the Architect as provided in Section 11.2.~~

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~~.5 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner-authorized recipients;~~
~~.6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;~~
~~.7 Preparation for, and attendance at, a public presentation, meeting or hearing;~~

~~.6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;~~

.58 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

.69 Evaluation of the qualifications of entities providing bids or proposals;

.7 ~~10~~ Consultation concerning replacement of Work resulting from fire or other cause during construction; or,
~~.11 Assistance to the Initial Decision Maker, if other than the Architect.~~

~~.1 Reviewing a Contractor's submittal out of sequence from the submittal schedule approved by the Architect;~~
~~.2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;~~
~~.3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;~~

~~.2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;~~

.14 Evaluating an extensive number of Claims as the Initial Decision Maker; or,

.25 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom.

.2 One (1) visits Bi-Weekly (i.e. once every two weeks) to the site by the Architect during construction

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. This representative is Jeremy Rydl, Public Works Operations Manager. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

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§ 5.7 Deliberately left blank. ~~If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E204™ 2017, Sustainable Projects Exhibit, attached to this~~

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~~Agreement.~~

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§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, or market~~, or negotiating~~ conditions. Accordingly, the Architect cannot and does not warrant or represent that bid~~s or negotiated~~ prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. ~~If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1.1, as a Supplemental Service.~~

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid~~ or negotiated proposal~~, the Owner shall

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid ~~or negotiated proposal~~ exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services for modifying the Construction Documents shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

PAGE 15

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.~~ If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.~~

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Polk County, Iowa~~the place where the Project is located~~, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

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~~[ ] Arbitration pursuant to Section 8.3 of this Agreement~~

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[ ] Litigation in a court of competent jurisdiction

[X] Other: *(Specify)*

Litigation in a court of competent jurisdiction.

~~§ 8.3 Arbitration~~

~~§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.~~

~~§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.~~

~~§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.~~

~~§ 8.3 Arbitration~~

§ 8.~~3~~4 The provisions of this Article 8 shall survive the termination of this Agreement.

PAGE 17

§ 10.1 This Agreement shall be governed by the law of the State of Iowa. ~~place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.~~

PAGE 18

~~.2 Percentage Basis~~
~~*(Insert percentage value)*~~

~~.2 Percentage Basis~~
~~*(Insert percentage value)*~~

~~( ) % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6.~~

~~.3 Other~~
~~*(Describe the method of compensation)*~~

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus ~~Zero~~ percent (~~0.00~~%). ~~, or as follows:~~ ~~*(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)*~~

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§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices. *(If applicable, attach an exhibit of hourly billing rates or insert them below.)*

See Attachment A Proposed Contract Fee.

PAGE 19

~~.2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;~~

.23 Permitting and other fees required by authorities having jurisdiction over the Project;

.34 Printing, reproductions, plots, and standard form documents;

.45 Postage, handling, and delivery;

~~.6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;~~

.57 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;

.68 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;

.79 All taxes levied on professional services and on reimbursable expenses;

~~.10 Site office expenses;~~

.811 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and,

.912 Other similar Project-related expenditures.

~~§ 11.10.1.2 If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of ($) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.~~

PAGE 20

~~.2 Building Information Modeling Exhibit, if completed:~~

~~[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:~~
~~*(Insert the date of the E204-2017 incorporated into this agreement.)*~~

~~[ ] Other Exhibits incorporated into this Agreement:~~
~~*(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)*~~

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.24 Other documents:
(List other documents, if any, forming part of the Agreement.)

Variable Information

PAGE 1

AGREEMENT made as of the Nineteenth day of May in the year Two Thousand Twenty-Five
(In words, indicate day, month and year.)

City of Ankeny

410 West First Street
Ankeny, IA 50023

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

1466 28th Street, Suite 200
West Des Moines, IA 50266

515-327-5990

City of Ankeny Public Works Salt Storage Facility

NW 36th St & NW Irvinedale Drive Intersection
Ankeny, IA

The project involves a new salt storage facility to be located at 3755 NW Irvinedale Drive in Ankeny. The building isanticipated to be approximately 80'wide x 100'deep x 20' clearheight.A 20'x16' overhead sectional door and person doorwill also be included. Salt storage capacity shall be approximately 3000 to 4000 tons, which would beapproximately 10' height of salt storage. Design must satisfy zoningrequirements for building design standards for exterior facades.

PAGE 2

See Attachment A Proposed Contract Fee.

See Attachment A Proposed Contract Fee.

Approximately $800,000-$900,000

PAGE 3

ConstructionDocuments issue November 2025.

Construction Start March 2026.

To be determined

Design/Bid/Build

None identified at this time.

Jeremy Rydl, PublicWorks Operations Manager

211 SE Lorenz Drive
Ankeny, IA 50021

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515-963-3525

emejrydl@ankenyiowa.gov

Mark Mueller, P.E.,Director of Public Works
1210 NW Prairie RidgeDrive
Ankeny, IA 50023
Phone: 515-963-3522
Email:mmueller@ankenyiowa.gov

Eric Carstens,Planning Manager
1210 NW Prairie RidgeDrive
Ankeny,IA 50023
Phone: 515-963-3559
Email:ecarstens@ankenyiowa.gov

Terracon Consultants Inc.

600 SW 7th Street, Suite M
Des Moines, IA 50309-4508

PAGE 4

515-244-3184

Thad N. Long, AIA, Vice President/Principal

1466 28th Street, Suite 200
West Des Moines, IA 50266

515-280-2409

t-long@svpa.architects.com

KPFF Consulting Engineers

Brad Stork, PE

604 Locust Street Suite 202
Des Moines, IA 50309

N/A

Twin Rivers Engineering, Inc.

David J. Losen, PE

1000 Illinois Street
Des Moines, IA 50314

None identified at this time.

PAGE 5

§ 2.5.1 Commercial General Liability with policy limits of not less than One Million Dollars and Zero Cents ($ 1,000,000.00) for each occurrence and Two Million Dollars and Zero Cents ($ 2,000,000.00) in the general aggregate.

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§ 2.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million Dollars and Zero Cents ($ 1,000,000.00) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.5.5 Employers' Liability with policy limits not less than One Million Dollars and Zero Cents ($ 1,000,000.00) each accident, One Million Dollars and Zero Cents ($ 1,000,000.00) each employee, and One Million Dollars and Zero Cents ($ 1,000,000.00) policy limit.

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than Two Million Dollars and Zero Cents ($ 2,000,000.00) per claim and Two Million Dollars and Zero Cents ($ 2,000,000.00) in the aggregate.

PAGE 11

None identified at this

PAGE 12

.1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor

.2 One (1) visit Bi-Weekly (i.e. once every two weeks) to the site by the Architect during construction

.3 Two (2) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents

.4 Two (2) inspections for any portion of the Work to determine final completion.

§ 4.2.5 If the services covered by this Agreement have not been completed within Thirty-Six (36) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

PAGE 16

X

Litigation in a court of competent jurisdiction.

None.

None.

PAGE 18

$38,500 flat fee. See Attachment A Proposed Contract Fee.

Hourly per Attachment A Proposed Contract Fee.

Hourly per Attachment A Proposed Contract Fee.

Schematic Design Phase	Fifteen percent (15.00 %)
Design Development Phase	Fifteen percent (15.00 %)
Construction Documents Phase	Forty-Seven percent (47.00 %)
Procurement Phase	Three percent (3.00 %)
Construction Phase	Twenty percent (20.00 %)

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Total Basic Compensation	one hundred percent (100.00 %)

PAGE 19

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus Zero percent (0.00 %) of the expenses incurred.

Not Applicable.

§ 11.10.1.1 An initial payment of Zero Dollars and Zero Cents ($ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid Thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

1.00 % monthly

None identified at this time.

PAGE 20

Attachment A Proposed Contract Fee

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 15:39:00 CDT on 05/14/2025 under Order No. 20240064418 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B101™ - 2017, Standard Form of Agreement Between Owner and Architect, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

Architect, AIA, Vice President

(Title)

5/14/2025

(Dated)

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SVPA ARCHITECTS
www.svpa-architects.com
Phone 515.327.5990
1466 28th Street, Suite 200
West Des Moines, Iowa 50266

May 9, 2025

PROPOSED CONTRACT FEE

Mr. Jeremy Rydl
Public Works Operations Manager
City of Ankeny
211 SE Lorenz Drive
Ankeny, IA 50021

Dear Mark,

On behalf of SVPA Architects Inc., we would like to thank you for the ongoing opportunity to work with the City of Ankeny. We are pleased to submit this proposal for architectural and engineering services for the Salt Storage Building. We value the working relationship we have developed with the City of Ankeny and look forward to providing client-focused professional design services.

PROJECT SCOPE

The project involves a new salt storage building to be located on a site on NW 36th Street and NW Irvinedale Drive in Ankeny. The building is anticipated to be approximately 80' wide x 100' deep x 20' clear height. A 20'x16' overhead sectional door and man door will also be included. Salt storage capacity shall be 3000-4000 tons, which would be approximately 10' height of salt storage. Design must satisfy zoning requirements for building design standards for exterior facades.

PROJECT SCHEDULE

The proposed design phase for the project is anticipated to commence in spring of 2025. We anticipate a 12-week design schedule to complete construction documents. Construction Documents shall be issued for Bidding in November 2025. Construction will start in March of 2026.

PROJECT BUDGET

Based upon three different options for the design, we are anticipating the construction cost to range from $800,000 to $900,000. For reference, we have included three design options we could explore.

SCOPE OF SERVICES

SVPA Architects Inc. proposes to provide complete basic services including Schematic Design, Design Development, Construction Documents, Bidding/Negotiation and Construction Administration phases for the architectural design, structural engineering, and electrical engineering for the project described herein. We will propose three options for the design of the building in terms of building exterior and building structure to evaluate the most cost-effective and long-term solution. The owner has previously engaged a civil engineer for civil engineering and landscape architecture services as a part of the new water tower project adjacent to the proposed salt storage building and will make any adjustments to the site plans as a part of this project and receive necessary approvals from city. The following is a list of design services and the consultants that are proposed for inclusion in our prime Agreement for complete Basic Services with the Owner:

SVPA ARCHITECTS
www.svpa-architects.com
Phone 515.327.5990
1466 28th Street, Suite 200
West Des Moines, Iowa 50266

• Architecture:	SVPA Architects Inc.
• Civil Engineering and Landscape Architecture:	By Owner
• Structural Engineering:	KPFF
• Electrical Engineering:	Twin Rivers Engineering Consultants, Inc.

FEE STRUCTURE

SVPA Architects Inc. proposes to establish Basic Compensation for the design services listed above for a flat fee of $38,500. Reimbursable expenses would be in addition to the fee but would mainly be gas milage costs.

Additional Services: Platting, Site Survey and Civil Engineering not included. We assume that since the building is not conditioned, there will not be a 3rd party energy inspection required for building envelope and electrical systems.

FEE STRUCTURE & FORM OF CONTRACT

We propose to utilize a Standard Form of Agreement Between Owner and Architect AIA Document B101 (2017 edition). Monthly invoices will be submitted based upon the percentage of work completed per the Design Phase Fee Schedule listed above. Invoices are due to be paid within 30 days; prompt payment is always appreciated. If Additional Services are requested beyond the scope of basic services as outlined in the Standard AIA Form of Agreement Between Owner and Architect, they will be billed per SVPA's attached standard hourly rates. Reimbursable expenses for items such as printing, shipping and long-distance communications are in addition to basic services and will be billed at 1.0 times cost directly to the Owner.

HOURLY RATES & REIMBURSABLE EXPENSES

Compensation for Designated Services shall be at a fixed rate per hour, effective January 1, 2025, through December 31, 2025, as follows:

▪ Principal	$210/hr.
▪ Associate Architect	$165/hr.
▪ Associate Interior Designer	$165/hr.
▪ Senior Architect	$155/hr.
▪ Architect	$140/hr.
▪ Intern Architect	$115/hr.
▪ Senior Interior Designer	$155/hr.
▪ Interior Designer	$140/hr.
▪ Intern Interior Designer	$115/hr.
▪ Project Coordinator	$105/hr.
▪ Senior CAD Technician	$105/hr.

Reimbursable expenses are in addition to Basic, Supplemental and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the project. These will be billed at 1.0 times cost directly to the Owner.

1. Transportation and authorized out-of-town travel and subsistence
2. Long-distance services, dedicated data and communication services, Project websites and extranets
3. Permitting and other fees required by authorities having jurisdiction over the Project
4. Printing, reproductions, plots and standard form documents, excluding printing for SVPA office use
5. Postage, handling and delivery
6. Outsourced renderings, animations, mock-ups, physical models and photography requested by Owner
7. If required and approved by the Owner, the additional expense of professional liability insurance dedicated exclusively to this Project in excess of coverage or limits normally maintained by the Architect

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1466 28th Street, Suite 200
West Des Moines, Iowa 50266

- Architectural Technician $95/hr.

8. Taxes levied on professional services and reimbursable expenses for this Project
9. Expenses for the Architect and Architect's consultants to provide a Project site office, if required and approved by the Owner

Thank you for the opportunity to submit this proposal for the Ankeny Salt Storage Building. If you need any additional information or clarification of our proposal, my direct number is 515-280-2409. We look forward to working with you again on this project.

Sincerely,

Thad Long, AIA
Vice President/Principal
SVPA Architects Inc.

Accepted by: _____ Date: _____

Name & Title: _____

SVPA ARCHITECTS
www.svpa-architects.com
Phone 515.327.5990
1466 28th Street, Suite 200
West Des Moines, Iowa 50266

Project: #25022 City of Ankeny Public Works Salt Storage Facility Amendment No. 1

April 16, 2026

Mr. Jeremy Rydl – Public Works Operations Manager
City of Ankeny
211 SE Lorenz Drive
Ankeny, IA 50021

RE: **Amendment No. 1 to the AIA B101 Agreement for Ankeny Public Works Salt Storage Facility**
Additional Service for Civil Engineering Site Design and Architectural Services

In accordance with Article 4.2 – Additional Services of the AIA B101 (2017) Standard Form of Agreement Between Owner and Architect, we are submitting this Amendment No. 1 to address adjustments in compensation resulting from changes in project scope and required additional services. The Owner's construction budget identified in Attachment A – Proposed Contract Fee dated May 19, 2025, was established at approximately $800,000 to $900,000. SVPA's flat fee of $38,500 was established based on 4.5% of the estimated cost of construction of $850,000 and included the preparation of three design options.

Based on planning and zoning requirements, the building concept design was developed as architectural precast construction with multiple precast finish variations and reveals. SVPA prepared several exterior finish options, including architectural renderings, for review and approval. The most recent Opinion of Probable Construction Cost reflects an updated construction cost of $1,129,500. Applying the same logic as the proposed 4.5% fee structure to the revised construction cost results in a total architectural fee of $50,830. This represents an increase of **$12,330** over the original lump sum fee.

During the design process, it has been determined that civil engineering site design services are required to obtain final site plan approval and to prepare the project for bidding and construction. SVPA recommends retaining McClure Engineering Company of Ankeny, Iowa, to provide these services. McClure has submitted a Proposal for Civil Engineering Services dated February 19, 2026, in the lump sum amount of **$12,500**.

Due to ongoing modifications to the water tower site during construction, the City of Ankeny Public Works has requested that a topographic survey be completed upon completion of the project to document existing as-built conditions. This approach ensures that the Salt Storage Facility design is based on actual constructed site conditions rather than previously issued drawings. Accordingly, a topographic survey in the amount of $3,000 is required and will be invoiced to the City of Ankeny as a direct reimbursable expense.

In Summary of the Amendment #1:

Architectural Fee Increase: $12,330
Estimated Reimbursables Expenses, Architectural Services: $650
Civil Engineering Services (Lump Sum): $12,500
Estimated Reimbursables Expenses, Civil Engineering Services: $350
Direct Reimbursable Expense – Topographic Site Survey: $3,000
Total Increase to Contract: $28,830 (includes Estimated Reimbursables Expenses $1000)

Based on this amendment, the total compensation under Article 11 – Compensation shall increase from $38,500, plus Actual Reimbursables of $118.30 to **$67,448.30** (Sixty-Seven Thousand Four Hundred Forty-Eight Dollars and Thirty Cents). This amount includes McClure Engineering's as-built topographic survey

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West Des Moines, Iowa 50266

services, which will be invoiced to the City of Ankeny as a direct reimbursable expense. The total amount includes the Estimated Reimbursable Expenses of $1000.

All other terms and conditions of the original Agreement remain unchanged.

If this amendment is acceptable, please sign below and return one executed copy for our records.

Sincerely,

Thad N. Long, AIA
Principal, Vice President
SVPA Architects

Accepted By:_____

Name & Title: Bobbi B. Bentz, Mayor

Date:_____

CC: Meaghn Vogl, SVPA
Mark Mueller, City of Ankeny

ATTEST:

_____
Michelle Yuska, City Clerk

Proposal for Civil Engineering Services

Ankeny Salt Storage Facility
Ankeny, Iowa
2.19.2026

PREPARED FOR:
Thad Long, AIA Principal
SVPA Architects

McCLURE™

01. SCOPE OF SERVICES + FEE

Civil Engineering Services

Project Description

The project involves updating the design of the City of Ankeny's Northwest Water Tower site plan to also accommodate for a salt storage facility for the public works department. It is understood that construction of the site has been ongoing since September of 2024 and some design aspects have planned, in a future sense, for public works to have a salt storage facility within the developed area.

It is the intent of this proposal to update the site design within the Northwest Water Tower area constraints.

Meetings and Coordination

McClure will participate in one (1) project kickoff meeting to establish project objectives, confirm known constraints, and coordinate initial civil design requirements. This meeting may include the Owner, Architect, survey team, and other key stakeholders. Discussions will focus on reviewing existing background information, identifying site constraints (including utilities, access, grading, wall locations, and adjacent facility considerations), understanding operational or permitting requirements, and aligning schedule expectations for the design phases.

McClure will participate in one (1) coordination meeting following completion of the Design Development (DD) level documents. This meeting will include a review of the DD site plan, pavement layout, curb locations, and other civil elements to confirm the design intent prior to advancement into construction documents. Coordination with the Owner, Architect, and other project stakeholders will focus on confirming DD decisions, resolving outstanding constraints, reviewing constructability considerations, and aligning on any required adjustments before final design.

McClure will maintain coordination with the project team during project initiation through regular communication and clarification of constraints as needed. Information gaps identified during the kickoff will be documented and tracked for resolution. Additional meetings or expanded coordination related to project initiation will be completed on a time and materials basis in accordance with McClure's standard billing rates.

Topographic and Boundary Survey

McClure will obtain surveyed as-built information and any other available information that can be provided for advancement of the Salt Storage Facility design document.

Construction Documents

McClure will prepare comprehensive site improvement construction document plans for the proposed Salt Storage facility building in the City of Ankeny, designed in accordance with SUDAS and City of Ankeny Supplemental Specifications. The plans will include site layout and dimensions, paving and geometric design, grading, erosion and sediment control, top-of-pavement elevations, spot grades, sidewalk ramp elevations and details meeting City of Ankeny ADA and cross-slope criteria. The design will also incorporate private utility service lines and, if required, a retaining wall plan indicating finished top-of-wall and bottom-of-wall elevations (structural design excluded but available under separate
contract).

Minor revisions and jurisdictional review comments received during the design phase that do not require significant rework will be incorporated into the final construction documents. Any substantial redesign efforts requested by the Owner, the City of Ankeny, or other reviewing entities that require more than 15 hours of additional effort will be considered outside the scope of this proposal and will be addressed through a formal contract amendment

Client Responsibilities

It will be the responsibility of SVPA to provide the following:

- Architectural and other consultant drawings in AutoCAD electronic format. Drawings to include floor plans and other relevant civil design information necessary for completion of drawings.
- Coordination meetings with other disciplines (if necessary).
- Geotechnical report and coordination to be provided.
- Provide Stormwater management plan of the water tower project to verify no additional stormwater calculations (detention basin) is needed. This proposal assumes no additional stormwater/detention calculations are needed.

Compensation

- McClure Engineering Company will provide the civil site design and surveying services described herein for a total lump-sum fee of $15,500. See next page for potential added services (if needed) and exclusions.

- Reimbursable expenses will be invoiced at actual cost-plus ten percent (10%).

- Additional construction site visits are available upon request at a rate of $400 per trip, per person. A summary report and markups from each visit will be provided.

Exhibits

1. Standard Terms and Conditions
2. Hourly Rate Schedule

Agreement

This Proposal shall become the Agreement for Services when signed and dated by both parties. Please return a signed copy of this agreement to us as our authorization to proceed. The terms of this proposal are valid for 90 days from the date of this proposal.

Acknowledgment of Offer and Acceptance:

Proposal accepted, and services are authorized to proceed.

BY:_____TITLE:_____

DATE ACCEPTED: _____

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 proceeding 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 Consultants.

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 by 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 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.

18.0 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.

19.0 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.

20.0 WAIVERS: The Client and the Consultant waive all rights against each other and against the contractors, Consultants, 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, Consultants and agents.

21.0 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.

22.0 GOVERNING LAW: Unless otherwise provided, the Agreement shall be governed by the laws of the State of Iowa.

23.0 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.

24.0 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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 decreasing the contract amount by $418.66 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

Consider motion to approve Change Order #1 decreasing the contract amount by $418.66 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project. Change Order #1 has two main purposes: (1) it updates quantities to reflect as-built conditions, and (2) it updates the contract to include the additional costs which were incurred as a result of modifications that needed to be made to a proposed storm sewer structure.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. NW 17th Street Storm Sewer & Pavement Improvements - Signed CO 1

CHANGE ORDER FORM

Project Title: NW 17th Street Storm Sewer & Pavement Improvements
Contractor: All Star Concrete, LLC
Address: 4989 NW Johnston Dr, Johnston, IA 50131
Finance Budget Code: 681.3681.4453 **Finance Project #:** 681.4453
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: February 16, 2026 **Vendor Account #:** 9679

Date of Council Meeting: May 18, 2026 **Change Order #:** 1

Purpose of Change Order:

Items 2.04, 4.02, 4.03, 4.04, 4.06, 4.07, 4.08, 4.12, 7.01, 7.03, 7.12, and 11.04: Adjusting quantities to reflect as-built conditions.
Item 12.01: Rognes (All Star Concrete's subcontractor) made modifications to a proposed SW-503 storm sewer structure due to a conflict with the existing water main. In addition to the extra cost, All Star Concrete is being granted one (1) additional working day for the substantial completion of Stages 1 and 2.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
2.04	Subgrade Preparation, 6" Depth	SY	26.7	$ 3.05	$ 81.44
4.02	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	(1)	$ 137.00	$ (137.00)
4.03	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	(1)	$ 165.00	$ (165.00)
4.04	Storm Sewer, Trenched, Class A-III RCAP, 24" Diameter	LF	(6)	$ 187.00	$ (1,122.00)
4.06	Removal of Storm Sewer, RCP and RCAP, Any Size Diameter	LF	(8)	$ 22.50	$ (180.00)
4.07	Subdrain, Corrugated PVC, Type 1, Case C, 6" Diameter	LF	(20)	$ 18.20	$ (364.00)
4.08	Subdrain Outlets and Connections, PVC, 6" Diameter	EA	(1)	$ 257.00	$ (257.00)
4.12	Reconnection of Storm Sewer Services	EA	2	$ 884.00	$ 1,768.00
7.01	Pavement, PCC, Class C-SUD, 7" Thick	SY	22.4	$ 58.50	$ 1,310.40
7.03	Removal of Sidewalk	SY	11.6	$ 10.00	$ 116.00
7.12	Pavement Removal, PCC	SY	22.4	$ 15.00	$ 336.00
11.04	Temporary Pedestrian Ramp	EA	(2)	$ 2,000.00	$ (4,000.00)
12.01	Modifications to SW-503	LS	1	$ 2,194.50	$ 2,194.50

Change Order #: 1 **makes the following adjustments to the Contract:** **$ (418.66)**

Contractor Accepted: All Star Concrete, LLC
Firm Name
Bryan Spriggs — Signature
05/07/2026 — Date

Engineer Approved: City of Ankeny
Signature — Date: 05/07/2026

Owner Accepted: City of Ankeny
Signature — Title: Mayor
Date: May 18, 2026

Attest for Owner:
Signature — Title: City Clerk
Date: May 18, 2026

Record of Change Orders:

Original Contract Amount		**$ 661,003.70**
#	Change Order Date	Amount
1	May 18, 2026	$ (418.66)
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Revised Contract Amount **$ 660,585.04**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 #2 increasing the contract amount by $16,566.68 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

This change order is due to upsizing existing 12" RCP to 15" RCP. Removing inadequate structure to better fit at location.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Con-Struct - CO #2

CHANGE ORDER FORM

Project Title: 2025 PCC Reconstruction Program - NW 9th Street
Contractor: Con-Struct, Inc.
Address: 305 South Dayton Ave, Ames, IA 50010

Finance Budget Code:	916.3916.4451	**Finance Project #:**	916.4451
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	April 7, 2025	**Vendor Account #:**	6379

Date of Council Meeting: May 18, 2026 **Change Order #:** 2

Purpose of Change Order:

4.03: Removed due to upsizing existing 12" RCP to 15" RCP.
6.06: Removed due to inadequate structure size required to fit at location.
12.05: Add 15" RCP due to upsizing existing 12" RCP.
12.06: Add larger structures to better fit 54" RCP.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
4.03	Storm Sewer, Trenched, Class III RCP, 12" Diameter	LF	(106.00)	$ 120.00	$ (12,720.00)
6.06	Manhole, SW-402, 5'-6" X 3'-6", Precast	EA	(1.00)	$ 10,500.00	$ (10,500.00)
12.05	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	106.00	$ 137.28	$ 14,551.68
12.06	Manhole, SW-402, 7'-0" X 4'-0", Precast	EA	2.00	$ 12,617.50	$ 25,235.00
					$ -
					$ -

Change Order #: 2 **makes the following adjustments to the Contract:** **$ 16,566.68**

Contractor Accepted: Con-Struct, Inc.
Firm Name
Signature — Date: May 7 2026

Engineer Approved: City of Ankeny
Firm Name
Signature — Date: 5/07/2026

Owner Accepted: City of Ankeny
Signature — Title: Mayor
Date: May 18, 2026

Attest for Owner:
Signature — Title: City Clerk
Date: May 18, 2026

Record of Change Orders:

Original Contract Amount		**$ 1,366,666.00**
#	Change Order Date	Amount
1	April 20, 2026	$ 59,617.06
2	May 18, 2026	$ 16,566.68
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Revised Contract Amount **$ 1,442,849.74**

Date Printed: 5/7/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $5,700.00 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive 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. Manatts - CO #1

CHANGE ORDER FORM

city of Ankeny
bringing it all together

Project Title:	2026 PCC Reconstruction Program - NE Trilein Dirve		
Contractor:	Manatt's, Inc.		
Address:	610 SE Creekview Drive, Ankeny, IA, 50021		
Finance Budget Code:	916.3916.4451	**Finance Project #:**	916.4451
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	February 2, 2026	**Vendor Account #:**	2207

Date of Council Meeting: May 18, 2026 **Change Order #:** 1

Purpose of Change Order:

2.07: Additional gas service crossings were identified with the One-Call locates at time of construction.
12.01: The size of the proposed SW-503 Cast-in-place intake needed to be made larger to correctly fit the angled 36" diameter storm sewer into the structure.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
2.07	Locating Gas Service Crossings	EA	3.00	$ 250.00	$ 750.00
12.01	Increase size of SW-503 Cast-in-place Intake	LS	1.00	$ 4,950.00	$ 4,950.00
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -

Change Order #: 1 **makes the following adjustments to the Contract:** **$ 5,700.00**

Contractor Accepted: Manatt's, Inc.
Firm Name

Connor Young — 05-07-2026
Signature — Date

Engineer Approved: City of Ankeny
Firm Name

Mark Hess — 5/07/2026
Signature — Date

Owner Accepted: City of Ankeny

Signature — Mayor
Title

May 18, 2026
Date

Attest for Owner:

Signature — City Clerk
Title

May 18, 2026
Date

Record of Change Orders:

Original Contract Amount		**$ 1,062,752.25**
#	Change Order Date	Amount
1	May 18, 2026	$ 5,700.00
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Revised Contract Amount **$ 1,068,452.25**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $23,628.00 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching Program project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

This change order is to balance the quantities to reflect what was measured in the field, existing storm sewer intake determined to need major adjustment during field inspection, and add five (5) working days for additional patches along E First Street and new storm sewer rebuild.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. MPS - CO #1

CHANGE ORDER FORM

city of Ankeny
bringing it all together

Project Title:	2026 PCC Street Patching Program		
Contractor:	MPS Engineers, PC dba Kingston Services, PC		
Address:	1444 Illinois Street, Des Moines Iowa, 50314		
Finance Budget Code:	963.3963.4451	**Finance Project #:**	963.4451
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	March 2, 2026	**Vendor Account #:**	7776

Date of Council Meeting: May 18, 2026 **Change Order #:** 1

Purpose of Change Order:

Item #1 - Balance the quantities to reflect what was measured in the field.
Item #2 - Existing Storm Sewer intake determined to need a major adjustment during field inspection.

Five (5) working days added for additional patches along E. First Street and new storm sewer rebuild.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Full Depth Patches, PCC, Class M (5 Hour), 9" Thick	SY	189.00	$ 92.00	$ 17,388.00
2	Intake Adjustment, Major, SW-506	EA	1.00	$ 6,240.00	$ 6,240.00
N/A	Five (5) Additional Working Days	N/A			$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
Change Order #:	**1**	**makes the following adjustments to the Contract:**			**$ 23,628.00**

Contractor Accepted: MPS Engineers, PC dba Kingston Services, PC
Firm Name

Umesh Shetye Digitally signed by Umesh Shetye Date: 2026.05.08 13:29:56 -04'00' — May 8, 2026
Signature — Date

Engineer Approved: City of Ankeny
Firm Name

Signature — 5/8/2026
Date

Owner Accepted: City of Ankeny

Signature — Mayor
Title

May 18, 2026
Date

Attest for Owner:

Signature — City Clerk
Title

May 18, 2026
Date

Record of Change Orders:

Original Contract Amount		**$ 796,427.20**
#	Change Order Date	Amount
1	May 18, 2026	$ 23,628.00
2		
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Revised Contract Amount **$ 820,055.20**

Date Printed: 5/8/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $179,467.36 to Absolute Group, for construction 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. Absolute - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Otter Creek Trunk Sewer Extension - Phase 4		
Contractor:	Absolute Group		
Address:	1800 Burr Oak Boulevard Granger, IA 50109		
Finance Budget Code:	655.3655.4452	***Finance Project #***	655.4452
Vendor Project or Invoice #:	N/A	***PO #***	N/A
Original Contract Date:	January 2, 2026	***Vendor #***	4997

Date of Council Meeting: May 18, 2026 **PAYMENT REQUEST #** 1

PAYMENT PERIOD: From: April 15, 2026 Through: May 1, 2026

Contract Summary

Original Contract Amount:	$ 794,862.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 794,862.00		
Total completed and stored to date:	$ 185,017.90			
Retainage: 3 % of Completed Work:	$ 5,550.54			
Total Earned less Retainage:		$ 179,467.36		
Less previous applications for payment:		$ -		
SUBTOTAL			$	179,467.36
OTHER CHARGES (Stored Materials)			$	150,150.00
CURRENT PAYMENT DUE			$	179,467.36
Balance to finish, including retainage		$ 615,394.64		
Contract Time Remaining (If applicable)	89 Working Days			

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

Construction Contractor Approval: Absolute Group (Firm Name)

Signature: Kane Crawford Date: 5-5-2026

Engineer / Consultant Approval: Civil Design Advantage (Firm Name)

Signature: Eric Schulte Date: 05/07/2026

City of Ankeny Staff Approval:

Signature: Donald Clark Date: 5/7/26

Submit to: Don Clark, PE

E-mail: Dclark@Ankenylowa.gov *Phone:* (515) 963-3529 *Fax:* (515) 963-3536

Date Printed: 5/4/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL 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	VALUE OF COMPLETED WORK	TOTAL VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK															
2.01	Locating/Repairing Tile Lines	STA	38.75		38.75	$ 400.00	$ 15,500.00		$ -		0.00	$ -		$ -	38.75	0.00%
2.02	Topsoil, On-Site	CY	3,100.00		3,100.00	$ 4.75	$ 14,725.00	775.00	$ 3,681.25		775.00	$ 3,681.25		$ 3,681.25	2,325.00	25.00%
	TRENCH EXCAVATION AND BACKFILL													$ -		
3.01	Trench Compaction Testing	LS	1.00		1.00	$ 3,250.85	$ 3,250.85		$ -		0.00	$ -		$ -	1.00	0.00%
3.01	Trench Foundation	TON	285.00		285.00	$ 50.00	$ 14,250.00		$ -		0.00	$ -		$ -	285.00	0.00%
	SEWERS AND DRAINS													$ -		
4.01	Sanitary Sewer, Gravity Main, Trenched, PVC, 24 In Dia	LF	3,559.00		3,559.00	$ 136.00	$ 484,024.00		$ -		0.00	$ -	$ 150,150.00	$ 150,150.00	3,559.00	0.00%
4.02	Sanitary Sewer, Gravity Main, Trenched, PVC, w/ Cone Encasement, 24 In. Dia	LF	63.00		63.00	$ 418.00	$ 26,334.00		$ -		0.00	$ -		$ -	63.00	0.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													$ -		
6.01	Manhole, Type SW-301, 48 In. Dia	EA	12.00		12.00	$ 6,850.00	$ 82,200.00		$ -		0.00	$ -		$ -	12.00	0.00%
6.02	Connection to Existing Manhole	EA	1.00		1.00	$ 7,100.00	$ 7,100.00	1.00	$ 7,100.00		1.00	$ 7,100.00		$ 7,100.00	0.00	100.00%
	TRAFFIC CONTROL													$ -		
8.01	Temporary Traffic Control	LS	1.00		1.00	$ 3,800.00	$ 3,800.00		$ -		0.00	$ -		$ -	1.00	0.00%
	SITE WORK AND LANDSCAPING													$ -		
9.01	Conventional Seeding, Seeding, Fertilizing, and Mulching Type 2 (Permanent)	AC	10.77		10.77	$ 900.00	$ 9,693.00		$ -		0.00	$ -		$ -	10.77	0.00%
9.02	Conventional Seeding, Seeding, Fertilizing and Mulching, Type 5 (Temp)	AC	10.77		10.77	$ 285.00	$ 3,069.45		$ -		0.00	$ -		$ -	10.77	0.00%
9.03	Rip Rap, Class E	TON	225.00		225.00	$ 80.00	$ 18,000.00		$ -		0.00	$ -		$ -	225.00	0.00%
9.04	Silt Fence	LF	3,877.00		3,877.00	$ 1.55	$ 6,009.35	3,443.00	$ 5,336.65		3,443.00	$ 5,336.65		$ 5,336.65	434.00	88.81%
9.05	Silt Fence, Removal of Device	LF	3,877.00		3,877.00	$ 0.05	$ 193.85		$ -		0.00	$ -		$ -	3,877.00	0.00%
9.06	Erosion Control Mulching, Straw	AC	21.88		21.88	$ 450.00	$ 9,846.00		$ -		0.00	$ -		$ -	21.88	0.00%
9.07	Temporary Fence	LF	294.00		294.00	$ 4.75	$ 1,396.50		$ -		0.00	$ -		$ -	294.00	0.00%
9.08	Field Fence -Remove and Replace	LF	195.00		195.00	$ 26.00	$ 5,070.00		$ -		0.00	$ -		$ -	195.00	0.00%
	MISCELLANEOUS													$ -		
11.01	Mobilization	LS	1.00		1.00	$ 25,000.00	$ 25,000.00	0.75	$ 18,750.00		0.75	$ 18,750.00		$ 18,750.00	0.25	75.00%
11.02	Concrete Washout, Rolloff	EA	1.00		1.00	$ 600.00	$ 600.00		$ -		0.00	$ -		$ -	1.00	0.00%
11.03	Steel Interlocking, Tight, Sheet Piling	SF	1,600.00		1,600.00	$ 40.50	$ 64,800.00		$ -		0.00	$ -		$ -	1,600.00	0.00%
	CHANGE ORDER ITEMS															

CONTRACT = $ 794,862.00

COMPLETED = $ 34,867.90

STORED = $ 150,150.00

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK PAY PERIOD = $ 34,867.90 COMPLETED & STORED = $ 185,017.90 23.28%

Summary of Initial Payments for Stored Materials

Item	Description	Units	Quantity	Invoiced Amount
4.01	Sanitary Sewer, Gravity Main, Trenched, PVC, 24 In. Dia.	LF	3,559.00	$ 150,150.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

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Previous Applications for Payment

No.	Date	Amount
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PREVIOUS PAY APP TOTAL = $ -

Record of Change Orders

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining

Contract Period:	Working Days
Construction Start Date:	April 15, 2026

Full Completion

Contract Working Days:	95.0
Added by Change Order:	
Total Working Days:	95.0
Working Days Used to Date:	6.0
Working Days Remaining:	89.0

Date Printed: 5/4/2026

CORE & MAIN

INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice #	Y790927
Invoice Date	4/27/26
Account #	203362
Sales Rep	MICHAEL HARDY
Phone #	515-986-4000
Branch #223	Grimes, IA
Total Amount Due	$20,790.00

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

ABSOLUTE CONCRETE CONST INC
DBA ABSOLUTE GROUP
1800 BURR OAK BLVD
GRANGER IA 50109

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Shipped To:
NE 29TH ST & NE 118TH AVE
ELKHART, IA

CUSTOMER JOB- OTTER 03PM-25005 CRK

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
4/01/26	4/23/26		03PM-25005 CRK	OTTER		DIRECT	Y790927

Product Code	Description	Quantity Ordered	Shipped	B/O	Price	UM	Extended Price
	CORE & MAIN PO#- 2859964						
04243514	24 PVC SDR35 SWR PIPE (G) 14' BID SEQ# 80	3640	504	3136	41.25000	FT	20,790.00

Freight	Delivery	Handling	Restock	Misc		
					Subtotal:	20,790.00
					Other:	.00
					Tax:	.00

Terms: NET 30
Ordered By: KANE

Invoice Total: $20,790.00

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: https://coreandmain.com/terms-of-sale/

DUPLICATE

INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice #	Y938333
Invoice Date	4/28/26
Account #	203362
Sales Rep	MICHAEL HARDY
Phone #	515-986-4000
Branch #223	Grimes, IA
Total Amount Due	$83,160.00

Backordered from:

4/27/26 Y790927

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

ABSOLUTE CONCRETE CONST INC
DBA ABSOLUTE GROUP
1800 BURR OAK BLVD
GRANGER IA 50109

Shipped To:
NE 29TH ST & NE 118TH AVE
ELKHART, IA

CUSTOMER JOB- OTTER 03PM-25005 CRK

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
4/01/26	4/24/26		03PM-25005 CRK	OTTER		DIRECT	Y938333

Product Code	Description	Quantity Ordered	Shipped	B/O	Price	UM	Extended Price
	CORE & MAIN PO#- 2859964						
04243514	24 PVC SDR35 SWR PIPE (G) 14' BID SEQ# 80	3136	2016	1120	41.25000	FT	83,160.00

Freight	Delivery	Handling	Restock	Misc		
					Subtotal:	83,160.00
					Other:	.00
					Tax:	.00

Terms: NET 30
Ordered By: KANE

Invoice Total: $83,160.00

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.
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DUPLICATE

INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice #	Y947038
Invoice Date	4/29/26
Account #	203362
Sales Rep	MICHAEL HARDY
Phone #	515-986-4000
Branch #223	Grimes, IA
Total Amount Due	$20,790.00

Backordered from:

4/27/26 Y790927

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

ABSOLUTE CONCRETE CONST INC
DBA ABSOLUTE GROUP
1800 BURR OAK BLVD
GRANGER IA 50109

Shipped To:
NE 29TH ST & NE 118TH AVE
ELKHART, IA

CUSTOMER JOB- OTTER 03PM-25005 CRK

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
4/01/26	4/27/26		03PM-25005 CRK	OTTER		DIRECT	Y947038

Product Code	Description	Quantity Ordered	Shipped	B/O	Price	UM	Extended Price
	CORE & MAIN PO#- 2859964						
04243514	24 PVC SDR35 SWR PIPE (G) 14' BID SEQ# 80	1120	504	616	41.25000	FT	20,790.00

Freight	Delivery	Handling	Restock	Misc		
					Subtotal:	20,790.00
					Other:	.00
					Tax:	.00

Terms: NET 30
Ordered By: KANE

Invoice Total: $20,790.00

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: https://coreandmain.com/terms-of-sale/

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CORE & MAIN

INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice #	Y955885
Invoice Date	4/30/26
Account #	203362
Sales Rep	MICHAEL HARDY
Phone #	515-986-4000
Branch #223	Grimes, IA
Total Amount Due	$25,410.00

Backordered from:
4/27/26 Y790927

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

ABSOLUTE CONCRETE CONST INC
DBA ABSOLUTE GROUP
1800 BURR OAK BLVD
GRANGER IA 50109

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Shipped To:
NE 29TH ST & NE 118TH AVE
ELKHART, IA

CUSTOMER JOB- OTTER 03PM-25005 CRK

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
4/01/26	4/28/26		03PM-25005 CRK	OTTER		DIRECT	Y955885

Product Code	Description	Quantity Ordered	Shipped	B/O	Price	UM	Extended Price
	CORE & MAIN PO#- 2859964						
04243514	24 PVC SDR35 SWR PIPE (G) 14' BID SEQ# 80	616	616		41.25000	FT	25,410.00

Freight	Delivery	Handling	Restock	Misc		
					Subtotal:	25,410.00
					Other:	.00
					Tax:	.00

Terms: NET 30
Ordered By: KANE

Invoice Total: $25,410.00

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: https://coreandmain.com/terms-of-sale/

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 #13 in the amount of $14,925.49 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 #13

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: May 18, 2026 **Payment Application #:** 13

Payment Period: From: March 28, 2026 Through: May 1, 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:	$ 109,714.92		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 109,714.92	
Less Previous Applications for Payment:		$ 94,789.43	
SUBTOTAL:			$ 14,925.49
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 14,925.49**
Balance to Finish, Including Retainage:		$ 31,885.08	
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 Lacy Michelle M. Sweeney May 5, 2026
Signature Date

City of Ankeny Staff Approval:

Leslie Hart 5/5/26
Signature Date

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

Date Printed: 5/5/2026

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
11	March 16, 2026	$ 10,859.29
12	April 20, 2026	$ 5,847.29
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 94,789.43

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: 5/5/2026

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

515.323.7910 tel
515.244.4803 fax

May 5, 2026

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

Subject: **I35 and NE 36th Street Interchange Improvements**
Progress Report No. 13
AECOM #60751780

Dear Ms. Hart:

This progress report summarizes the work completed on the I35 and NE 36th Street Interchange project from March 28, 2026, through May 1, 2026. The following activities were accomplished during this time period:

1. Developed the Operational Alternatives and reviewed them with City of Ankeny staff.

The following work is anticipated during the upcoming weeks:

1. Revise Safety Analysis Memo per City of Ankeny comments and revised Traffic Forecast.
2. Discuss Operational Alternatives with the City of Ankeny and Iowa DOT.
3. Continue work on the Operational Analysis Memo.

The project is proceeding within the current contract budget and revised schedule. 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 12 - 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: 05-MAY-26
Invoice Number: 2001139746

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 : 28-MAR-26 - 01-MAY-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	03-APR-26	0.50	35.38	17.69	
Allyn, Todd L	Project Professional	03-APR-26	6.00	75.66	453.96	
Allyn, Todd L	Project Professional	10-APR-26	11.00	75.66	832.26	
Allyn, Todd L	Project Professional	17-APR-26	5.00	75.66	378.30	
Allyn, Todd L	Project Professional	24-APR-26	3.00	75.66	226.98	
Bernhardt, Mary E	Project Support	03-APR-26	1.00	45.75	45.75	
Droste, Jason J	CADD Operator II	24-APR-26	7.00	36.50	255.50	
Salomonsen, Derek A	Staff Professional	03-APR-26	6.50	64.54	419.51	
Salomonsen, Derek A	Staff Professional	10-APR-26	3.00	64.54	193.62	
Salomonsen, Derek A	Staff Professional	17-APR-26	7.00	64.54	451.78	
Salomonsen, Derek A	Staff Professional	01-MAY-26	1.00	64.54	64.54	
Sweeney, Michelle	Senior Professional	03-APR-26	1.00	100.56	100.56	
Van Sickle, Ethan (Ethan)	Professional	03-APR-26	8.00	43.94	351.55	
Van Sickle, Ethan (Ethan)	Professional	10-APR-26	10.00	43.94	439.45	
Van Sickle, Ethan (Ethan)	Professional	17-APR-26	18.00	43.94	790.99	
Van Sickle, Ethan (Ethan)	Professional	24-APR-26	19.00	43.94	834.94	
Total Labor Multiplier			**107.00**		**5,857.38**	**5,857.38**

OverHead Markup **7,351.02**

Labor CPFF Total **13,208.40**

Lump Sum

Description	Billed Amt
Fixed Fee Labor	1,717.09
Total Lump Sum	**1,717.09**

Project Total : ANK - I35 and NE 36th St Interchange **14,925.49**

Invoice Summaries

Total Current Amount :	14,925.49
Retention Amount :	0.00
Pre-Tax Amount :	14,925.49
Tax Amount :	0.00
Total Invoice Amount :	**14,925.49**

Billing Summaries

Billing Summary	Current	Prior	Total	Limit	Remain
Billings	14,925.49	94,789.43	109,714.92	141,600.00	31,885.08
Tax	0.00	0.00	0.00		
Billing Total :	14,925.49	94,789.43	109,714.92		

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2001139746
Invoice Date: 05-MAY-26
Invoice Due Date: 04-JUN-26
Amount Due: $14,925.49 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

May 18, 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 $121,364.46 to All Star Concrete, LLC, for construction services on the NW 17th Street Storm Sewer & Pavement 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. All Star - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	NW 17th Street Storm Sewer & Pavement Improvements		
Contractor:	All Star Concrete, LLC		
Address:	4989 NW Johnston Dr, Johnston, IA 50131		
Finance Budget Code:	681.3681.4453	**Finance Project #:**	681.4453
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	February 16, 2026	**Vendor Account #:**	9679

Date of Council Meeting: May 18, 2026 **Payment Application #:** 1

Payment Period: From: April 20, 2026 Through: April 30, 2026

Contract Summary:

Original Contract Amount:	$ 661,003.70			
Net Change by Change Orders:	$ (418.66)			
Contract Amount to Date: (line 1 ± 2)		$ 660,585.04		
Total Completed and Stored to Date:	$ 125,118.00			
Retainage: 3 % of Completed Work:	$ 3,753.54			
Total Earned Less Retainage:		$ 121,364.46		
Less Previous Applications for Payment:		$ -		
SUBTOTAL:			$	121,364.46
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**121,364.46**
Balance to Finish, Including Retainage:		$ 539,220.58		

Contract Time Remaining (Substantial):	83.0	Working Days
Contract Time Remaining (Full):	10.0	Working Days

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

Construction Contractor Approval: All Star Concrete, LLC
Firm Name

Bryan Spriggs
Signature

5/07/2026
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Ankeny Staff Approval:

Q Lopreato
Signature

5/7/2026
Date

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

Date Printed: 5/1/2026

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
	EARTHWORK													
2.01	Clearing and Grubbing	UNIT	39.2		39.2	$ 70.00	$ 2,744.00	39.2	$ 2,744.00		39.2	$ 2,744.00	0	100.00%
2.02	Topsoil, Compost-amended	CY	212		212	$ 30.10	$ 6,381.20		$ -		0	$ -	212	0.00%
2.03	Excavation, Class 10	CY	843		843	$ 14.20	$ 11,970.60		$ -		0	$ -	843	0.00%
2.04	Subgrade Preparation, 6" Depth	SY	3790	26.7	3,816.7	$ 3.05	$ 11,640.94		$ -		0	$ -	3,816.7	0.00%
2.05	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	948		948	$ 4.00	$ 3,792.00		$ -		0	$ -	948	0.00%
2.06	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	3790		3,790	$ 12.00	$ 45,480.00		$ -		0	$ -	3,790	0.00%
2.07	Compaction Testing	LS	1		1	$ 2,000.00	$ 2,000.00		$ -		0	$ -	1	0.00%
	TRENCH EXCAVATION AND BACKFILL													
3.01	Trench Compaction Testing	LS	1		1	$ 2,500.00	$ 2,500.00		$ -		0	$ -	1	0.00%
	SEWERS AND DRAINS													
4.01	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	62		62	$ 141.00	$ 8,742.00		$ -		0	$ -	62	0.00%
4.02	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	109	(1)	108	$ 137.00	$ 14,796.00	5	$ 685.00		5	$ 685.00	103	4.63%
4.03	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	79	(1)	78	$ 165.00	$ 12,870.00	42	$ 6,930.00		42	$ 6,930.00	36	53.85%
4.04	Storm Sewer, Trenched, Class A-III RCAP, 24" Diameter	LF	96	(6)	90	$ 187.00	$ 16,830.00	90	$ 16,830.00		90	$ 16,830.00	0	100.00%
4.05	Storm Sewer, Trenched, Class III RCP, 36" Diameter	LF	6		6	$ 275.00	$ 1,650.00		$ -		0	$ -	6	0.00%
4.06	Removal of Storm Sewer, RCP and RCAP, Any Size Diameter	LF	352	(8)	344	$ 22.50	$ 7,740.00	137	$ 3,082.50		137	$ 3,082.50	207	39.83%
4.07	Subdrain, Corrugated PVC, Type 1, Case C, 6" Diameter	LF	1660	(20)	1,640	$ 18.20	$ 29,848.00		$ -		0	$ -	1,640	0.00%
4.08	Subdrain Outlets and Connections, PVC, 6" Diameter	EA	14	(1)	13	$ 257.00	$ 3,341.00		$ -		0	$ -	13	0.00%
4.09	Footing Drain, Trenched, Solid Wall PVC, 8" Diameter	LF	18		18	$ 35.50	$ 639.00		$ -		0	$ -	18	0.00%
4.10	Footing Drain, Trenched, Solid Wall PVC, 12" Diameter	LF	6		6	$ 66.50	$ 399.00		$ -		0	$ -	6	0.00%
4.11	Removal of Footing Drain, Any Type, Any Size	LF	24		24	$ 7.15	$ 171.60		$ -		0	$ -	24	0.00%
4.12	Reconnection of Storm Sewer Services	EA	2	2	4	$ 884.00	$ 3,536.00	2	$ 1,768.00		2	$ 1,768.00	2	50.00%
4.13	Concrete Collar, 24" RCP	EA	1		1	$ 656.00	$ 656.00		$ -		0	$ -	1	0.00%
	WATER MAINS AND APPURTENANCES													
5.01	Water Service Curb Stop and Box	EA	2		2	$ 999.00	$ 1,998.00	2	$ 1,998.00		2	$ 1,998.00	0	100.00%
5.02	Valve Box Replacement	EA	4		4	$ 599.00	$ 2,396.00		$ -		0	$ -	4	0.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Intake, Type SW-501, 3'-0" x 2'-0", Cast-in-place	EA	4		4	$ 3,685.00	$ 14,740.00	2	$ 7,370.00		2	$ 7,370.00	2	50.00%
6.02	Intake, Type SW-503, 3'-0" x 6'-0", Cast-in-place	EA	4		4	$ 6,870.00	$ 27,480.00	2	$ 13,740.00		2	$ 13,740.00	2	50.00%
6.03	Intake, Type SW-505, 6'-8" x 2'-0", Cast-in-place	EA	1		1	$ 4,795.00	$ 4,795.00		$ -		0	$ -	1	0.00%
6.04	Intake, Type SW-506, 6'-8" x 6'-0", Cast-in-place	EA	2		2	$ 8,220.00	$ 16,440.00		$ -		0	$ -	2	0.00%
6.05	Intake, Type SW-516, 6'-8" x 6'-8", Cast-in-place	EA	1		1	$ 9,255.00	$ 9,255.00		$ -		0	$ -	1	0.00%
6.06	Manhole Adjustment, Sanitary, Minor, SELFLEVEL Casting	EA	5		5	$ 1,790.00	$ 8,950.00		$ -		0	$ -	5	0.00%
6.07	Manhole Adjustment, Storm, Minor, SELFLEVEL Casting	EA	2		2	$ 1,790.00	$ 3,580.00		$ -		0	$ -	2	0.00%
6.08	Remove Intake	EA	12		12	$ 871.00	$ 10,452.00	4	$ 3,484.00		4	$ 3,484.00	8	33.33%
	STREETS AND RELATED WORK													
7.01	Pavement, PCC, Class C-SUD, 7" Thick	SY	3260	22.4	3,282.4	$ 58.50	$ 192,020.40		$ -		0	$ -	3,282.4	0.00%
7.02	Plastic Concrete Testing	LS	1		1	$ 6,000.00	$ 6,000.00	0.1	$ 600.00		0.1	$ 600.00	0.9	10.00%
7.03	Removal of Sidewalk	SY	125.1	11.6	136.7	$ 10.00	$ 1,367.00	73.1	$ 731.00		73.1	$ 731.00	63.6	53.47%
7.04	Removal of Driveway	SY	251.8		251.8	$ 10.00	$ 2,518.00	167.1	$ 1,671.00		167.1	$ 1,671.00	84.7	66.36%
7.05	Sidewalk, PCC, Class C, 4" Thick	SY	45.3		45.3	$ 66.00	$ 2,989.80		$ -		0	$ -	45.3	0.00%
7.06	Sidewalk, PCC, Class C, 6" Thick	SY	24.8		24.8	$ 99.00	$ 2,455.20		$ -		0	$ -	24.8	0.00%
7.07	Sidewalk, PCC, Class C, 4" Thick with Integral Curb	SY	44.1		44.1	$ 100.00	$ 4,410.00		$ -		0	$ -	44.1	0.00%
7.08	Sidewalk, PCC, Class C, 6" Thick with Integral Curb	SY	1.8		1.8	$ 500.00	$ 900.00		$ -		0	$ -	1.8	0.00%
7.09	Detectable Warnings, Galvanized Steel	SF	48		48	$ 50.00	$ 2,400.00		$ -		0	$ -	48	0.00%
7.10	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	265.4		265.4	$ 57.00	$ 15,127.80		$ -		0	$ -	265.4	0.00%
7.11	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	51.7		51.7	$ 90.00	$ 4,653.00		$ -		0	$ -	51.7	0.00%
7.12	Pavement Removal, PCC	SY	3260	22.4	3,282.4	$ 15.00	$ 49,236.00	2,000.0	$ 30,000.00		2,000.0	$ 30,000.00	1,282.4	60.93%
	TRAFFIC CONTROL													
8.01	Temporary Traffic Control	LS	1		1	$ 9,150.00	$ 9,150.00	0.1	$ 915.00		0.1	$ 915.00	0.9	10.00%

Date printed: 5/1/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

8.02	Portable Dynamic Message Sign (PDMS)	CDAY	10		10	$ 100.00	$ 1,000.00	10	$ 1,000.00		10	$ 1,000.00	0	100.00%
8.03	Remove and Reinstall Traffic Signs	EA	6		6	$ 350.00	$ 2,100.00		$ -		0	$ -	6	0.00%
	SITE WORK AND LANDSCAPING													
9.01	Conventional Seeding and Fertilizing, Type 1	AC	0.5		0.5	$ 2,000.00	$ 1,000.00		$ -		0	$ -	0.5	0.00%
9.02	Conventional Seeding and Fertilizing, Type 4	AC	0.5		0.5	$ 1,000.00	$ 500.00		$ -		0	$ -	0.5	0.00%
9.03	Spot Herbicide Application	AC	0.5		0.5	$ 1,000.00	$ 500.00		$ -		0	$ -	0.5	0.00%
9.04	Erosion Control Mulching, Hydromulching (BFM)	AC	1		1	$ 2,300.00	$ 2,300.00		$ -		0	$ -	1	0.00%
9.05	Inlet Protection Device, Drop-in	EA	16		16	$ 150.00	$ 2,400.00	8	$ 1,200.00		8	$ 1,200.00	8	50.00%
9.06	Inlet Protection Device, Surface-applied	EA	16		16	$ 125.00	$ 2,000.00	4	$ 500.00		4	$ 500.00	12	25.00%
9.07	Inlet Protection Device, Maintenance	EA	16		16	$ 50.00	$ 800.00		$ -		0	$ -	16	0.00%
	MISCELLANEOUS													
11.01	Mobilization	LS	1		1	$ 45,000.00	$ 45,000.00	0.5	$ 22,500.00		0.5	$ 22,500.00	0.5	50.00%
11.02	Maintenance of Postal Service	LS	1		1	$ 1,250.00	$ 1,250.00	0.1	$ 125.00		0.1	$ 125.00	0.9	10.00%
11.03	Maintenance of Solid Waste Collection	LS	1		1	$ 6,500.00	$ 6,500.00	0.1	$ 650.00		0.1	$ 650.00	0.9	10.00%
11.04	Temporary Pedestrian Ramp	EA	6	(2)	4	$ 2,000.00	$ 8,000.00	2	$ 4,000.00		2	$ 4,000.00	2	50.00%
11.05	Concrete Washout	LS	1		1	$ 2,000.00	$ 2,000.00	0.1	$ 200.00		0.1	$ 200.00	0.9	10.00%
11.06	Orange Mesh Safety Fence	LS	1		1	$ 2,000.00	$ 2,000.00	0.1	$ 200.00		0.1	$ 200.00	0.9	10.00%
	CHANGE ORDER													
12.01	Modifications to SW-503	LS	0	1	1	$ 2,194.50	$ 2,194.50	1	$ 2,194.50		1	$ 2,194.50	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = $ 660,585.04 PAY PERIOD = $ 125,118.00 COMPLETED = $ 125,118.00 18.94%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ -

Record of Change Orders:

No.	Date	Amount
1	May 18, 2026	$ (418.66)
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CHANGE ORDER TOTAL = $ (418.66)

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	April 20, 2026

Substantial Completion:

Contract Working Days:	90.0
Added by Change Order:	1.0
Total Working Days:	91.0
Working Days Used to Date:	8.0
Working Days Remaining:	**83.0**

Full Completion:

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $8,960.75 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 2A: Design 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-Phase2A DesEng

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Westlawn Place Area Utility Improvements - Phase 2A: Design Engineering		
Contractor:	Civil Design Advantage, LLC		
Address:	4121 NW Urbandale Drive Urbandale, Iowa 50322		
Finance Budget Code:	25% to Each	**Finance Project #:**	25% to Each
	610.3610.4210/650.3650.4210/963.3963.4210/680.3680.4210		610.4210/650.4210/963.4210/680.4210
Vendor Project #:		**Purchase Order #:**	
Original Contract Date:	April 6, 2026	**Vendor Account #:**	2407

Date of Council Meeting: May 18, 2026 **Payment Application #:** 1

Payment Period: From: April 6, 2026 Through: May 3, 2026

Contract Summary:

Original Contract Amount:	$ 123,484.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 123,484.00		
Total Completed and Stored to Date:	$ 8,960.75			
Retainage: ____ % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 8,960.75		
Less Previous Applications for Payment:		$ -		
SUBTOTAL:			$	8,960.75
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**8,960.75**
Balance to Finish, Including Retainage:		$ 114,523.25		
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 05/07/2026

Signature Date

City of Ankeny Staff Approval:

Adam Lust 05/08/26

Signature Date

Submit to: Adam Lust, Public Works Engineering Manager

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

Date Printed: 5/8/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1		
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ -

Record of Change Orders:

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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

May 07, 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 2A: Design 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: Design Engineering Services.

During this time, Civil Design Advantage has performed design engineering services, including conducting a kickoff meeting, limited topographic survey, private utility coordination, and started preparing preliminary Construction Drawings for the Westlawn Place Area Utility Improvements – Phase 2A 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

May 07, 2026
Project No: 2603.193
Invoice No: 52435
Due Date: June 06, 2026

Project 2603.193 C. Ankeny- Westlawn Phase 2A Design Serv

Professional Services from April 06, 2026 through May 03, 2026

Task 103 Limited Topographic Survey

Professional Personnel

	Hours	Rate	Amount
Technician 1	4.00	65.00	260.00
Technician 2	4.00	79.00	316.00
Technician 6	2.00	127.00	254.00
Administrative 3	1.00	104.00	104.00
Total Labor			**934.00**

Total this Task **$934.00**

Task 203 Existing SWMP Verification

Total this Task **0.00**

Task 235 Private Utility Coordination

Professional Personnel

	Hours	Rate	Amount
Engineer 7	2.00	181.00	362.00
Total Labor			**362.00**

Total this Task **$362.00**

Task 302 Construction Drawing (Preliminary Plans)

Professional Personnel

	Hours	Rate	Amount
Engineer 4	1.75	141.00	246.75
Engineer 7	38.00	181.00	6,878.00
Total Labor			**7,124.75**

Total this Task **$7,124.75**

Task 303 Construction Drawings (Check Plans)

Total this Task **0.00**

Task 304 Construction Drawing (Final Plans)

Total this Task **0.00**

Task 501 Meetings

Professional Personnel

	Hours	Rate	Amount
Engineer 4	1.75	141.00	246.75

Engineer 7			1.50	181.00	271.50	
	Total Labor					**518.25**
					Total this Task	**$518.25**
Task	502	Public Outreach				
					Total this Task	**0.00**
Task	998	Permits & Fees				
					Total this Task	**0.00**
Task	999	Reimbursable Expenses				
Unit Billing						
4/8/2026	Mileage		30.0 miles @ 0.725		21.75	
	Total Units				**21.75**	**21.75**
					Total this Task	**$21.75**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	8,960.75	0.00	8,960.75
Limit			123,484.00
Remaining			114,523.25

Total this Invoice **$8,960.75**

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

May 18, 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 $50,604.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 2B: Design 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-Phase2B DesEng

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Westlawn Place Area Utility Improvements - Phase 2B: Design 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: March 16, 2026
Vendor Account #: 2407

Date of Council Meeting: May 18, 2026 **Payment Application #:** 1

Payment Period: From: March 30, 2026 Through: May 3, 2026

Contract Summary:

Original Contract Amount:	$ 271,500.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 271,500.00	
Total Completed and Stored to Date:	$ 50,604.00		
Retainage: ____ % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 50,604.00	
Less Previous Applications for Payment:		$ -	
SUBTOTAL:			$ 50,604.00
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 50,604.00**
Balance to Finish, Including Retainage:		$ 220,896.00	
Contract Time Remaining (Substantial):	- #		
Contract Time Remaining (Full):	- #		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Civil Design Advantage

Firm Name

Eric Schultz 05/07/2026

Signature Date

City of Ankeny Staff Approval:

Becky Ford 05/7/2026

Signature Date

Submit to: Becky Ford, Stormwater & Environmental Manager

E-mail: BFord@Ankenyiowa.gov Phone Number: (515) 963-3537

Date Printed: 5/7/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ -

Record of Change Orders:

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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:	

May 07, 2026

Attn: Becky Ford, 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 2B: 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 2B: Design Engineering Services.

During this time, Civil Design Advantage has performed design engineering services, including a kickoff meeting, limited topographic survey, private utility coordination, coordinated with sub-consultants, and began preparing preliminary Construction Drawings for the Westlawn Place Area Utility Improvements – Phase 2B.

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

May 07, 2026
Project No: 2603.194
Invoice No: 52436
Due Date: June 06, 2026

Project 2603.194 C. Ankeny- Westlawn Phase 2B Design Serv

Professional Services from March 30, 2026 through May 03, 2026

Task 103 Limited Topographic Survey

Professional Personnel

	Hours	Rate	Amount
Engineer 7	4.00	181.00	724.00
Technician 1	14.00	65.00	910.00
Technician 2	17.50	79.00	1,382.50
Technician 6	2.00	127.00	254.00
Administrative 3	2.00	104.00	208.00
Total Labor			**3,478.50**
		Total this Task	**$3,478.50**

Task 203 Existing SWMP Verification

Professional Personnel

	Hours	Rate	Amount
Engineer 4	6.00	141.00	846.00
Total Labor			**846.00**
		Total this Task	**$846.00**

Task 235 Private Utility Coordination

Professional Personnel

	Hours	Rate	Amount
Engineer 4	1.00	141.00	141.00
Engineer 7	1.50	181.00	271.50
Total Labor			**412.50**
		Total this Task	**$412.50**

Task 302 Construction Drawing - Preliminary

Professional Personnel

	Hours	Rate	Amount
Engineer 4	114.75	141.00	16,179.75
Engineer 7	124.50	181.00	22,534.50
Technician 7	19.50	139.00	2,710.50
Total Labor			**41,424.75**
		Total this Task	**$41,424.75**

Task 303 Construction Drawing - Check Plans

Total this Task **0.00**

Task 304 Construction Drawing - Final

Total this Task **0.00**

Task 306 Easement/Acquisition Plat Preparation

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	7.00	181.00	1,267.00	
Technician 3	6.25	90.00	562.50	
Technician 4	4.00	105.00	420.00	
Total Labor				**2,249.50**

Total this Task **$2,249.50**

Task 501 Meetings

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	1.75	141.00	246.75	
Engineer 7	3.50	181.00	633.50	
Total Labor				**880.25**

Total this Task **$880.25**

Task 502 Public Outreach

Total this Task **0.00**

Task 701 Sub - Right-of-Way Services

Total this Task **0.00**

Task 702 Sub - Sunset Park Bioretnetion Basin

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	9.00	141.00	1,269.00	
Total Labor				**1,269.00**

Total this Task **$1,269.00**

Task 703 Sub - Structural Design

Total this Task **0.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Unit Billing

4/13/2026	Mileage	60.0 miles @ 0.725	43.50	
	Total Units		**43.50**	**43.50**

Total this Task **$43.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	50,604.00	0.00	50,604.00
Limit			271,500.00
Remaining			220,896.00

Total this Invoice **$50,604.00**

Project	2603.194	C. Ankeny- Westlawn Phase 2B Design Serv	Invoice	52436

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

May 18, 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 $8,040.88 to Civil Design Advantage, LLC, for construction 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 #3-ConEng

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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	**Finance Project #:**	25% to Each
610.3610.4210/650.3650.4210/963.3963.4210/680.3680.4210		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: May 18, 2026 **Payment Application #:** 3

Payment Period: From: March 30, 2026 Through: May 3, 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:	$ 132,258.14			
Retainage: ____ % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 132,258.14		
Less Previous Applications for Payment:		$ 124,217.26		
SUBTOTAL:			$	8,040.88
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**8,040.88**
Balance to Finish, Including Retainage:		$ 142,094.86		
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:

Firm Name

Signature Date

Engineer / Consultant Approval: Civil Design Advantage

Firm Name

Eric Schultz 05/07/2026

Signature Date

City of Ankeny Staff Approval:

Adam Lust 05/08/26

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
1	March 16, 2026	$ 117,234.38
2	April 20, 2026	$ 6,982.88
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 124,217.26

Record of Change Orders:

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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:

May 07, 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 #3
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 #3 for Westlawn Place Area Utility Improvements – Phase 1: Construction Engineering Services.

During this time, Civil Design Advantage has performed construction engineering services, including reviewing and submitting material reviews (shop drawings), providing construction staking, construction administration services, helping answer construction observation questions, and assisting in MidAm gas removal and asbestos abatement meetings and coordination for the Westlawn Place Area Utility Improvements – Phase 1 construction project.

In addition to the previously outlined services, an additional charge of $2,782 was incurred due to a contractor error in the field. CDA services included re-staking, survey crew onsite flowline checks, engineering investigation and verification, and coordination.

CDA also charged $1,898 due to an existing MidAmerican Energy hazardous gas main material (asbestos) site coordination. Notification of the hazardous pipe was given to CDA after the awarded bid and after construction started. CDA services included exhibits, coordination, and meetings that included contractors, MEC, and the City.

These two additional charges related to the contractor's construction error and MidAmerican Energy's asbestos-lined gas main are being documented at this time in the event that cost recovery is necessary at the conclusion of the City's 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

May 07, 2026
Project No: 2512.922
Invoice No: 52432
Due Date: June 06, 2026

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

Professional Services from March 30, 2026 through May 03, 2026

Task 101 Shop Drawing Review

Total this Task **0.00**

Task 401 Additional Design Engineering

Fee

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

Total this Task **0.00**

Task 501 Preconstruction Meeting

Total this Task **0.00**

Task 601 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Technician 1	12.50	65.00	812.50	
Technician 2	1.50	79.00	118.50	
Senior Technician	15.50	164.00	2,542.00	
Total Labor				**3,473.00**

Total this Task **$3,473.00**

Task 603 Limited Construction Administration

Professional Personnel

	Hours	Rate	Amount	
Principal	2.00	225.00	450.00	
Engineer 4	5.25	141.00	740.25	
Engineer 7	18.00	181.00	3,258.00	
Total Labor				**4,448.25**

Total this Task **$4,448.25**

Task 605 Record Drawings

Total this Task **0.00**

Task 701 Sub - Structural Construction Services

Project	2512.922	C. Ankeny- Westlawn Phase 1- Const. Serv		Invoice	52432
			Total this Task		**0.00**
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					
4/13/2026	Mileage	165.0 miles @ 0.725		119.63	
	Total Units			**119.63**	**119.63**
			Total this Task		**$119.63**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	8,040.88	124,217.26	132,258.14
Limit			274,353.00
Remaining			142,094.86

Total this Invoice **$8,040.88**

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

May 18, 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 #13 in the amount of $9,490.58 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 #13

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: May 18, 2026 **Payment Application #:** 13

Payment Period: From: March 30, 2026 Through: May 3, 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:	$ 272,273.45			
Retainage: ____ % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 272,273.45		
Less Previous Applications for Payment:		$ 262,782.87		
SUBTOTAL:			$	9,490.58
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**9,490.58**
Balance to Finish, Including Retainage:		$ 44,802.55		
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 05/07/2026

Signature Date

City of Ankeny Staff Approval:

Mitch Wedell 5-7-26

Signature Date

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

Date Printed: 5/7/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	August 19, 2024	$ 63,913.10
2	September 16, 2024	$ 45,238.73
3	October 21, 2024	$ 42,903.50
4	November 18, 2024	$ 5,448.75
5	December 16, 2024	$ 17,693.50
6	November 3, 2025	$ 2,302.42
7	November 17, 2025	$ 30,844.94
8	December 15, 2025	$ 7,965.10
9	January 20, 2026	$ 10,908.50
10	February 16, 2026	$ 13,387.50
11	March 16, 2026	$ 16,998.75
12	April 20, 2026	$ 5,178.08
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 262,782.87

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

May 07, 2026
Project No: 2404.267
Invoice No: 52434
Due Date: June 06, 2026

Project 2404.267 C. Ankeny SE Creekview Drive Extension

Professional Services from March 30, 2026 through May 03, 2026

Task 103 Topo Survey & Boundary Research

Total this Task **0.00**

Task 106 Ex Utility Info/Coordination

Total this Task **0.00**

Task 601 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Technician 1	1.50	62.00	93.00	
Technician 2	3.50	76.00	266.00	
Technician 8	4.00	145.00	580.00	
Senior Technician	1.50	158.00	237.00	
Total Labor				**1,176.00**

Total this Task **$1,176.00**

Task 603 Construction Administration

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	11.50	136.00	1,564.00	
Engineer 7	12.00	174.00	2,088.00	
Total Labor				**3,652.00**

Total this Task **$3,652.00**

Task 604 Construction Observation

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	1.00	174.00	174.00	
Technician 2	51.75	76.00	3,933.00	
Total Labor				**4,107.00**

Total this Task **$4,107.00**

Task 605 Record Drawings

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	2.00	181.00	362.00	
Total Labor				**362.00**

				Total this Task	**$362.00**
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					
4/14/2026	Mileage		267.0 miles @ 0.725	193.58	
	Total Units			**193.58**	**193.58**
				Total this Task	**$193.58**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	9,490.58	262,782.87	272,273.45
Limit			317,076.00
Remaining			44,802.55

Total this Invoice **$9,490.58**

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

May 18, 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 #17 in the amount of $7,335.55 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 #17

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 5/18/2026 **PAYMENT REQUEST #** 17

PAYMENT PERIOD: From: 03/30/26 through: 05/03/26

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:	$ 128,453.81		
Retainage: ____ % of Completed Work:	$ -		
Total Earned less Retainage:		$ 128,453.81	
Less previous applications for payment:		$ 121,118.26	
SUBTOTAL			$ 7,335.55
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 7,335.55
Balance to finish, including retainage:		$ 105,623.19	
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 05/07/2026
Signature Date

City of Ankeny Staff Approval Donald Clark 5/7/26
Signature Date

Submit to: DON CLARK
Email: dclark@ankenyiowa.gov *Phone:* 515-963-3529 *Fax:* _____

Date Printed: 5/7/2026

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
15	3/16/2026	$ 8,552.00
16	4/20/2026	$ 5,337.00
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TOTAL $ 121,118.26

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

May 07, 2026
Project No: 2304.288
Invoice No: 52433
Due Date: June 06, 2026

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

Professional Services from March 30, 2026 through May 03, 2026

Task 103 Topo/Boundary Survey

Professional Personnel

	Hours	Rate	Amount	
Technician 6	.75	122.00	91.50	
Total Labor				**91.50**
			Total this Task	**$91.50**

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

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	4.50	136.00	612.00	
Engineer 7	2.00	174.00	348.00	
Total Labor				**960.00**
			Total this Task	**$960.00**

Task 306 Prem/Temp Easement Plat

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	1.00	174.00	174.00	
Technician 6	4.00	122.00	488.00	
Total Labor				**662.00**
			Total this Task	**$662.00**

Task 501 Preconstruction Meeting

Total this Task **0.00**

Task 504 Bidding Services/Construction Letting

Total this Task **0.00**

Task 601 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Technician 1	4.00	65.00	260.00	
Senior Technician	4.00	164.00	656.00	
Total Labor				**916.00**

Total this Task **$916.00**

Task 603 Construction Administration

Professional Personnel

	Hours	Rate	Amount	
Principal	3.00	225.00	675.00	
Engineer 4	9.00	141.00	1,269.00	
Engineer 7	13.50	181.00	2,443.50	
Total Labor				**4,387.50**

Total this Task **$4,387.50**

Task 604 Construction Observation

Professional Personnel

	Hours	Rate	Amount	
Technician 2	3.50	79.00	276.50	
Total Labor				**276.50**

Total this Task **$276.50**

Task 605 Record Drawings

Total this Task **0.00**

Task 607 Shop Drawing Review

Total this Task **0.00**

Task 701 Soils Investigation (ABE)

Total this Task **0.00**

Task 702 Subconsultant Construction Services

Total this Task **0.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Unit Billing

4/16/2026	Mileage	58.0 miles @ 0.725	42.05	
	Total Units		**42.05**	**42.05**

Total this Task **$42.05**

Project	2304.288	C. Ankeny - Otter Creek Trunk Sewer Ph 4		Invoice	52433

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	7,335.55	121,118.26	128,453.81
Limit			234,077.00
Remaining			105,623.19

Total this Invoice $7,335.55

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

May 07, 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 #17
Otter Creek Trunk Sewer Extension – Phase 4
Ankeny, Iowa
CDA 2304.288

Dear Don:

Enclosed is a copy of Billing Information Report #17 for Otter Creek Trunk Sewer Extension – Phase 4.

During this time, Civil Design Advantage has drafted and distributed plan revision #2 per the MH S-5 alignment adjustment request via the city direction for future connection, revised the easement documents and easement staking, prepared stored materials documentation, conducted an on-site construction meeting, and performed construction staking 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

May 18, 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 $241,136.84 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Con-Struct - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	2025 PCC Reconstruction Program - NW 9th Street		
Contractor:	Con-Struct, Inc.		
Address:	305 South Dayton Ave, Ames, IA 50010		
Finance Budget Code:	916.3916.4451	**Finance Project #:**	916.4451
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	April 7, 2025	**Vendor Account #:**	6379

Date of Council Meeting: May 18, 2026 **Payment Application #:** 2

Payment Period: From: April 1, 2026 Through: May 1, 2026

Contract Summary:

Original Contract Amount:	$ 1,366,666.00			
Net Change by Change Orders:	$ 76,183.74			
Contract Amount to Date: (line 1 ± 2)		$ 1,442,849.74		
Total Completed and Stored to Date:	$ 431,041.74			
Retainage: 3 % of Completed Work:	$ 12,931.25			
Total Earned Less Retainage:		$ 418,110.49		
Less Previous Applications for Payment:		$ 176,973.65		
SUBTOTAL:			$	241,136.84
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**241,136.84**
Balance to Finish, Including Retainage:		$ 1,024,739.25		

Contract Time Remaining (Substantial):	63.5	Working Days
Contract Time Remaining (Full):	10.0	Working Days

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

Construction Contractor Approval: Con-Struct, Inc.
Firm Name

Signature

May 7 2026
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Ankeny Staff Approval:

Mark Heath
Signature

5/07/2026
Date

Submit to: Mark Heath
E-mail: Mheath@ankenyiowa.gov Phone Number: (515)-965-6452

Date Printed: 5/4/2026

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
	EARTHWORK													
2.01	Clearing and Grubbing	UNIT	78		78.00	$ 70.00	$ 5,460.00		$ -	35.50	35.50	$ 2,485.00	42.50	45.51%
2.02	Topsoil, Compost-amended	CY	210		210.00	$ 50.00	$ 10,500.00		$ -		0.00	$ -	210.00	0.00%
2.03	Excavation, Class 10	CY	855		855.00	$ 25.00	$ 21,375.00	388.00	$ 9,700.00		388.00	$ 9,700.00	467.00	45.38%
2.04	Subgrade Preparation, 6" Depth	SY	5,120		5,120.00	$ 2.00	$ 10,240.00	2,330.00	$ 4,660.00		2,330.00	$ 4,660.00	2,790.00	45.51%
2.05	Subgrade Treatment, Geogrid, Triangular, Type 3	SY	1,280		1,280.00	$ 3.00	$ 3,840.00		$ -		0.00	$ -	1,280.00	0.00%
2.06	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	5,120		5,120.00	$ 12.00	$ 61,440.00	576.00	$ 6,912.00		576.00	$ 6,912.00	4,544.00	11.25%
2.07	Compaction Testing	LS	1		1.00	$ 3,000.00	$ 3,000.00		$ -		0.00	$ -	1.00	0.00%
	TRENCH EXCAVATION AND BACKFILL													
3.01	Trench Compaction Testing	LS	1		1.00	$ 7,000.00	$ 7,000.00		$ -		0.00	$ -	1.00	0.00%
3.02	Sewer Pipe Support Over Existing Utility Line	EA	1		1.00	$ 1,800.00	$ 1,800.00	1.00	$ 1,800.00		1.00	$ 1,800.00	0.00	100.00%
	SEWERS AND DRAINS													
4.01	Sanitary Sewer, Service Stub, PVC, 4" Diameter	LF	430		430.00	$ 160.00	$ 68,800.00		$ -		0.00	$ -	430.00	0.00%
4.02	Removal of Sanitary Sewer, Any Type, Any Size Diameter	LF	430		430.00	$ 25.00	$ 10,750.00		$ -	18.00	18.00	$ 450.00	412.00	4.19%
4.03	Storm Sewer, Trenched, Class III RCP, 12" Diameter	LF	143	(106.00)	37.00	$ 120.00	$ 4,440.00	20.00	$ 2,400.00		20.00	$ 2,400.00	17.00	54.05%
4.04	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	8	(8.00)	0.00	$ 500.00	$ -		$ -		0.00	$ -	0.00	0.00%
4.05	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	396		396.00	$ 125.00	$ 49,500.00		$ -		0.00	$ -	396.00	0.00%
4.06	Storm Sewer, Trenched, Class III RCP, 30" Diameter	LF	41		41.00	$ 200.00	$ 8,200.00		$ -		0.00	$ -	41.00	0.00%
4.07	Storm Sewer, Trenched, Class III RCP, 42" Diameter	LF	48		48.00	$ 260.00	$ 12,480.00		$ -		0.00	$ -	48.00	0.00%
4.08	Storm Sewer, Trenched, Class III RCP, 48" Diameter	LF	262		262.00	$ 290.00	$ 75,980.00	16.00	$ 4,640.00		16.00	$ 4,640.00	246.00	6.11%
4.09	Storm Sewer, Trenched, Class III RCP, 54" Diameter	LF	255		255.00	$ 350.00	$ 89,250.00	214.00	$ 74,900.00	49.00	263.00	$ 92,050.00	(8.00)	103.14%
4.10	Removal of Storm Sewer, RCP, Any Size Diameter	LF	790		790.00	$ 25.00	$ 19,750.00	285.00	$ 7,125.00	78.00	363.00	$ 9,075.00	427.00	45.95%
4.11	Storm Sewer Abandonment, Fill and Plug, 18" Diameter	LF	340		340.00	$ 25.00	$ 8,500.00		$ -		0.00	$ -	340.00	0.00%
4.12	Subdrain, Corrugated PVC, Type 2, Case E, 8" Diameter	LF	1,865		1,865.00	$ 26.00	$ 48,490.00	613.00	$ 15,938.00		613.00	$ 15,938.00	1,252.00	32.87%
4.13	Subdrain Cleanout, Type B, 24" Diameter	EA	2	(2.00)	0.00	$ 1,500.00	$ -		$ -		0.00	$ -	0.00	0.00%
4.14	Subdrain Outlets and Connections, PVC, 8" Diameter	EA	10		10.00	$ 300.00	$ 3,000.00	4.00	$ 1,200.00		4.00	$ 1,200.00	6.00	40.00%
4.15	Storm Sewer Service Stub, Solid Wall PVC, 1.5" Diameter	LF	150		150.00	$ 100.00	$ 15,000.00	40.00	$ 4,000.00		40.00	$ 4,000.00	110.00	26.67%
	WATER MAINS AND APPURTENANCES													
5.01	Water Main, Trenched, PVC, 6" Diameter	LF	69		69.00	$ 350.00	$ 24,150.00	18.00	$ 6,300.00		18.00	$ 6,300.00	51.00	26.09%
5.02	Water Main, Trenched, PVC, 8" Diameter	LF	31		31.00	$ 400.00	$ 12,400.00		$ -	55.00	55.00	$ 22,000.00	(24.00)	177.42%
5.03	Fitting, 45 Degree Bend, 6" Diameter	EA	8		8.00	$ 2,275.00	$ 18,200.00	4.00	$ 9,100.00		4.00	$ 9,100.00	4.00	50.00%
5.04	Fitting, 45 Degree Bend, 8" Diameter	EA	4		4.00	$ 2,560.00	$ 10,240.00		$ -	4.00	4.00	$ 10,240.00	0.00	100.00%
5.05	Water Service Pipe, Polyethylene, 0.75" Diameter, Far Side	EA	12		12.00	$ 2,775.00	$ 33,300.00	4.00	$ 11,100.00		4.00	$ 11,100.00	8.00	33.33%
5.06	Water Service Curb Stop and Box, Polyethylene, 0.75" Diameter	EA	1		1.00	$ 1,350.00	$ 1,350.00	1.00	$ 1,350.00		1.00	$ 1,350.00	0.00	100.00%
5.07	Water Main Removal, Any Size Diameter	LF	100		100.00	$ 30.00	$ 3,000.00	16.00	$ 480.00	35.00	51.00	$ 1,530.00	49.00	51.00%
5.08	Valve, Gate, 6" Diameter	EA	1		1.00	$ 3,025.00	$ 3,025.00		$ -		0.00	$ -	1.00	0.00%
5.09	Valve, Gate, 8" Diameter	EA	1		1.00	$ 3,600.00	$ 3,600.00		$ -	1.00	1.00	$ 3,600.00	0.00	100.00%
5.10	Fire Hydrant Assembly	EA	1		1.00	$ 7,785.00	$ 7,785.00		$ -		0.00	$ -	1.00	0.00%
5.11	Flushing Device (Blowoff), 2" Diameter	EA	1		1.00	$ 2,585.00	$ 2,585.00		$ -		0.00	$ -	1.00	0.00%
5.12	Valve Box Replacement	EA	3		3.00	$ 1,850.00	$ 5,550.00	1.00	$ 1,850.00	1.00	2.00	$ 3,700.00	1.00	66.67%
5.13	Fire Hydrant Assembly Removal	EA	1		1.00	$ 3,500.00	$ 3,500.00		$ -		0.00	$ -	1.00	0.00%
5.14	Valve Removal	EA	1		1.00	$ 1,550.00	$ 1,550.00		$ -		0.00	$ -	1.00	0.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Manhole, SW-401, 48" Diameter	EA	1		1.00	$ 4,650.00	$ 4,650.00		$ -		0.00	$ -	1.00	0.00%
6.02	Manhole, SW-401, 60" Diameter	EA	2		2.00	$ 5,975.00	$ 11,950.00		$ -		0.00	$ -	2.00	0.00%
6.03	Manhole, SW-402, 3'-6' x 3'-6", Precast	EA	1		1.00	$ 6,150.00	$ 6,150.00		$ -		0.00	$ -	1.00	0.00%
6.04	Manhole, SW-402, 4'-6" X 3'-6", Precast	EA	1		1.00	$ 7,600.00	$ 7,600.00		$ -		0.00	$ -	1.00	0.00%
6.05	Manhole, SW-402, 5'-0" X 4'-6", Precast	EA	1		1.00	$ 9,900.00	$ 9,900.00		$ -		0.00	$ -	1.00	0.00%
6.06	Manhole, SW-402, 5'-6" X 3'-6", Precast	EA	1	(1.00)	0.00	$ 10,500.00	$ -		$ -		0.00	$ -	0.00	0.00%
6.07	Intake, SW-501, 3'-0" x 2'-0", Precast	EA	7		7.00	$ 4,250.00	$ 29,750.00	4.00	$ 17,000.00		4.00	$ 17,000.00	3.00	57.14%

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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

6.08	Intake, SW-505, Modified	EA	1		1.00	$ 6,250.00	$ 6,250.00		$ -		0.00	$ -	1.00	0.00%
6.09	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	2		2.00	$ 1,500.00	$ 3,000.00		$ -		0.00	$ -	2.00	0.00%
6.10	Remove Manhole, Storm	EA	4		4.00	$ 975.00	$ 3,900.00	1.00	$ 975.00		1.00	$ 975.00	3.00	25.00%
6.11	Remove Intake	EA	8		8.00	$ 975.00	$ 7,800.00	4.00	$ 3,900.00		4.00	$ 3,900.00	4.00	50.00%
	STREETS AND RELATED WORK													
7.01	Pavement, PCC, Class C-SUD, 7" Thick	SY	940		940.00	$ 60.00	$ 56,400.00		$ -		0.00	$ -	940.00	0.00%
7.02	Pavement, PCC, Class C-SUD, 8" Thick	SY	3,370		3,370.00	$ 70.00	$ 235,900.00		$ -		0.00	$ -	3,370.00	0.00%
7.03	Plastic Concrete Testing	LS	1		1.00	$ 4,000.00	$ 4,000.00		$ -		0.00	$ -	1.00	0.00%
7.04	Removal of Sidewalk	SY	425		425.00	$ 10.00	$ 4,250.00	26.00	$ 260.00	23.00	49.00	$ 490.00	376.00	11.53%
7.05	Removal of Driveway	SY	410		410.00	$ 10.00	$ 4,100.00		$ -	122.00	122.00	$ 1,220.00	288.00	29.76%
7.06	Sidewalk, PCC, Class C, 4" Thick	SY	230		230.00	$ 46.00	$ 10,580.00		$ -		0.00	$ -	230.00	0.00%
7.07	Sidewalk, PCC, Class C, 6" Thick	SY	205		205.00	$ 50.00	$ 10,250.00		$ -		0.00	$ -	205.00	0.00%
7.08	Detectable Warnings, Galvanized Steel	SF	96		96.00	$ 50.00	$ 4,800.00		$ -		0.00	$ -	96.00	0.00%
7.09	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	410		410.00	$ 55.00	$ 22,550.00		$ -		0.00	$ -	410.00	0.00%
7.10	Subbase Over-excavation, 6" Depth	SY	1,280		1,280.00	$ 1.00	$ 1,280.00	972.00	$ 972.00		972.00	$ 972.00	308.00	75.94%
7.11	Pavement Removal	SY	3,930		3,930.00	$ 10.00	$ 39,300.00		$ -	1,987.00	1,987.00	$ 19,870.00	1,943.00	50.56%
	TRAFFIC CONTROL													
8.01	Painted Pavement Markings, Durable	STA	8		8.00	$ 750.00	$ 6,000.00		$ -		0.00	$ -	8.00	0.00%
8.02	Painted Symbols and Legends, Durable	EA	4		4.00	$ 420.00	$ 1,680.00		$ -		0.00	$ -	4.00	0.00%
8.03	Grooves Cut for Pavement Markings	STA	8		8.00	$ 160.00	$ 1,280.00		$ -		0.00	$ -	8.00	0.00%
8.04	Groves Cut for Symbols and Legends	EA	4		4.00	$ 260.00	$ 1,040.00		$ -		0.00	$ -	4.00	0.00%
8.05	Temporary Traffic Control	LS	1		1.00	$ 15,000.00	$ 15,000.00	0.10	$ 1,500.00	0.25	0.35	$ 5,250.00	0.65	35.00%
8.06	Portable Dynamic Message Sign (PDMS)	CDAY	20		20.00	$ 190.00	$ 3,800.00		$ -	21.00	21.00	$ 3,990.00	(1.00)	105.00%
8.07	Traffic Signs, R3-9B	EA	4		4.00	$ 130.00	$ 520.00		$ -		0.00	$ -	4.00	0.00%
8.08	Traffic Signs, R3-9CP "Begin"/ R3-9DP "End"	EA	4		4.00	$ 130.00	$ 520.00		$ -		0.00	$ -	4.00	0.00%
8.09	Wood Posts	EA	4		4.00	$ 260.00	$ 1,040.00		$ -		0.00	$ -	4.00	0.00%
8.10	Remove and Reinstall Traffic Signs	EA	12		12.00	$ 210.00	$ 2,520.00		$ -	2.50	2.50	$ 525.00	9.50	20.83%
	SITE WORK AND LANDSCAPING													
9.01	Conventional Seeding and Fertilizing, Type 1	AC	1.0		1.00	$ 2,100.00	$ 2,100.00		$ -		0.00	$ -	1.00	0.00%
9.02	Conventional Seeding and Fertilizing, Type 4	AC	1.0		1.00	$ 401.00	$ 401.00		$ -		0.00	$ -	1.00	0.00%
9.03	Spot Herbicide Application	AC	1.0		1.00	$ 400.00	$ 400.00		$ -		0.00	$ -	1.00	0.00%
9.04	Erosion Control Mulching, Hydromulching, BFM	AC	1.0		1.00	$ 3,000.00	$ 3,000.00		$ -		0.00	$ -	1.00	0.00%
9.05	Inlet Protection Device, Drop-in	EA	9		9.00	$ 270.00	$ 2,430.00		$ -		0.00	$ -	9.00	0.00%
9.06	Inlet Protection Device, Surface-applied	EA	15		15.00	$ 315.00	$ 4,725.00		$ -		0.00	$ -	15.00	0.00%
9.07	Inlet Protection Device, Maintenance	EA	9		9.00	$ 50.00	$ 450.00		$ -		0.00	$ -	9.00	0.00%
9.08	Temporary Fence, Orange Mesh Safety Fence	LF	530		530.00	$ 3.00	$ 1,590.00		$ -	232.00	232.00	$ 696.00	298.00	43.77%
	MISCELLANEOUS													
11.01	Mobilization	LS	1		1.00	$ 120,000.00	$ 120,000.00	0.10	$ 12,000.00	0.25	0.35	$ 42,000.00	0.65	35.00%
11.02	Maintenance of Postal Service	LS	1		1.00	$ 2,000.00	$ 2,000.00	0.10	$ 200.00	0.10	0.20	$ 400.00	0.80	20.00%
11.03	Maintenance of Solid Waste Collection	LS	1		1.00	$ 3,000.00	$ 3,000.00	0.10	$ 300.00	0.10	0.20	$ 600.00	0.80	20.00%
11.04	Temporary Granular Sidewalk	SY	60		60.00	$ 50.00	$ 3,000.00	20.00	$ 1,000.00		20.00	$ 1,000.00	40.00	33.33%
11.05	Temporary Pedestrian Ramp	EA	6		6.00	$ 760.00	$ 4,560.00		$ -	2.00	2.00	$ 1,520.00	4.00	33.33%
11.06	Concrete Washout	LS	1		1.00	$ 2,000.00	$ 2,000.00		$ -		0.00	$ -	1.00	0.00%
	CHANGE ORDER ITEMS													
12.01	One time contract price adjustment	LS	0.00	1.00	1.00	$ 30,179.33	$ 30,179.33		$ -	1.00	1.00	$ 30,179.33	0.00	100.00%
12.02	Install Owner furnished SW-403 manhole and 32 LF of 54" RCP	LS	0.00	1.00	1.00	$ 14,637.73	$ 14,637.73		$ -	1.00	1.00	$ 14,637.73	0.00	100.00%
12.03	Additional detour signage	LS	0.00	1.00	1.00	$ 3,685.00	$ 3,685.00		$ -	1.00	1.00	$ 3,685.00	0.00	100.00%
12.04	SW-301 manhole, 60 LF 8" truss pipe, and 6" sanitary sewer service	LS	0.00	1.00	1.00	$ 18,115.00	$ 18,115.00	0.40	$ 7,246.00	0.60	1.00	$ 18,115.00	0.00	100.00%
12.05	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LS	0.00	106.00	106.00	$ 137.28	$ 14,551.68	106.00	$ 14,551.68		106.00	$ 14,551.68	0.00	100.00%
12.06	Manhole, SW-402, 7'-0" X 4'-0", Precast	LS	0.00	2.00	2.00	$ 12,617.50	$ 25,235.00	2.00	$ 25,235.00		2.00	$ 25,235.00	0.00	100.00%
12.07					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK **CONTRACT = $1,442,849.74** **PAY PERIOD = $ 248,594.68** **COMPLETED = $ 431,041.74** **29.87%**

Date printed: 5/4/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 20, 2026	$ 176,973.65
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 176,973.65

Record of Change Orders:

No.	Date	Amount
1	April 20, 2026	$ 59,617.06
2	May 18, 2026	$ 16,566.68
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CHANGE ORDER TOTAL = $ 76,183.74

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	March 18, 2026

Substantial Completion:

Contract Working Days:	85.0
Added by Change Order:	
Total Working Days:	85.0
Working Days Used to Date:	21.5
Working Days Remaining:	**63.5**

Full Completion:

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $92,957.55 to Con-Struct, Inc., for construction services on the West First Street Widening and Improvements - Phase 2 project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Con-Struct - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: West First Street Widening & Improvements - Phase 2:

Contractor: Con-Struct, Inc

Address: 305 S Dayton Ave, Ames, IA 50010

Finance Budget Code:	971.3971.4451	**Finance Project #:**	971.4451
Vendor Project #:		**Purchase Order #:**	
Original Contract Date:	January 21, 2026	**Vendor Account #:**	6379

Date of Council Meeting: May 18, 2026 **Payment Application #:** 2

Payment Period: From: April 1, 2026 Through: April 30, 2026

Contract Summary:

Original Contract Amount:	$ 7,218,190.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 7,218,190.00		
Total Completed and Stored to Date:	$ 158,308.72			
Retainage: 3 % of Completed Work:	$ 4,749.26	($30,000 maximum)		
Total Earned Less Retainage:		$ 153,559.46		
Less Previous Applications for Payment:		$ 60,601.91		
SUBTOTAL:			$	92,957.55
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			$	**92,957.55**
Balance to Finish, Including Retainage:		$ 7,064,630.54		
Contract Time Remaining (Substantial):	115.0 Working Days			
Contract Time Remaining (Full):	115.0 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: Con-Struct, Inc
Firm Name

Signature — Date: May 7 2026

Engineer / Consultant Approval: Foth Infrastructure & Environmental, LLC
Firm Name

Brad Hopkey
Digitally signed by Brad Hopkey
DN: CN=Brad Hopkey, OU=Active User Accounts, OU=Members, DC=foth, DC=com
Reason: I am approving this document
Date: 2026.05.07 11:38:58-05'00'
Signature — Date: 5/7/2026

City of Ankeny Staff Approval:

Signature — Date: 5/11/2026

Submit to: Jim Haberichter, PE I Public Works Engineering
E-mail: JHaberichter@Ankenyiowa.gov Phone Number: 515-963-3536

Date Printed: 5/4/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 20, 2026	$ 60,601.91
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 60,601.91

Record of Change Orders:

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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	March 30, 2026

Substantial Completion:

Contract Working Days:	130.0
Added by Change Order:	0.0
Total Working Days:	130.0
Working Days Used to Date:	15.0
Working Days Remaining:	**115.0**

Full Completion:

Contract Working Days:	130.0
Added by Change Order:	0.0
Total Working Days:	130.0
Working Days Used to Date:	15.0
Working Days Remaining:	**115.0**

Date Printed: 5/4/2026

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
	Item Description													
1	CLEARING AND GRUBBING	UNIT	345.90		345.90	$ 60.00	$ 20,754.00	7.80	$ 468.00		7.80	$ 468.00	338.10	2.25%
2	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	1,313.00		1,313.00	$ 12.00	$ 15,756.00		$ -		0.00	$ -	1,313.00	0.00%
3	EXCAVATION, CLASS 10, WASTE	CY	6,630.00		6,630.00	$ 20.00	$ 132,600.00		$ -		0.00	$ -	6,630.00	0.00%
4	TOPSOIL, FURNISH AND SPREAD	CY	985.00		985.00	$ 60.00	$ 59,100.00		$ -		0.00	$ -	985.00	0.00%
5	MODIFIED SUBBASE	CY	4,080.00		4,080.00	$ 70.00	$ 285,600.00		$ -		0.00	$ -	4,080.00	0.00%
6	SHOULDER FINISHING, EARTH	STA	70.00		70.00	$ 200.00	$ 14,000.00		$ -		0.00	$ -	70.00	0.00%
7	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 7 IN.	SY	1,863.00		1,863.00	$ 65.00	$ 121,095.00		$ -		0.00	$ -	1,863.00	0.00%
8	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	SY	1,284.00		1,284.00	$ 75.00	$ 96,300.00		$ -		0.00	$ -	1,284.00	0.00%
9	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9 IN.	SY	19,000.00		19,000.00	$ 80.00	$1,520,000.00		$ -		0.00	$ -	19,000.00	0.00%
10	MEDIAN, DOWELLED P.C. CONCRETE, 6 INCH	SY	32.00		32.00	$ 150.00	$ 4,800.00		$ -		0.00	$ -	32.00	0.00%
11	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	LS	1.00		1.00	$ 8,000.00	$ 8,000.00		$ -		0.00	$ -	1.00	0.00%
12	PAYMENT ADJUSTMENT INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT THICKNESS (BY SCHEDULE)	EACH	19,000.00		19,000.00	$ 1.00	$ 19,000.00		$ -		0.00	$ -	19,000.00	0.00%
13	TEMPORARY PAVEMENT	SY	1,674.00		1,674.00	$ 70.00	$ 117,180.00	87.70	$ 6,139.00		87.70	$ 6,139.00	1,586.30	5.24%
14	GRANULAR SURFACING ON ROAD, CLASS A CRUSHED STONE	TON	310.00		310.00	$ 40.00	$ 12,400.00	203.66	$ 8,146.40		203.66	$ 8,146.40	106.34	65.70%
15	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EACH	4.00		4.00	$ 6,850.00	$ 27,400.00		$ -		0.00	$ -	4.00	0.00%
16	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	2.00		2.00	$ 3,750.00	$ 7,500.00		$ -		0.00	$ -	2.00	0.00%
17	MANHOLE, STORM SEWER, SW-401, 60 IN.	EACH	5.00		5.00	$ 9,000.00	$ 45,000.00		$ -		0.00	$ -	5.00	0.00%
18	MANHOLE, STORM SEWER, SW-401, 72 IN.	EACH	5.00		5.00	$ 10,450.00	$ 52,250.00		$ -		0.00	$ -	5.00	0.00%
19	MANHOLE, STORM SEWER, SW-401, 96 IN.	EACH	1.00		1.00	$ 18,800.00	$ 18,800.00		$ -		0.00	$ -	1.00	0.00%
20	MANHOLE, STORM SEWER, SW-402 (6X4)	EACH	1.00		1.00	$ 10,900.00	$ 10,900.00		$ -		0.00	$ -	1.00	0.00%
21	MANHOLE, STORM SEWER, SW-402 (6X6)	EACH	1.00		1.00	$ 13,000.00	$ 13,000.00		$ -		0.00	$ -	1.00	0.00%
22	MANHOLE, STORM SEWER, SW-403 (9X6)	EACH	1.00		1.00	$ 21,200.00	$ 21,200.00		$ -		0.00	$ -	1.00	0.00%
23	INTAKE, SW-501	EACH	3.00		3.00	$ 3,500.00	$ 10,500.00		$ -		0.00	$ -	3.00	0.00%
24	INTAKE, SW-505	EACH	21.00		21.00	$ 5,300.00	$ 111,300.00		$ -		0.00	$ -	21.00	0.00%
25	INTAKE, SW-506	EACH	1.00		1.00	$ 11,750.00	$ 11,750.00		$ -		0.00	$ -	1.00	0.00%
26	INTAKE, SW-506 MODIFIED	EACH	2.00		2.00	$ 23,000.00	$ 46,000.00		$ -		0.00	$ -	2.00	0.00%
27	MANHOLE ADJUSTMENT, MINOR	EACH	11.00		11.00	$ 2,500.00	$ 27,500.00		$ -		0.00	$ -	11.00	0.00%
28	INTAKE ADJUSTMENT, MINOR	EACH	1.00		1.00	$ 1,500.00	$ 1,500.00		$ -		0.00	$ -	1.00	0.00%
29	REMOVAL OF SUBDRAIN	LF	4,485.00		4,485.00	$ 7.00	$ 31,395.00		$ -		0.00	$ -	4,485.00	0.00%
30	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 30 IN.	LF	103.00		103.00	$ 225.00	$ 23,175.00		$ -		0.00	$ -	103.00	0.00%
31	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 36 IN.	LF	1,242.00		1,242.00	$ 260.00	$ 322,920.00		$ -		0.00	$ -	1,242.00	0.00%
32	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 42 IN.	LF	643.00		643.00	$ 345.00	$ 221,835.00		$ -		0.00	$ -	643.00	0.00%
33	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 54 IN.	LF	41.00		41.00	$ 510.00	$ 20,910.00		$ -		0.00	$ -	41.00	0.00%
34	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 12 IN.	LF	18.00		18.00	$ 160.00	$ 2,880.00		$ -		0.00	$ -	18.00	0.00%
35	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 15 IN.	LF	877.00		877.00	$ 125.00	$ 109,625.00		$ -		0.00	$ -	877.00	0.00%
36	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 18 IN.	LF	787.00		787.00	$ 155.00	$ 121,985.00		$ -		0.00	$ -	787.00	0.00%
37	STORM SEWER GRAVITY MAIN, TRENCHED,RCP, 2000D LOW CLEARANCE, EQUIVALENT DIAMETER 54 IN.	LF	91.00		91.00	$ 750.00	$ 68,250.00		$ -		0.00	$ -	91.00	0.00%
38	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	2,894.00		2,894.00	$ 27.00	$ 78,138.00		$ -		0.00	$ -	2,894.00	0.00%
39	REMOVE STORM SEWER PIPE GREATER THAN 36 IN.	LF	334.00		334.00	$ 38.00	$ 12,692.00		$ -		0.00	$ -	334.00	0.00%

40	STORM SEWER ABANDONMENT, FILL AND PLUG, LESS THAN OR EQUAL TO 36 IN. DIA.	LF	51.00		51.00	$ 135.00	$ 6,885.00		$ -		0.00	$ -	51.00	0.00%
41	SANITARY SEWER GRAVITY MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.	LF	434.00		434.00	$ 150.00	$ 65,100.00		$ -		0.00	$ -	434.00	0.00%
42	SANITARY SEWER GRAVITY MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 15 IN.	LF	20.00		20.00	$ 680.00	$ 13,600.00		$ -		0.00	$ -	20.00	0.00%
43	SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.	LF	516.00		516.00	$ 120.00	$ 61,920.00	146.50	$ 17,580.00		146.50	$ 17,580.00	369.50	28.39%
44	REMOVE SANITARY SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	686.00		686.00	$ 28.00	$ 19,208.00	146.50	$ 4,102.00		146.50	$ 4,102.00	539.50	21.36%
45	SANITARY SEWER CLEANOUT, SW-203	EACH	1.00		1.00	$ 1,400.00	$ 1,400.00		$ -		0.00	$ -	1.00	0.00%
46	REMOVAL OF PAVEMENT	SY	17,450.00		17,450.00	$ 14.00	$ 244,300.00	3,358.70	$ 47,021.80		3,358.70	$ 47,021.80	14,091.30	19.25%
47	REMOVAL OF INTAKES AND UTILITY ACCESSES	EACH	27.00		27.00	$ 1,050.00	$ 28,350.00		$ -		0.00	$ -	27.00	0.00%
48	REMOVAL OF SIDEWALK	SY	2,689.00		2,689.00	$ 10.00	$ 26,890.00	484.00	$ 4,840.00		484.00	$ 4,840.00	2,205.00	18.00%
49	SIDEWALK, P.C. CONCRETE, 4 IN.	SY	1,851.00		1,851.00	$ 46.00	$ 85,146.00		$ -		0.00	$ -	1,851.00	0.00%
50	SIDEWALK, P.C. CONCRETE, 5 IN.	SY	970.00		970.00	$ 52.00	$ 50,440.00		$ -		0.00	$ -	970.00	0.00%
51	SIDEWALK, P.C. CONCRETE, 6 IN.	SY	180.00		180.00	$ 60.00	$ 10,800.00		$ -		0.00	$ -	180.00	0.00%
52	DETECTABLE WARNINGS	SF	365.00		365.00	$ 60.00	$ 21,900.00		$ -		0.00	$ -	365.00	0.00%
53	DRIVEWAY, P.C. CONCRETE, 6 IN.	SY	1,223.00		1,223.00	$ 55.00	$ 67,265.00		$ -		0.00	$ -	1,223.00	0.00%
54	DRIVEWAY, P.C. CONCRETE, 7 IN.	SY	1,364.00		1,364.00	$ 60.00	$ 81,840.00		$ -		0.00	$ -	1,364.00	0.00%
55	REMOVAL OF PAVED DRIVEWAY	SY	3,082.00		3,082.00	$ 12.00	$ 36,984.00	248.11	$ 2,977.32		248.11	$ 2,977.32	2,833.89	8.05%
56	COMBINED CONCRETE SIDEWALK AND RETAINING WALL	CY	32.00		32.00	$ 1,000.00	$ 32,000.00		$ -		0.00	$ -	32.00	0.00%
57	REMOVAL AND REINSTALLATION OF FENCE, CHAIN LINK	LF	15.00		15.00	$ 300.00	$ 4,500.00		$ -		0.00	$ -	15.00	0.00%
58	REMOVAL AND REINSTALLATION OF FENCE, WOOD	LF	47.00		47.00	$ 160.00	$ 7,520.00		$ -		0.00	$ -	47.00	0.00%
59	REMOVAL OF FENCE, CHAIN LINK	LF	130.00		130.00	$ 35.00	$ 4,550.00		$ -		0.00	$ -	130.00	0.00%
60	REMOVE AND REINSTALL SIGN AS PER PLAN	EACH	26.00		26.00	$ 420.00	$ 10,920.00		$ -		0.00	$ -	26.00	0.00%
61	REMOVAL OF TYPE A SIGN	EACH	19.00		19.00	$ 80.00	$ 1,520.00		$ -		0.00	$ -	19.00	0.00%
62	PERFORATED SQUARE STEEL TUBE POSTS	LF	341.00		341.00	$ 17.00	$ 5,797.00		$ -		0.00	$ -	341.00	0.00%
63	TYPE A SIGNS, SHEET ALUMINUM	SF	151.00		151.00	$ 25.00	$ 3,775.00		$ -		0.00	$ -	151.00	0.00%
64	TRAFFIC SIGNALIZATION	LS	1.00		1.00	$ 301,500.00	$ 301,500.00		$ -		0.00	$ -	1.00	0.00%
65	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	EACH	2.00		2.00	$ 105.00	$ 210.00		$ -		0.00	$ -	2.00	0.00%
66	PAINTED SYMBOLS AND LEGENDS, DURABLE	EACH	37.00		37.00	$ 190.00	$ 7,030.00		$ -		0.00	$ -	37.00	0.00%
67	PAVEMENT MARKINGS REMOVED	STA	72.33		72.33	$ 60.00	$ 4,339.80		$ -	9.47	9.47	$ 568.20	62.86	13.09%
68	SYMBOLS AND LEGENDS REMOVED	EACH	2.00		2.00	$ 135.00	$ 270.00		$ -		0.00	$ -	2.00	0.00%
69	PAINTED PAVEMENT MARKINGS, WATERBORNE OR SOLVENT-BASED	STA	50.94		50.94	$ 100.00	$ 5,094.00	26.38	$ 2,638.00	5.92	32.30	$ 3,230.00	18.64	63.41%
70	PAINTED PAVEMENT MARKINGS, DURABLE	STA	132.33		132.33	$ 100.00	$ 13,233.00		$ -		0.00	$ -	132.33	0.00%
71	REMOVABLE TAPE MARKINGS, WET RETROREFLECTIVE	STA	35.71		35.71	$ 200.00	$ 7,142.00		$ -	8.38	8.38	$ 1,676.00	27.33	23.47%
72	GROOVES CUT FOR PAVEMENT MARKINGS	STA	132.33		132.33	$ 40.00	$ 5,293.20		$ -		0.00	$ -	132.33	0.00%
73	GROOVES CUT FOR SYMBOLS AND LEGENDS	EACH	37.00		37.00	$ 210.00	$ 7,770.00		$ -		0.00	$ -	37.00	0.00%
74	SAFETY CLOSURE	EACH	65.00		65.00	$ 110.00	$ 7,150.00		$ -	14.00	14.00	$ 1,540.00	51.00	21.54%
75	NO EXCUSE ROAD OPENING BONUS, ALL ROADS FULLY OPEN ON OR BEFORE OCT 15, 2027	LS	1.00		1.00	$ 80,000.00	$ 80,000.00		$ -		0.00	$ -	1.00	0.00%
76	NO EXCUSE ROAD OPENING BONUS, ALL ROADS FULLY OPEN ON OR BEFORE OCT 16, 2026	LS	1.00		1.00	$ 70,000.00	$ 70,000.00		$ -		0.00	$ -	1.00	0.00%
77	TRAFFIC CONTROL	LS	1.00		1.00	$ 100,000.00	$ 100,000.00		$ -	0.10	0.10	$ 10,000.00	0.90	10.00%
78	FLAGGERS	EACH	4.00		4.00	$ 575.00	$ 2,300.00		$ -		0.00	$ -	4.00	0.00%
79	TEMPORARY LANE SEPARATOR SYSTEM	LF	6,715.00		6,715.00	$ 8.00	$ 53,720.00		$ -	1,320.00	1,320.00	$ 10,560.00	5,395.00	19.66%
80	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	82.00		82.00	$ 55.00	$ 4,510.00		$ -	28.00	28.00	$ 1,540.00	54.00	34.15%
81	MOBILIZATION	LS	1.00		1.00	$ 360,000.00	$ 360,000.00		$ -	0.10	0.10	$ 36,000.00	0.90	10.00%
82	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 4 IN.	LF	8.00		8.00	$ 300.00	$ 2,400.00		$ -		0.00	$ -	8.00	0.00%
83	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.	LF	54.00		54.00	$ 270.00	$ 14,580.00		$ -		0.00	$ -	54.00	0.00%
84	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.	LF	663.00		663.00	$ 82.00	$ 54,366.00		$ -		0.00	$ -	663.00	0.00%
85	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 10 IN.	LF	9.00		9.00	$ 260.00	$ 2,340.00		$ -		0.00	$ -	9.00	0.00%
86	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	LF	2,911.00		2,911.00	$ 87.00	$ 253,257.00		$ -		0.00	$ -	2,911.00	0.00%
87	WATER MAIN, TRENCHLESS, POLYVINYL CHLORIDE PIPE (PVC), 10 IN.	LF	52.00		52.00	$ 315.00	$ 16,380.00		$ -		0.00	$ -	52.00	0.00%
88	FITTINGS BY WEIGHT, DUCTILE IRON	LB	4,539.00		4,539.00	$ 36.00	$ 163,404.00		$ -		0.00	$ -	4,539.00	0.00%
89	WATER SERVICE STUB, 2 IN.	LF	585.00		585.00	$ 67.00	$ 39,195.00		$ -		0.00	$ -	585.00	0.00%
90	WATER SERVICE STUB, 3/4 IN.	LF	108.00		108.00	$ 45.00	$ 4,860.00		$ -		0.00	$ -	108.00	0.00%
91	WATER SERVICE STUB, POLYETHYLENE, 2 IN.	LF	204.00		204.00	$ 95.00	$ 19,380.00		$ -		0.00	$ -	204.00	0.00%

92	WATER SERVICE CORPORATION, 2 IN.	EACH	22.00		22.00	$ 1,150.00	$ 25,300.00		$ -		0.00	$ -	22.00	0.00%
93	WATER SERVICE CORPORATION, 3/4 IN.	EACH	4.00		4.00	$ 850.00	$ 3,400.00		$ -		0.00	$ -	4.00	0.00%
94	WATER SERVICE CURB STOP AND BOX, 2 IN.	EACH	22.00		22.00	$ 1,320.00	$ 29,040.00		$ -		0.00	$ -	22.00	0.00%
95	WATER SERVICE CURB STOP AND BOX, 3/4 IN.	EACH	4.00		4.00	$ 850.00	$ 3,400.00		$ -		0.00	$ -	4.00	0.00%
96	VALVE, GATE, DIP, 4 IN.	EACH	1.00		1.00	$ 3,150.00	$ 3,150.00		$ -		0.00	$ -	1.00	0.00%
97	VALVE, GATE, DIP, 6 IN.	EACH	6.00		6.00	$ 3,350.00	$ 20,100.00		$ -		0.00	$ -	6.00	0.00%
98	VALVE, GATE, DIP, 8 IN.	EACH	7.00		7.00	$ 4,200.00	$ 29,400.00		$ -		0.00	$ -	7.00	0.00%
99	VALVE, GATE, DIP, 10 IN.	EACH	1.00		1.00	$ 5,250.00	$ 5,250.00		$ -		0.00	$ -	1.00	0.00%
100	VALVE, GATE, DIP, 12 IN.	EACH	13.00		13.00	$ 6,100.00	$ 79,300.00		$ -		0.00	$ -	13.00	0.00%
101	TAPPING VALVE ASSEMBLY, 8 IN.	EACH	2.00		2.00	$ 8,200.00	$ 16,400.00		$ -		0.00	$ -	2.00	0.00%
102	VALVE REMOVAL, 6 IN.	EACH	5.00		5.00	$ 910.00	$ 4,550.00		$ -		0.00	$ -	5.00	0.00%
103	VALVE REMOVAL, 8 IN.	EACH	1.00		1.00	$ 910.00	$ 910.00		$ -		0.00	$ -	1.00	0.00%
104	VALVE REMOVAL, 10 IN.	EACH	1.00		1.00	$ 1,820.00	$ 1,820.00		$ -		0.00	$ -	1.00	0.00%
105	VALVE REMOVAL, 12 IN.	EACH	8.00		8.00	$ 1,820.00	$ 14,560.00		$ -		0.00	$ -	8.00	0.00%
106	FIRE HYDRANT ASSEMBLY, WM-201	EACH	12.00		12.00	$ 8,200.00	$ 98,400.00		$ -		0.00	$ -	12.00	0.00%
107	FIRE HYDRANT ASSEMBLY REMOVAL	EACH	9.00		9.00	$ 2,000.00	$ 18,000.00		$ -		0.00	$ -	9.00	0.00%
108	FLUSHING DEVICE (BLOWOFF), 2 IN.	EACH	1.00		1.00	$ 1,700.00	$ 1,700.00		$ -		0.00	$ -	1.00	0.00%
109	FLUSHING DEVICE (BLOWOFF), 4 IN.	EACH	1.00		1.00	$ 1,900.00	$ 1,900.00		$ -		0.00	$ -	1.00	0.00%
110	VALVE BOX REPLACEMENT	EACH	11.00		11.00	$ 1,250.00	$ 13,750.00		$ -		0.00	$ -	11.00	0.00%
111	ROCK INLET FILTER	EACH	30.00		30.00	$ 250.00	$ 7,500.00		$ -		0.00	$ -	30.00	0.00%
112	ROUND STEEL POSTS WITH ANCHORS	EACH	2.00		2.00	$ 1,000.00	$ 2,000.00		$ -		0.00	$ -	2.00	0.00%
113	SUBDRAIN CLEANOUT, TYPE B	EACH	8.00		8.00	$ 1,200.00	$ 9,600.00		$ -		0.00	$ -	8.00	0.00%
114	SUBDRAIN OUTLET INTO STRUCTURE OR PIPE	EACH	36.00		36.00	$ 500.00	$ 18,000.00		$ -		0.00	$ -	36.00	0.00%
115	WATER SERVICE STUB, TEMPORARY	EACH	25.00		25.00	$ 3,050.00	$ 76,250.00		$ -		0.00	$ -	25.00	0.00%
116	REMOVE WATER MAIN	LF	3,740.00		3,740.00	$ 20.00	$ 74,800.00		$ -		0.00	$ -	3,740.00	0.00%
117	STORM SEWER SERVICE STUB, PVC, 6 IN.	LF	183.00		183.00	$ 72.00	$ 13,176.00		$ -		0.00	$ -	183.00	0.00%
118	SUBDRAIN, CORRUGATED PVC, CASE C, 8 IN.	LF	5,403.00		5,403.00	$ 25.00	$ 135,075.00		$ -		0.00	$ -	5,403.00	0.00%
119	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$ 10,000.00	$ 10,000.00		$ -		0.00	$ -	1.00	0.00%
120	SPECIAL COMPACTION OF SUBGRADE, 12 IN.	SY	5,935.00		5,935.00	$ 3.00	$ 17,805.00		$ -		0.00	$ -	5,935.00	0.00%
121	SPECIAL COMPACTION OF SUBGRADE, 6 IN.	SY	18,540.00		18,540.00	$ 4.00	$ 74,160.00		$ -		0.00	$ -	18,540.00	0.00%
122	TEMPORARY GRANULAR SIDEWALK	SY	100.00		100.00	$ 60.00	$ 6,000.00		$ -		0.00	$ -	100.00	0.00%
123	MOWING	ACRE	5.00		5.00	$ 210.00	$ 1,050.00		$ -		0.00	$ -	5.00	0.00%
124	MULCHING, BONDED FIBER MATRIX	ACRE	5.00		5.00	$ 2,750.00	$ 13,750.00		$ -		0.00	$ -	5.00	0.00%
125	SEEDING AND FERTILIZING (URBAN)	ACRE	1.00		1.00	$ 1,800.00	$ 1,800.00		$ -		0.00	$ -	1.00	0.00%
126	STABILIZING CROP - SEEDING AND FERTILIZING (URBAN)	ACRE	2.50		2.50	$ 530.00	$ 1,325.00		$ -		0.00	$ -	2.50	0.00%
127	STABILIZED CONSTRUCTION ENTRANCE, EC-303	LF	500.00		500.00	$ 30.00	$ 15,000.00		$ -		0.00	$ -	500.00	0.00%
128	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	LF	6,650.00		6,650.00	$ 1.90	$ 12,635.00		$ -		0.00	$ -	6,650.00	0.00%
129	REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL DEVICE	LF	6,650.00		6,650.00	$ 0.20	$ 1,330.00		$ -		0.00	$ -	6,650.00	0.00%
130	GRATE INTAKE SEDIMENT FILTER BAG, EC-604	EACH	56.00		56.00	$ 110.00	$ 6,160.00	12.00	$ 1,320.00		12.00	$ 1,320.00	44.00	21.43%
131	MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG	EACH	56.00		56.00	$ 10.00	$ 560.00		$ -		0.00	$ -	56.00	0.00%
132	REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG	EACH	56.00		56.00	$ 10.00	$ 560.00		$ -		0.00	$ -	56.00	0.00%
133	MOBILIZATIONS, EROSION CONTROL	EACH	20.00		20.00	$ 600.00	$ 12,000.00	1.00	$ 600.00		1.00	$ 600.00	19.00	5.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK CONTRACT = $7,218,190.00 PAY PERIOD = $ 95,832.52 COMPLETED = $ 158,308.72 2.19%

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $75,712.06 to Foth Infrastructure and Environment, LLC for engineering services on the NW 36th Street Widening - NW Abilene Road to NW Ash Drive project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Foth - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	NW 36th Street Widening - NW Abilene Road to NW Ash Drive		
Contractor:	Foth Infrastructure & Environment, LLC		
Address:	PO Box 8418, Carol Stream, IL 60197-8418		
Finance Budget Code:	985.3985.4210	**Finance Project #:**	985.4210
Vendor Project #:	0026A004.00	**Purchase Order #:**	N/A
Original Contract Date:	April 6, 2026	**Vendor Account #:**	2078

Date of Council Meeting: May 18, 2026 **Payment Application #:** 1

Payment Period: From: April 6, 2026 Through: April 30, 2026

Contract Summary:

Original Contract Amount:	$ 388,200.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 388,200.00	
Total Completed and Stored to Date:	$ 75,712.06		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 75,712.06	
Less Previous Applications for Payment:		$ -	
SUBTOTAL:			$ 75,712.06
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 75,712.06**
Balance to Finish, Including Retainage:		$ 312,487.94	
Contract Time Remaining (Substantial):	- Working Days		
Contract Time Remaining (Full):	- Working Days		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Foth Infrastructure & Environment, LLC

Firm Name

Adam D. Schott Digitally signed by ADS1 DN: E=Adam.Schott@foth.com, CN=ADS1 Reason: I am approving this document Date: 2026.05.07 14:18:50-05'00' May 7, 2026

Signature Date

City of Ankeny Staff Approval:

Signature 5/7/2026

Date

Submit to: Matt Grgurich, P.E. - Civil Engineer II

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

Date Printed: 5/7/2026

Invoice

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

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

May 07, 2026
Project No: 0026A004.00
Invoice No: 103932

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

Invoice Total USD 75,712.06

Project 0026A004.00 NW 36th Street Widening

Professional Services through April 30, 2026

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VIII	27.50	228.00	6,270.00	
Engineer/Planner/Scientist V	47.60	183.00	8,710.80	
Engineer/Planner/Scientist III	39.50	153.00	6,043.50	
Engineer/Planner/Scientist II	2.00	138.00	276.00	
Technician/Designer VIII	56.00	173.00	9,688.00	
Technician/Designer VII	8.00	170.00	1,360.00	
Technician/Designer VI	37.00	157.00	5,809.00	
Technician/Designer V	29.00	144.00	4,176.00	
Technician/Designer IV	119.50	131.00	15,654.50	
Technician/Designer III	42.00	118.00	4,956.00	
Surveyor/Construction Manager IV	10.00	213.00	2,130.00	
Surveyor/Construction Manager III	40.10	193.00	7,739.30	
Project Administrator V	3.00	110.00	330.00	
Totals	461.20		73,143.10	
Total Labor				**73,143.10**

Expenses **2,568.96**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	75,712.06	0.00	75,712.06
Limit			388,200.00
Remaining			312,487.94

Total This Invoice **USD 75,712.06**

Summary of Services Report - Project Code: 985.4210

Project Title: NW 36th Street Widening

Period: April 6, 2026, to April 30, 2026

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

- Project coordination including scope development and project management.
- Initial mapping received through the One Call system.
- Field survey work began in early April with existing storm/sanitary structures investigation.
- Project limits scanned with LiDAR drone.
- Development of project design criteria.

Work Scheduled:
The following work tasks will be completed in May of 2026:

- Continue design development coordination and project management.
- Continue development of survey base mapping.
- Begin preliminary analysis of existing drainage system and draft memo.
- Finalize project design criteria with City.
- Establish horizontal alignment and roadway geometrics.

Submittal Schedule:
The following dates are according to the original project contract:

Scoping Meeting with City Personnel	February 17, 2026
Professional Services Agreement Approved	April 6, 2026
Design Survey and Mapping	April 2026 – May 2026
Drainage Memorandum	May 2026
Design Criteria Memorandum	May 4, 2026
Functional Design (30%) Submittal	Early August 2026
Preliminary Design (60%)	September 2026 – December 2026
Preliminary Design (60%) Submittal	November 13, 2026
City Return Preliminary Plans Comments	December 18, 2026
Final Design Professional Services Agr.	December 2026

General Comments:

- Many tasks were started before the Professional Services Agreement was approved by council on April 6, 2026:
  - Scoping and cost estimating began in February-March.
  - Survey field work began in early April.
- Need City to provide turn-lane warrants and storage lengths at intersections along the corridor.

106 SW 7th Street, Suite 200
Des Moines, IA 50309
(515) 254-1393

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 #40 in the amount of $10,335.89 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HDR - Pymt #40

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	NW Irvinedale Elevated Storage Tank		
Contractor:	HDR Engineering, Inc.		
Address:	300 E. Locust Street, Suite 210, Des Moines, IA, 50309-1823		
Finance Budget Code:	611.3611.4210	***Finance Project #***	611.4210
Vendor Project or Invoice #:	10345779	***PO #***	
Original Contract Date:	June 6, 2022	***Vendor #***	3452

Date of Council Meeting: May 18, 2026 **PAYMENT REQUEST #** 40

PAYMENT PERIOD: From: March 29, 2026 Through: May 2, 2026

Contract Summary

Original Contract Amount:	$ 462,000.00			
Net change by Change Orders:	$ 528,787.00			
Contract Amount to Date: (line 1 ± 2)		$ 990,787.00		
Total completed and stored to date:	$ 982,890.67			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 982,890.67		
Less previous applications for payment:		$ 972,554.78		
SUBTOTAL			$	10,335.89
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	10,335.89
Balance to finish, including retainage:		$ 7,896.33		
Contract Time Remaining (If applicable)	- Working Days			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: HDR Engineering, Inc.

Firm Name

Scott Fleming Digitally signed by Scott Fleming Reason: I have reviewed this document Date: 2026.05.08 15:13:41-05'00'

Signature Date

City of Ankeny Staff Approval:

Donald Clark 5-11-26

Signature Date

Submit to: *Don Clark, P.E.*

E-mail: DClark@Ankenylowa.gov *Phone:* *(515)963-3529* *Fax:*

Date Printed: 5/5/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 6, 2022	$ 23,100.00
2	August 4, 2022	$ 23,100.00
3	September 1, 2022	$ 55,440.00
4	September 28, 2022	$ 73,920.00
5	October 25, 2022	$ 46,200.00
6	November 30, 2022	$ 101,640.00
7	January 11, 2023	$ 62,370.00
8	February 7, 2023	$ 18,480.00
9	March 6, 2023	$ 16,170.00
10	May 16, 2023	$ 13,860.00
11	June 12, 2023	$ 4,620.00
12	September 8, 2023	$ 13,860.00
13	October 6, 2023	$ 4,620.00
14	February 6, 2024	$ 4,620.00
15	March 20, 2024	$ 30,498.42
16	April 12, 2024	$ 10,826.52
17	May 14, 2024	$ 36,420.46
18	June 11, 2024	$ 34,007.14
19	July 3, 2024	$ 18,891.19
20	August 5, 2024	$ 12,700.04
21	August 29, 2024	$ 13,483.70
22	October 3, 2024	$ 26,529.84
23	November 7, 2024	$ 22,745.47
24	December 5, 2024	$ 25,491.81
25	January 6, 2025	$ 22,175.45
26	February 4, 2025	$ 21,030.85
27	March 7, 2025	$ 11,003.76
28	April 2, 2025	$ 17,178.94
29	May 13, 2025	$ 21,120.88
30	June 9, 2025	$ 14,403.34
31	July 7, 2025	$ 18,654.80
32	August 1, 2025	$ 18,047.82
33	September 5, 2025	$ 8,994.04
34	October 10, 2025	$ 42,667.41
35	November 14, 2025	$ 24,735.51
36	December 16, 2025	$ 13,656.53
37	January 7, 2026	$ 27,898.79
38	February 4, 2026	$ 3,130.84
39	April 20, 2026	$ 14,261.23
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Previous Applications for Payment

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TOTAL **$ 972,554.78**

Record of Change Orders

No.	Date	Amount
1	February 5, 2024	$ 528,787.00
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TOTAL **$ 528,787.00**

Contract Time Remaining

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

Invoice

Reference Invoice Number with Payment

HDR Engineering Inc.
Omaha, NE 68106-2973
Phone: (402) 399-1000

HDR Invoice No.	1200823403
Invoice Date	10-MAY-2026
Invoice Amount Due	$10,335.89
Payment Terms	30 NET
Remit To	PO Box 74008202 Chicago,IL 60674-8202
ACH/EFT Payments	Bank of America ML US ABA# 081000032 Account# 355004076604

City of Ankeny
210 S Ankeny Blvd
Ankeny, IA, 50023

Ankeny NW Irvindale Elevated Storage Tank

Professional Services
From: 29-MAR-2026 To: 02-MAY-2026

Professional Services Summarization	Hours	Billing Rate	Amount
Electrical Engineer	1.00		209.34
Project Accountant	1.50		219.86
Project Engineer	4.00		580.28
RPR	38.75		5,728.80
Resident Project Representative	4.00		604.20
Sr Project Engineer	4.00		1,023.56
Structural Engineer	0.50		167.35
	53.75		**$8,533.39**
		Total Professional Services	**$8,533.39**

Expense Summarization		Quantity	Billing Rate	Amount
Subcontractors-Other	Nilles Associates Inc			1,606.00
Vehicle Mileage		203		196.50
			Total Expenses	**$1,802.50**

Fee Amount	$990,787.00
Fee Invoiced to Date	$982,890.67
Fee Remaining	$7,896.33

Amount Due This Invoice (USD)	**$10,335.89**

HDR Internal Reference Only	
Client Number	18054
Cost Center	10134
Project Number	10345779

Monthly Progress Report

Date: Friday May 8, 2026

Project: Ankeny NW Irvinedale Elevated Storage Tank

To: Don Clark, P.E.

From: Scott Fleming, P.E.

Subject: Monthly Progress Report for January-March 2026

Activities of the Previous Month

Overall Design – 100% Completed

Construction Administration

- Progress meeting was conducted.
- Change Order 3 was drafted.

Construction Observation

- CB&I addressed items in Dixon's Field Report No. 23.
- Sitework subcontractors continued work the sitework including water main and retaining wall.
- Simon installed the SCADA panel from Jetco.
- Pressure test of water main passed.
- HDR's RPR continues part-time (half-day) observation and communicates with the contractor's crews on schedule.

Construction Survey (Nilles)

- Nilles staked the sidewalk

Elevated Tank Inspection and Testing (Dixon)

- Dixon was onsite to review CB&I's work to address items in their Field Report No. 23.

Construction Materials Testing and Special Inspections (Terracon)

- Terracon was onsite for retaining wall concrete testing

Planned Activities for the Next Month

Task 9 – Construction Administration

1 – Preconstruction conference – completed
2 – Prepare conformed documents – completed
3 – Project Meetings & site visits – ongoing
4 – Respond to RFIs – ongoing
5 – Draft and coordinate change orders – ongoing
6 – Submittals (shop drawings) Review – ongoing
7 - Review pay applications and client invoicing – ongoing
8 – Disinfection testing/startup – anticipated mid-May.
9 – Project Closeout – not started
10 – Prepare record drawings – not started
11 – Davis-Bacon & AIS compliance – ongoing

Task 10 – Construction Observation

1 – Construction Observation – ongoing, part-time, or as-required by construction progress

General comments:

- The contractor's construction schedule shows that the last work items, such as paving, fencing and landscaping, will not be completed until early July 2026. HDR's fee budget is based on the construction period ending in November 2025. HDR will continue to use its fee as efficiently as possible.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $44,704.87 to Howser Concrete Unlimited, LLC, for construction services on the 2026 Pedestrian Ramp Improvements Program-Watercrest 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. Howser - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	2026 Pedestrian Ramp Improvements Program - Watercrest		
Contractor:	Howser Concrete Unlimited, LLC		
Address:	650 Quaker Ave, Jordan, MN 55352		
Finance Budget Code:	936.2936.4459	**Finance Project #:**	936.4459
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	March 2, 2026	**Vendor Account #:**	12491

Date of Council Meeting: May 18, 2026 **Payment Application #:** 1

Payment Period: From: April 20, 2026 Through: May 2, 2026

Contract Summary:

Original Contract Amount:	$ 172,769.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 172,769.00	
Total Completed and Stored to Date:	$ 46,087.50		
Retainage: 3 % of Completed Work:	$ 1,382.63		
Total Earned Less Retainage:		$ 44,704.87	
Less Previous Applications for Payment:		$ -	
SUBTOTAL:			$ 44,704.87
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 44,704.87**
Balance to Finish, Including Retainage:		$ 128,064.13	

Contract Time Remaining (Substantial):	40.0	Working Days
Contract Time Remaining (Full):	5.0	Working Days

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

Construction Contractor Approval: Howser Concrete Unlimited, LLC
Firm Name

Shannon Gaskell
Digitally signed by Shannon Gaskell
DN: C=US, E=shannon@howserconcrete.com, O=Howser Concrete Unlimited LLC., OU=Howser Concrete Unlimited LLC., CN=Shannon Gaskell
Date: 2026.05.05 17:40:58-05'00'

Signature | Shannon Gaskell | 05/05/2026
Date

Engineer / Consultant Approval:
Firm Name

Signature | Date

City of Ankeny Staff Approval:

Matthew Grgurich | 5/6/2026
Signature | Date

Submit to: Matthew Grgurich, P.E.
E-mail: MGrgurich@Ankenylowa.gov Phone Number: 515-963-3549

Date Printed: 5/5/2026

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
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Manhole Adjustment, Sanitary, Minor, SELFLEVEL Casting	EA	5.00		5.00	$ 1,800.00	$ 9,000.00		$ -		0.00	$ -	5.00	0.00%
	STREETS AND RELATED WORK													
7.01	Removal of Sidewalk	SY	698.00		698.00	$ 12.00	$ 8,376.00	261.00	$ 3,132.00		261.00	$ 3,132.00	437.00	37.39%
7.02	Sidewalk, PCC, Class C, 4" Thick	SY	446.00		446.00	$ 52.00	$ 23,192.00	103.00	$ 5,356.00		103.00	$ 5,356.00	343.00	23.09%
7.03	Sidewalk, PCC, Class C, 6" Thick	SY	274.00		274.00	$ 80.00	$ 21,920.00	62.50	$ 5,000.00		62.50	$ 5,000.00	211.50	22.81%
7.04	Detectable Warnings, Galvanized Steel	SF	352.00		352.00	$ 50.00	$ 17,600.00	72.00	$ 3,600.00		72.00	$ 3,600.00	280.00	20.45%
7.05	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	787.00		787.00	$ 93.00	$ 73,191.00	264.00	$ 24,552.00		264.00	$ 24,552.00	523.00	33.55%
	TRAFFIC CONTROL													
8.01	Temporary Traffic Control	LS	1.00		1.00	$ 4,600.00	$ 4,600.00	0.25	$ 1,150.00		0.25	$ 1,150.00	0.75	25.00%
8.02	Remove and Reinstall Traffic Sign	EA	1.00		1.00	$ 380.00	$ 380.00	1.00	$ 380.00		1.00	$ 380.00	0.00	100.00%
	SITE WORK AND LANDSCAPING													
9.01	Erosion Control Mulching, Hydromulching, BFM with Temporary Seeding	AC	0.20		0.20	$ 16,000.00	$ 3,200.00		$ -		0.00	$ -	0.20	0.00%
	MISCELLANEOUS													
11.01	Mobilization	LS	1.00		1.00	$ 9,660.00	$ 9,660.00	0.25	$ 2,415.00		0.25	$ 2,415.00	0.75	25.00%
11.02	Concrete Washout	LS	1.00		1.00	$ 1,050.00	$ 1,050.00	0.25	$ 262.50		0.25	$ 262.50	0.75	25.00%
11.03	Conduit Pipe for Repair of Irrigation Lines, PVC, 2" Diameter	EA	10.00		10.00	$ 60.00	$ 600.00	4.00	$ 240.00		4.00	$ 240.00	6.00	40.00%
	CHANGE ORDER ITEMS													
12.01					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.02					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.03					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.04					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.05					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK **CONTRACT = $ 172,769.00** **PAY PERIOD = $ 46,087.50** **COMPLETED = $ 46,087.50** **26.68%**

Date printed: 5/5/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
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Previous Applications for Payment:

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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:	Working Days
Construction Start Date:	April 20, 2026

Substantial Completion:

Contract Working Days:	50.0
Added by Change Order:	
Total Working Days:	50.0
Working Days Used to Date:	10.0
Working Days Remaining:	**40.0**

Full Completion:

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

Date Printed: 5/5/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $25,522.22 to JAS Construction LLC., for construction services on the 2026 PCC Reconstruction Program - NE Chambers Parkway 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. JAS - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	2026 PCC Reconstruction Program - NE Chambers Parkway		
Contractor:	JAS Construction LLC		
Address:	701 23rd Street SW, Bondurant, Iowa 50035		
Finance Budget Code:	916.3916.4451	**Finance Project #:**	916.4451
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	February 2, 2026	**Vendor Account #:**	3445

Date of Council Meeting: May 18, 2026 **Payment Application #:** 1

Payment Period: From: April 27, 2026 Through: May 2, 2026

Contract Summary:

Original Contract Amount:	$ 660,024.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 660,024.00	
Total Completed and Stored to Date:	$ 26,311.57		
Retainage: 3 % of Completed Work:	$ 789.35		
Total Earned Less Retainage:		$ 25,522.22	
Less Previous Applications for Payment:		$ -	
SUBTOTAL:			$ 25,522.22
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 25,522.22**
Balance to Finish, Including Retainage:		$ 634,501.78	
Contract Time Remaining (Substantial):	84.0 Working Days		
Contract Time Remaining (Full):	10.0 Working Days		

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

Construction Contractor Approval: JAS Construction LLC
Firm Name

Signature — Date: 05/06/2026

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Ankeny Staff Approval:

Signature — Date: 5/6/2026

Submit to: Matthew Grgurich, P.E.
E-mail: MGrgurich@Ankenylowa.gov Phone Number: 515-963-3579

Date Printed: 5/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
2.01	Topsoil, Compost-amended	CY	300.00		300.00	$ 52.75	$ 15,825.00		$ -		0.00	$ -	300.00	0.00%
2.02	Excavation, Class 10	CY	700.00		700.00	$ 18.45	$ 12,915.00	117.00	$ 2,158.65		117.00	$ 2,158.65	583.00	16.71%
2.03	Subgrade Preparation, 6" Depth	SY	4,197.00		4,197.00	$ 2.10	$ 8,813.70	700.00	$ 1,470.00		700.00	$ 1,470.00	3,497.00	16.68%
2.04	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	2,099.00		2,099.00	$ 3.50	$ 7,346.50		$ -		0.00	$ -	2,099.00	0.00%
2.05	Subbase, Modified, Special Backfill, 6" Depth	SY	4,197.00		4,197.00	$ 7.50	$ 31,477.50	700.00	$ 5,250.00		700.00	$ 5,250.00	3,497.00	16.68%
2.06	Compaction Testing	LS	1.00		1.00	$ 11,762.00	$ 11,762.00		$ -		0.00	$ -	1.00	0.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Manhole Adjustment, Sanitary, Minor, Self-Level Casting	EA	6.00		6.00	$ 1,895.00	$ 11,370.00		$ -		0.00	$ -	6.00	0.00%
6.02	Manhole Adjustment, Storm, Minor, Self-Level Casting	EA	3.00		3.00	$ 1,895.00	$ 5,685.00		$ -		0.00	$ -	3.00	0.00%
6.03	Intake Adjustment, Minor, Single Grate	EA	9.00		9.00	$ 1,490.00	$ 13,410.00		$ -		0.00	$ -	9.00	0.00%
6.04	Intake Adjustment, Minor, Double Grate	EA	3.00		3.00	$ 2,055.00	$ 6,165.00		$ -		0.00	$ -	3.00	0.00%
	STREETS AND RELATED WORK													
7.01	Pavement, PCC, Class C-SUD, 8" Thick	SY	3,900.00		3,900.00	$ 78.50	$ 306,150.00		$ -		0.00	$ -	3,900.00	0.00%
7.02	Plastic Concrete Testing	LS	1.00		1.00	$ 4,294.00	$ 4,294.00		$ -		0.00	$ -	1.00	0.00%
7.03	Removal of Sidewalk	SY	1,016.00		1,016.00	$ 8.75	$ 8,890.00	137.00	$ 1,198.75		137.00	$ 1,198.75	879.00	13.48%
7.04	Sidewalk, PCC, Class C, 4" Thick	SY	279.00		279.00	$ 64.70	$ 18,051.30		$ -		0.00	$ -	279.00	0.00%
7.05	Sidewalk, PCC, Class C. 5" Thick	SY	175.00		175.00	$ 74.75	$ 13,081.25		$ -		0.00	$ -	175.00	0.00%
7.06	Sidewalk, PCC, Class C, 6" Thick	SY	320.00		320.00	$ 94.00	$ 30,080.00		$ -		0.00	$ -	320.00	0.00%
7.07	Detectable Warnings, Galvanized Steel	SF	493.00		493.00	$ 24.00	$ 11,832.00		$ -		0.00	$ -	493.00	0.00%
7.08	Full Depth Patches, PCC, Class C-SUD, 8" Thick	SY	441.00		441.00	$ 84.00	$ 37,044.00		$ -		0.00	$ -	441.00	0.00%
7.09	Subbase Over-excavation, 6" Depth	SY	1,050.00		1,050.00	$ 10.40	$ 10,920.00	295.00	$ 3,068.00		295.00	$ 3,068.00	755.00	28.10%
7.10	Pavement Removal, PCC	SY	3,926.00		3,926.00	$ 10.90	$ 42,793.40	645.00	$ 7,030.50		645.00	$ 7,030.50	3,281.00	16.43%
	TRAFFIC CONTROL													
8.01	Temporary Traffic Control	LS	1.00		1.00	$ 7,824.00	$ 7,824.00	0.20	$ 1,564.80		0.20	$ 1,564.80	0.80	20.00%
8.02	Portable Dynamic Message Sign (PDMS)	CDAY	10.00		10.00	$ 108.00	$ 1,080.00	10.00	$ 1,080.00		10.00	$ 1,080.00	0.00	100.00%
	SITE WORK AND LANDSCAPING													
9.01	Conventional Seeding and Fertilizing, Type 1	AC	0.50		0.50	$ 16,500.00	$ 8,250.00		$ -		0.00	$ -	0.50	0.00%
9.02	Conventional Seeding and Fertilizing, Type 4	AC	0.50		0.50	$ 1,030.00	$ 515.00		$ -		0.00	$ -	0.50	0.00%
9.03	Spot Herbicide Application	AC	0.50		0.50	$ 2,472.00	$ 1,236.00		$ -		0.00	$ -	0.50	0.00%
9.04	Wattle, Straw, 9" Diameter	LF	100.00		100.00	$ 2.10	$ 210.00		$ -		0.00	$ -	100.00	0.00%
9.05	Wattle, Removal	LF	100.00		100.00	$ 0.60	$ 60.00		$ -		0.00	$ -	100.00	0.00%
9.06	Erosion Control Mulching, Hydromulching, Bonded Fiber Matrix	AC	1.00		1.00	$ 4,740.00	$ 4,740.00		$ -		0.00	$ -	1.00	0.00%
9.07	Inlet Protection Device, Drop-in	EA	15.00		15.00	$ 155.00	$ 2,325.00		$ -		0.00	$ -	15.00	0.00%
9.08	Inlet Protection Device, Surface-applied	EA	13.00		13.00	$ 55.00	$ 715.00		$ -		0.00	$ -	13.00	0.00%
9.09	Inlet Protection Device, Maintenance	EA	30.00		30.00	$ 31.00	$ 930.00		$ -		0.00	$ -	30.00	0.00%
	MISCELLANEOUS													
11.01	Mobilization	LS	1.00		1.00	$ 17,454.35	$ 17,454.35	0.20	$ 3,490.87		0.20	$ 3,490.87	0.80	20.00%
11.02	Maintenance of Postal Service	LS	1.00		1.00	$ 2,524.00	$ 2,524.00		$ -		0.00	$ -	1.00	0.00%
11.03	Concrete Washout	LS	1.00		1.00	$ 3,250.00	$ 3,250.00		$ -		0.00	$ -	1.00	0.00%
11.04	Remove and Reinstall Cluster Box Unit	LS	1.00		1.00	$ 1,005.00	$ 1,005.00		$ -		0.00	$ -	1.00	0.00%
	CHANGE ORDER ITEMS													
12.01					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.02					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.03					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.04					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.05					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK CONTRACT = $ 660,024.00 PAY PERIOD = $ 26,311.57 COMPLETED = $ 26,311.57 3.99%

Date printed: 5/6/2026

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:	Working Days
Construction Start Date:	April 27, 2026

Substantial Completion:

Contract Working Days:	90.0
Added by Change Order:	
Total Working Days:	90.0
Working Days Used to Date:	6.0
Working Days Remaining:	**84.0**

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

May 18, 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 $831.25 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance 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. Land Management - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	2025 - 2026 Native Vegetation Maintenance		
Contractor:	Land Management Services		
Address:	1312 NE 51st Street		
Finance Budget Code:	580.3580.4227	**Finance Project #:**	580.4227
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	April 21, 2025	**Vendor Account #:**	010491

Date of Council Meeting: May 18, 2026 **Payment Application #:** 3

Payment Period: From: 09/17/25 Through: 04/30/26

Contract Summary:

Original Contract Amount:	$ 52,515.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 52,515.00		
Total Completed and Stored to Date:	$ 4,425.00			
Retainage: 5 % of Completed Work:	$ 221.25			
Total Earned Less Retainage:		$ 4,203.75		
Less Previous Applications for Payment:		$ 3,372.50		
SUBTOTAL:			$	831.25
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**831.25**
Balance to Finish, Including Retainage:		$ 48,311.25		
Contract Time Remaining (Substantial):	- Working Days			
Contract Time Remaining (Full):	- Working Days			

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

Construction Contractor Approval: Land Management Services
Firm Name

Signature Date: 5/5/26

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Ankeny Staff Approval:

Signature Date: 5/5/2026

Submit to: Carla Moore, Stormwater Engineering Technician II
E-mail: cmoore@Ankenylowa.gov Phone Number: (515) 963-3543

Date Printed: 5/5/2026

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
1.1	Ankeny Fire Station No. 2 - Maintenance Trip	Ea	2		2.00	$ 200.00	$ 400.00		$ -		0.00	$ -	2.00	0.00%
2.1	Bellagio Park - Maintenance Trip	Ea	1		1.00	$ 1,250.00	$ 1,250.00		$ -		0.00	$ -	1.00	0.00%
3.1	Centennial Pointe Park - Maintenance Trip	Ea	2		2.00	$ 780.00	$ 1,560.00		$ -		0.00	$ -	2.00	0.00%
4.1	Chautauqua Lake Buffer - Mainenance Trip	Ea	1		1.00	$ 1,500.00	$ 1,500.00		$ -		0.00	$ -	1.00	0.00%
5.1	Hawkeye Park Buffer - Maintenance Trip	Ea	2		2.00	$ 350.00	$ 700.00		$ -		0.00	$ -	2.00	0.00%
6.1	High Trestle Trail Bridge (North Sec) - Maintenance Trip	Ea	1		1.00	$ 775.00	$ 775.00		$ -		0.00	$ -	1.00	0.00%
7.1	High Trestle Trail Bridge (South Sec) - Maintenance Trip	Ea	1		1.00	$ 1,150.00	$ 1,150.00		$ -		0.00	$ -	1.00	0.00%
8.1	High Trestle Trail Underpass	Ea	2		2.00	$ 2,450.00	$ 4,900.00		$ -		0.00	$ -	2.00	0.00%
9.1	NE Delaware Ave Biocells (4 total) - Maint Trip, Each Bio	Ea	28		28.00	$ 200.00	$ 5,600.00		$ -	4.00	4.00	$ 800.00	24.00	14.29%
10.1	NW State Street Biocells (4 total) - Main Trip, Each Biocell	Ea	8		8.00	$ 200.00	$ 1,600.00		$ -		0.00	$ -	8.00	0.00%
11.1	Plaza Parkway Basins	Ea	2		2.00	$ 2,500.00	$ 5,000.00		$ -		0.00	$ -	2.00	0.00%
12.1	Precedence Park	Ea	2		2.00	$ 200.00	$ 400.00		$ -	1.00	1.00	$ 200.00	1.00	50.00%
13.1	Promenade Lake Buffer	Ea	1		1.00	$ 780.00	$ 780.00		$ -		0.00	$ -	1.00	0.00%
14.1	Rock Creek Greenbelt (North section) - Maintenance Trip	Ea	1		1.00	$ 2,450.00	$ 2,450.00		$ -		0.00	$ -	1.00	0.00%
15.1	Rock Creek Greenbelt (South section) - Maintenance Trip	Ea	1		1.00	$ 1,200.00	$ 1,200.00		$ -		0.00	$ -	1.00	0.00%
16.1	S Ankeny Blvd Basins - Maintenance Trip	Ea	2		2.00	$ 650.00	$ 1,300.00		$ -		0.00	$ -	2.00	0.00%
17.1	Summerbrook Park Biocells (2 total) - Main Trip, Each Bio	Ea	4		4.00	$ 200.00	$ 800.00		$ -		0.00	$ -	4.00	0.00%
18.1	SW Des Moines St Corridor - North - Maintenance Trip	Ea	1		1.00	$ 2,650.00	$ 2,650.00		$ -		0.00	$ -	1.00	0.00%
19.1	SW Des Moines St Corridor - Middle - Maintenance Trip	Ea	1		1.00	$ 1,650.00	$ 1,650.00		$ -		0.00	$ -	1.00	0.00%
20.1	SW Des Moines St Corridor - South - Maintenance Trip	Ea	1		1.00	$ 1,250.00	$ 1,250.00		$ -		0.00	$ -	1.00	0.00%
21.1	SW Irvinedale Water Tower Area - Maintenance Trip	Ea	1		1.00	$ 1,450.00	$ 1,450.00		$ -		0.00	$ -	1.00	0.00%
22.1	SW Magainze Rd Biocells (8 total) - Maintanance Trip	Ea	56		56.00	$ 125.00	$ 7,000.00	7.00	$ 875.00	16.00	23.00	$ 2,875.00	33.00	41.07%
23.1	Tradition Basins	Ea	2		2.00	$ 1,850.00	$ 3,700.00		$ -		0.00	$ -	2.00	0.00%
24.1	W 1st Street Biocells (6 total) - Main Trip, Each Biocells	Ea	8		8.00	$ 200.00	$ 1,600.00		$ -		0.00	$ -	8.00	0.00%
25.1	SW Des Moines St Horizontal Sections - Broad. Herb. Trip	Ea	1		1.00	$ 750.00	$ 750.00		$ -		0.00	$ -	1.00	0.00%
26.1	Vintage Greenway - Broadcast Herbicide Trip	Ea	2		2.00	$ 550.00	$ 1,100.00		$ -	1.00	1.00	$ 550.00	1.00	50.00%
					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 = $ 52,515.00 — PAY PERIOD = $ 875.00 — COMPLETED = $ 4,425.00 — 8.43%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	August 18, 2025	$ 1,662.50
2	October 6, 2025	$ 1,710.00
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 3,372.50

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**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $102,154.09 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive 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. Manatts - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	2026 PCC Reconstruction Program - NE Trilein Dirve		
Contractor:	Manatt's, Inc.		
Address:	610 SE Creekview Drive, Ankeny, IA, 50021		
Finance Budget Code:	916.3916.4451	**Finance Project #:**	916.4451
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	February 2, 2026	**Vendor Account #:**	2207

Date of Council Meeting: May 18, 2026 **Payment Application #:** 1

Payment Period: From: April 13, 2026 Through: May 2, 2026

Contract Summary:

Original Contract Amount:	$ 1,062,752.25			
Net Change by Change Orders:	$ 5,700.00			
Contract Amount to Date: (line 1 ± 2)		$ 1,068,452.25		
Total Completed and Stored to Date:	$ 105,313.50			
Retainage: 3 % of Completed Work:	$ 3,159.41			
Total Earned Less Retainage:		$ 102,154.09		
Less Previous Applications for Payment:		$ -		
SUBTOTAL:			$	102,154.09
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**102,154.09**
Balance to Finish, Including Retainage:		$ 966,298.16		
Contract Time Remaining (Substantial):	88.0 Working Days			
Contract Time Remaining (Full):	10.0 Working Days			

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

Construction Contractor Approval: 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: 2026.05.07 13:28:03-05'00'
Signature Date: 05/07/2026

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Ankeny Staff Approval:

Mark Heath 5/07/2026
Signature Date

Submit to: Mark Heath
E-mail: MHeath@ankenyiowa.gov Phone Number: (515)-965-6452

Date Printed: 5/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
2.01	Topsoil, Compost-amended	CY	270.00		270.00	$ 32.00	$ 8,640.00		$ -		0.00	$ -	270.00	0.00%
2.02	Excavation, Class 10	CY	1,190.00		1,190.00	$ 15.00	$ 17,850.00	468.00	$ 7,020.00		468.00	$ 7,020.00	722.00	39.33%
2.03	Subgrade Preparation, 6" Depth	SY	7,126.00		7,126.00	$ 1.50	$ 10,689.00		$ -		0.00	$ -	7,126.00	0.00%
2.04	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	1,782.00		1,782.00	$ 2.00	$ 3,564.00		$ -		0.00	$ -	1,782.00	0.00%
2.05	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	7,126.00		7,126.00	$ 11.25	$ 80,167.50		$ -		0.00	$ -	7,126.00	0.00%
2.06	Compaction Testing	LS	1.00		1.00	$ 2,500.00	$ 2,500.00		$ -		0.00	$ -	1.00	0.00%
2.07	Locating Gas Service Crossings	EA	16.00	3.00	19.00	$ 250.00	$ 4,750.00	19.00	$ 4,750.00		19.00	$ 4,750.00	0.00	100.00%
	TRENCH EXCAVATION AND BACKFILL													
3.01	Trench Compaction Testing	LS	1.00		1.00	$ 1,000.00	$ 1,000.00		$ -		0.00	$ -	1.00	0.00%
	SEWERS AND DRAINS													
4.01	Storm Sewer, Trenched, Class III RCP, 12" Diameter	LF	60.00		60.00	$ 178.00	$ 10,680.00	18.00	$ 3,204.00		18.00	$ 3,204.00	42.00	30.00%
4.02	Storm Sewer, Trenched, Class III RCP, 27" Diameter	LF	18.00		18.00	$ 230.00	$ 4,140.00		$ -		0.00	$ -	18.00	0.00%
4.03	Storm Sewer, Trenched, Class III RCP, 30" Diameter	LF	24.00		24.00	$ 240.00	$ 5,760.00	6.00	$ 1,440.00		6.00	$ 1,440.00	18.00	25.00%
4.04	Storm Sewer, Trenched, Class III RCP, 36" Diameter	LF	6.00		6.00	$ 315.00	$ 1,890.00	6.00	$ 1,890.00		6.00	$ 1,890.00	0.00	100.00%
4.05	Removal of Storm Sewer, RCP, Any Size Diameter	LF	108.00		108.00	$ 15.00	$ 1,620.00	30.00	$ 450.00		30.00	$ 450.00	78.00	27.78%
4.06	Concrete Collar, 12" RCP	EA	2.00		2.00	$ 800.00	$ 1,600.00	1.00	$ 800.00		1.00	$ 800.00	1.00	50.00%
4.07	Subdrain, Corrugated PVC, Type 2, Case F, 8" Diameter	LF	2,810.00		2,810.00	$ 22.00	$ 61,820.00		$ -		0.00	$ -	2,810.00	0.00%
4.08	Subdrain Cleanout, Type B, 24" Diameter	EA	5.00		5.00	$ 1,200.00	$ 6,000.00		$ -		0.00	$ -	5.00	0.00%
4.09	Subdrain Outlets and Connections, PVC, 8" Diameter	EA	28.00		28.00	$ 250.00	$ 7,000.00		$ -		0.00	$ -	28.00	0.00%
4.10	Storm Sewer Service Stub, Solid Wall PVC, 1.5" Diameter	LF	120.00		120.00	$ 24.00	$ 2,880.00		$ -		0.00	$ -	120.00	0.00%
4.11	Removal of Subdrain, Any Type, Any Size	LF	120.00		120.00	$ 15.00	$ 1,800.00		$ -		0.00	$ -	120.00	0.00%
4.12	Removal of Subdrain Cleanout, Type A	EA	1.00		1.00	$ 410.00	$ 410.00		$ -		0.00	$ -	1.00	0.00%
4.13	Reconnection of Storm Sewer Services	EA	12.00		12.00	$ 135.00	$ 1,620.00		$ -		0.00	$ -	12.00	0.00%
	WATER MAINS AND APPURTENANCES													
5.01	Water Service Curb and Operating Rod Replacement	EA	2.00		2.00	$ 600.00	$ 1,200.00		$ -		0.00	$ -	2.00	0.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Storm Sewer Manhole, SW-402, 4'-0" x 4'-0", Cast-in-place	EA	1.00		1.00	$ 8,500.00	$ 8,500.00		$ -		0.00	$ -	1.00	0.00%
6.02	Intake, SW-501, 3'-0" x 2'-0", Cast-in-place	EA	3.00		3.00	$ 5,100.00	$ 15,300.00	1.00	$ 5,100.00		1.00	$ 5,100.00	2.00	33.33%
6.03	Intake, SW-503, 3'-0" x 6'-0", Cast-in-place	EA	9.00		9.00	$ 8,200.00	$ 73,800.00	2.00	$ 16,400.00		2.00	$ 16,400.00	7.00	22.22%
6.04	Manhole Adjustment, Sanitary, Minor, SELFLEVEL® Casting	EA	2.00		2.00	$ 2,000.00	$ 4,000.00		$ -		0.00	$ -	2.00	0.00%
6.05	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	3.00		3.00	$ 1,000.00	$ 3,000.00		$ -		0.00	$ -	3.00	0.00%
6.06	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting, 4" Height	EA	1.00		1.00	$ 1,000.00	$ 1,000.00		$ -		0.00	$ -	1.00	0.00%
6.07	Manhole Adjustment, Storm, Minor, SELFLEVEL® Casting	EA	2.00		2.00	$ 2,000.00	$ 4,000.00		$ -		0.00	$ -	2.00	0.00%
6.08	Manhole Adjustment, Storm, Minor, Two-Piece Casting	EA	1.00		1.00	$ 1,000.00	$ 1,000.00		$ -		0.00	$ -	1.00	0.00%
6.09	Remove Manhole, Storm	EA	3.00		3.00	$ 1,000.00	$ 3,000.00		$ -		0.00	$ -	3.00	0.00%
6.10	Remove Intake	EA	12.00		12.00	$ 800.00	$ 9,600.00	3.00	$ 2,400.00		3.00	$ 2,400.00	9.00	25.00%
	STREETS AND RELATED WORK													
7.01	Pavement, PCC, Class C-SUD, 7" Thick	SY	670.00		670.00	$ 88.00	$ 58,960.00		$ -		0.00	$ -	670.00	0.00%
7.02	Pavement, PCC, Class C-SUD, 8" Thick	SY	5,425.00		5,425.00	$ 65.00	$ 352,625.00		$ -		0.00	$ -	5,425.00	0.00%
7.03	Plastic Concrete Testing	LS	1.00		1.00	$ 6,000.00	$ 6,000.00		$ -		0.00	$ -	1.00	0.00%
7.04	Removal of Sidewalk	SY	295.00		295.00	$ 10.00	$ 2,950.00	11.00	$ 110.00		11.00	$ 110.00	284.00	3.73%
7.05	Removal of Driveway	SY	655.00		655.00	$ 10.00	$ 6,550.00	298.00	$ 2,980.00		298.00	$ 2,980.00	357.00	45.50%
7.06	Sidewalk, PCC, Class C, 4" Thick	SY	225.00		225.00	$ 45.50	$ 10,237.50		$ -		0.00	$ -	225.00	0.00%
7.07	Sidewalk, PCC, Class C, 6" Thick	SY	79.00		79.00	$ 69.00	$ 5,451.00		$ -		0.00	$ -	79.00	0.00%
7.08	Detectable Warnings, Galvanized Steel	SF	112.00		112.00	$ 55.00	$ 6,160.00		$ -		0.00	$ -	112.00	0.00%
7.09	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	655.00		655.00	$ 50.50	$ 33,077.50		$ -		0.00	$ -	655.00	0.00%
7.10	Subbase Over-excavation, 6" Depth	SY	1,782.00		1,782.00	$ 5.00	$ 8,910.00		$ -		0.00	$ -	1,782.00	0.00%
7.11	Pavement Removal	SY	6,095.00		6,095.00	$ 10.25	$ 62,473.75	2,328.00	$ 23,862.00		2,328.00	$ 23,862.00	3,767.00	38.20%

Date printed: 5/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

	TRAFFIC CONTROL													
8.01	Painted Pavement Markings, Durable	STA	10.40		10.40	$ 200.00	$ 2,080.00		$ -		0.00	$ -	10.40	0.00%
8.02	Painted Symbols and Legends, Durable	EA	2.00		2.00	$ 220.00	$ 440.00		$ -		0.00	$ -	2.00	0.00%
8.03	Grooves Cut for Pavement Markings	STA	10.40		10.40	$ 80.00	$ 832.00		$ -		0.00	$ -	10.40	0.00%
8.04	Groves Cut for Symbols and Legends	EA	2.00		2.00	$ 200.00	$ 400.00		$ -		0.00	$ -	2.00	0.00%
8.05	Temporary Traffic Control	LS	1.00		1.00	$ 4,715.00	$ 4,715.00	0.10	$ 471.50		0.10	$ 471.50	0.90	10.00%
8.06	Portable Dynamic Message Sign (PDMS)	CDAY	20.00		20.00	$ 100.00	$ 2,000.00	10.00	$ 1,000.00		10.00	$ 1,000.00	10.00	50.00%
8.07	Remove and Reinstall Traffic Signs	EA	6.00		6.00	$ 300.00	$ 1,800.00	1.00	$ 300.00		1.00	$ 300.00	5.00	16.67%
	SITE WORK AND LANDSCAPING													
9.01	Conventional Seeding and Fertilizing, Type 1	AC	0.90		0.90	$ 3,500.00	$ 3,150.00		$ -		0.00	$ -	0.90	0.00%
9.02	Conventional Seeding and Fertilizing, Type 4	AC	0.60		0.60	$ 200.00	$ 120.00		$ -		0.00	$ -	0.60	0.00%
9.03	Spot Herbicide Application	AC	0.60		0.60	$ 400.00	$ 240.00		$ -		0.00	$ -	0.60	0.00%
9.04	Erosion Control Mulching, Hydromulching, BFM	AC	1.50		1.50	$ 3,000.00	$ 4,500.00		$ -		0.00	$ -	1.50	0.00%
9.05	Inlet Protection Device, Drop-in	EA	12.00		12.00	$ 175.00	$ 2,100.00		$ -		0.00	$ -	12.00	0.00%
9.06	Inlet Protection Device, Surface-applied	EA	12.00		12.00	$ 175.00	$ 2,100.00		$ -		0.00	$ -	12.00	0.00%
9.07	Inlet Protection Device, Maintenance	EA	12.00		12.00	$ 10.00	$ 120.00		$ -		0.00	$ -	12.00	0.00%
	MISCELLANEOUS													
11.01	Mobilization	LS	1.00		1.00	$ 100,000.00	$ 100,000.00	0.25	$ 25,000.00		0.25	$ 25,000.00	0.75	25.00%
11.02	Maintenance of Postal Service	LS	1.00		1.00	$ 8,000.00	$ 8,000.00	0.10	$ 800.00		0.10	$ 800.00	0.90	10.00%
11.03	Maintenance of Solid Waste Collection	LS	1.00		1.00	$ 5,000.00	$ 5,000.00	0.10	$ 500.00		0.10	$ 500.00	0.90	10.00%
11.04	Temporary Pedestrian Ramp	EA	9.00		9.00	$ 700.00	$ 6,300.00	2.00	$ 1,400.00		2.00	$ 1,400.00	7.00	22.22%
11.05	Temporary Granular Driveway	SY	135.00		135.00	$ 18.00	$ 2,430.00	27.00	$ 486.00		27.00	$ 486.00	108.00	20.00%
11.06	Conduit Pipe for Repair of Irrigation Lines, PVC, 2" Diameter	EA	30.00		30.00	$ 100.00	$ 3,000.00		$ -		0.00	$ -	30.00	0.00%
	CHANGE ORDER ITEMS													
12.01	Increase size of SW-503 Cast-in-place Intake	LS	0.00	1.00	1.00	$ 4,950.00	$ 4,950.00	1.00	$ 4,950.00		1.00	$ 4,950.00	0.00	100.00%
12.02					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.03					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.04					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.05					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = $1,068,452.25 PAY PERIOD = $ 105,313.50 COMPLETED = $ 105,313.50 9.86%

Date printed: 5/6/2026

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
1	May 18, 2026	$ 5,700.00
2		
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CHANGE ORDER TOTAL = $ 5,700.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	April 13, 2026

Substantial Completion:

Contract Working Days:	100.0
Added by Change Order:	
Total Working Days:	100.0
Working Days Used to Date:	12.0
Working Days Remaining:	**88.0**

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

May 18, 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 $64,082.57 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 #6

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: May 18, 2026 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: April 4, 2026 Through: May 1, 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:	$ 665,265.13		
Retainage: 3 % of Completed Work:	$ 19,957.95		
Total Earned less Retainage:		$ 645,307.18	
Less previous applications for payment:		$ 581,224.61	
SUBTOTAL			$ 64,082.57
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 64,082.57
Balance to finish, including retainage:		$ 543,221.90	
Contract Time Remaining (If applicable)	23.0 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: 2026.05.05 14:51:47-05'00'
Signature

5/05/2026
Date

Engineer / Consultant Approval: Civil Design Advantage
Firm Name

Eric Schultz
Signature

05/07/2026
Date

City of Ankeny Staff Approval:

Mitch Wedell
Signature

5-7-26
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	$ -	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	$ -	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	$ -	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	$ -	4,971.00		4,971.00	$ 12,427.50	0.00	4,971.00	$ 12,427.50	0.00	100.00%
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	$ -	0.50		0.50	$ 1,750.00	0.00	0.50	$ 1,750.00	0.50	50.00%
	TRENCH EXCAVATION AND BACKFILL																			
3.01	TRENCH COMPACTION TESTING	LS	1.00		1.00			1.00	$ 5,000.00	$ 5,000.00	$ -			0.00	$ -	0.90	0.90	$ 4,500.00	0.10	90.00%
	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	$ -	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	$ -	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	$ -			0.00	$ -	528.00	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	$ -	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	$ -			0.00	$ -	268.00	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	$ -	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	$ -			0.00	$ -	190.00	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	$ -	1.00	1.00	$ 1,730.00	0.00	100.00%
4.09	Pipe Apron, RCP, 36" Dia.	EA	1.00		1.00			1.00	$ 2,145.00	$ 2,145.00	$ -			0.00	$ -	1.00	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	$ -			0.00	$ -	1.00	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	$ -			0.00	$ -	1.00	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	$ -	2,168.00		2,168.00	$ 35,772.00	0.00	2,168.00	$ 35,772.00	192.00	91.86%
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	$ -	26.00		26.00	$ 2,990.00	0.00	26.00	$ 2,990.00	4.00	86.67%
	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	$ -	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	$ -	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	$ -	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	$ -	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	$ -	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	$ -	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	$ -			0.00	$ -	1.00	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	$ -	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	$ -	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	$ -			0.00	$ -	6.00	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	$ -			0.00	$ -	4.00	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	$ -	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	$ -	1.00	1.00	$ 7,350.00	0.00	100.00%
6.09	Intake Adjustment, Minor	EA	2.00		2.00			2.00	$ 1,050.00	$ 2,100.00	$ -			0.00	$ -		0.00	$ -	2.00	0.00%
6.10	Manhole Adjustment, Major, Sanitary	EA		2.00	2.00			2.00	$ 2,100.00	$ -	$ 4,200.00			0.00	$ -	1.00	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	$ -	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	$ -	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	$ -	45.00		45.00	$ 1,125.00	0.00	45.00	$ 1,125.00	0.00	100.00%
	TRAFFIC CONTROL																			
8.01	Temporary Traffic Control	LS	1.00		1.00			1.00	$ 2,000.00	$ 2,000.00	$ -			0.00	$ -	1.00	1.00	$ 2,000.00	0.00	100.00%
8.02	Traffic Signs	EA	12.00		12.00			12.00	$ 200.00	$ 2,400.00	$ -			0.00	$ -		0.00	$ -	12.00	0.00%
	SITE WORK AND LANDSCAPING																			
9.01	Conventional Seeding, Seeding, 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	$ -	41.00	41.00	$ 205.00	0.00	100.00%
9.06	Filter Socks, Removal	LF	41.00		41.00			41.00	$ 1.00	$ 41.00	$ -			0.00	$ -		0.00	$ -	41.00	0.00%
9.07	Check Dam, Rock (Temporary)	EA	7.00		7.00			7.00	$ 1,000.00	$ 7,000.00	$ -			0.00	$ -		0.00	$ -	7.00	0.00%
9.08	Rip Rap, Class E	TON	65.00	150.00	215.00			215.00	$ 71.00	$ 4,615.00	$ 10,650.00			0.00	$ -	215.00	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%
9.10	Silt Fence	LF	6,349.00		6,349.00			6,349.00	$ 1.70	$ 10,793.30	$ -			0.00	$ -	3,144.00	3,144.00	$ 5,344.80	3,205.00	49.52%
9.11	Silt Fence, Removal of Device	LF	6,349.00		6,349.00			6,349.00	$ 0.05	$ 317.45	$ -			0.00	$ -		0.00	$ -	6,349.00	0.00%

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
9.12	Stabilized Construction Entrance	SY	120.00		120.00			120.00	$ 25.00	$ 3,000.00	$ -			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	$ -	4.00	4.00	$ 540.00	0.00	100.00%
9.15	Inlet Protection Device, Drop-In	EA	14.00		14.00			14.00	$ 165.00	$ 2,310.00	$ -			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	$ -	4.00	4.00	$ 100.00	14.00	22.22%
9.17	Temporary Fence, Orange Mesh Safety Fence	LF		80.00	80.00			80.00	$ 20.00	$ -	$ 1,600.00			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	$ -	0.20		0.20	$ 12,000.00	0.50	0.70	$ 42,000.00	0.30	70.00%
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			0.00	$ -	1.00	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			0.00	$ -	1.00	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 = $ 66,064.50 — COMPLETED = $ 665,265.13 — 55.97%

Date printed: 5/5/2026

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	4,971.00	$ 12,427.50		$ -	4971.00	$ 12,427.50	0.00	100%
2.06	Subbase, Modified, Virgin Aggregate	SY	$ 11.25	0.00	$ -		$ -	0.00	$ -	4971.00	0%
2.07	Compaction Testing	LS	$ 3,500.00	0.50	$ 1,750.00		$ -	0.50	$ 1,750.00	0.50	50%
	TRENCH EXCAVATION AND BACKFILL										
3.01	TRENCH COMPACTION TESTING	LS	$ 5,000.00	0.90	$ 4,500.00		$ -	0.90	$ 4,500.00	0.10	90%
	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	2,168.00	$ 35,772.00		$ -	2168.00	$ 35,772.00	192.00	92%
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	26.00	$ 2,990.00		$ -	26.00	$ 2,990.00	4.00	87%
	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	45.00	$ 1,125.00		$ -	45.00	$ 1,125.00	0.00	100%
	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	41.00	$ 205.00		$ -	41.00	$ 205.00	0.00	100%
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	4.00	$ 540.00		$ -	4.00	$ 540.00	0.00	100%
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	4.00	$ 100.00		$ -	4.00	$ 100.00	14.00	22%
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	0.70	$ 42,000.00		$ -	0.70	$ 42,000.00	0.30	70%
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 = $437,217.30

DIV. 2 COMPLETED = $ 228,047.83

TOTAL DIVISION AND VALUE OF COMPLETED WORK COMPLETED = $665,265.13 55.97%

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
4	March 16, 2026	$ 125,462.54
5	April 20, 2026	$ 3,972.15
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Previous Applications for Payment

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PREVIOUS PAY APP TOTAL = $ 581,224.61

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:	57.0
Working Days Remaining:	**23.0**

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

May 18, 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 $42,058.75 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design 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. McClure - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering		
Contractor:	McClure Engineering Co.		
Address:	1360 NW 121st Street Clive, IA 50325		
Finance Budget Code:	891.3891.4210	**Finance Project #:**	891.4210
Vendor Project #:		**Purchase Order #:**	
Original Contract Date:	March 16, 2026	**Vendor Account #:**	2183

Date of Council Meeting: May 18, 2026 **Payment Application #:** 2

Payment Period: From: March 29, 2026 Through: April 25, 2026

Contract Summary:

Original Contract Amount:	$ 672,350.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 672,350.00		
Total Completed and Stored to Date:	$ 114,319.50			
Retainage: ____ % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 114,319.50		
Less Previous Applications for Payment:		$ 72,260.75		
SUBTOTAL:			$	42,058.75
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**42,058.75**
Balance to Finish, Including Retainage:		$ 558,030.50		
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: McClure Engineering Co.

Firm Name

Signature May 5, 2026

Date

City of Ankeny Staff Approval:

Signature Adam Lust Date 05/05/26

Submit to: Adam Lust, Public Works Engineering Manager

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

Date Printed: 5/5/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 4, 2026	$ 72,260.75
2		
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 72,260.75

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

PROGRESS REPORT #2

SW Oralabor Road Intersection Improvements – Phase 1

Date:	May 5, 2026	**McClure Project #:**	2024002300-001
To:	Adam Lust, PE Public Works Engineering Manager 1210 NW Prairie Ridge Drive Ankeny, IA 50023	**From:**	Colton Hoffmann, PE Project Manager 1535 SW Market St Suite 200 Ankeny, IA 50023
Email:	alust@ankenyiowa.gov	**Principal:**	Scott Port, PE

Date Range of Report: March 29, 2026 – April 25, 2026

1. SUMMARY OF WORK DONE LAST PERIOD

a. Preliminary horizontal design including setting alignments, proposed roadway, sidewalk, and driveway linework
b. Preliminary utility design
c. Preliminary roadway profile and corridor modeling
d. Preparation of preliminary plan sheets
e. Project management and coordination
f. Submitted 30% design plans to City on May 1st

2. FORECAST OF ACTIVITIES PLANNED FOR NEXT PERIOD

a. Receive 30% design comments from City
b. Move forward to 60% design
c. Geotechnical investigation
d. Wetland delineation

3. SCOPE CHANGES / VALUE ADDED

a. Minor expansion of topographic survey limits including:
   i. North of the northern limits of SW College Avenue
   ii. Along the trail and northern ditch of SW Polk City Drive, adjacent to one of the new Mel Ray entrances

4. STATUS OF PREVIOUS INVOICES

INVOICE #	DATE SENT	INVOICE TOTAL	STATUS
167400	April 14, 2026	$72,260.75	Paid
167506	May 5, 2026	$42,058.75	Submitted

5. INPUT NEEDED / ACTION ITEMS

a. City to review 30% design submittal and provide feedback by May 15th.

6. SCHEDULE MILESTONES

a. See below for completed and remaining milestones

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

McCLURE™

1360 NW 121st Street
Clive, IA 50325

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

April 28, 2026
Project No: 2024002300-001
Invoice No: 167506
Due Date: May 28, 2026

Project 2024002300-001 Ankeny - SW Oralabor Road Intersection Improvements – Phase 1 Design

Professional Services from March 29, 2026 to April 25, 2026

Phase 400.06 Preliminary Design

	Hours	Rate	Amount	
Project Manager II	35.50	205.00	7,277.50	
Engineer II	92.50	165.00	15,262.50	
Engineer I	100.50	135.00	13,567.50	
Principal II	11.00	325.00	3,575.00	
Totals	239.50		39,682.50	
Total Labor				**39,682.50**
			Total this Phase	**$39,682.50**

Phase 850.06 Project Management and Coordination

	Hours	Rate	Amount	
Project Manager II	1.50	205.00	307.50	
Project Coordinator	.25	150.00	37.50	
Principal II	6.25	325.00	2,031.25	
Totals	8.00		2,376.25	
Total Labor				**2,376.25**
			Total this Phase	**$2,376.25**

	Current	Prior	To-Date	
Total Billings	42,058.75	72,260.75	114,319.50	
Contract Limit (not-to-exceed)			672,350.00	
Contract Limit Remaining			558,030.50	
		Total Due this Invoice		**$42,058.75**

Outstanding Invoices

Number	Date	Balance
167400	4/14/2026	72,260.75
Total		**72,260.75**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 #24 in the amount of $5,459.55 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. McClure - Pymt #24

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: May 18, 2026 **Payment Application #:** 24

Payment Period: From: March 29, 2026 Through: April 25, 2026

Contract Summary:

Original Contract Amount:	$ 235,900.00			
Net Change by Change Orders:	$ 236,000.00			
Contract Amount to Date: (line 1 ± 2)		$ 471,900.00		
Total Completed and Stored to Date:	$ 412,315.28			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 412,315.28		
Less Previous Applications for Payment:		$ 406,855.73		
SUBTOTAL:			$	5,459.55
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**5,459.55**
Balance to Finish, Including Retainage:		$ 59,584.72		
Contract Time Remaining (Substantial):	- Working Days			
Contract Time Remaining (Full):	- Working Days			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering

Firm Name

Signature May 5, 2026

Date

City of Ankeny Staff Approval:

Becky Ford 05/05/26

Signature Date

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

E-mail: bford@ankenyiowa.gov Phone Number: 515-963-3526

Date Printed: 5/5/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 15, 2024	$ 41,613.75
2	May 25, 2024	$ 31,766.90
3	June 17, 2024	$ 27,986.25
4	August 5, 2024	$ 27,468.75
5	August 19, 2024	$ 18,762.50
6	October 7, 2024	$ 11,495.27
7	November 4, 2024	$ 16,174.50
8	November 18, 2024	$ 19,013.75
9	January 6, 2025	$ 10,212.40
10	January 21, 2025	$ 4,781.50
11	March 3, 2025	$ 24,419.25
12	March 17, 2025	$ 2,701.25
13	May 19, 2025	$ 13,370.41
14	May 19, 2025	$ 18,037.75
15	July 7, 2025	$ 24,377.30
16	July 21, 2025	$ 23,248.25
17	August 18, 2025	$ 19,591.80
18	October 6, 2025	$ 18,269.60
19	October 20, 2025	$ 11,512.50
20	November 17, 2025	$ 12,104.80
21	December 15, 2025	$ 22,159.40
22	January 20, 2026	$ 4,763.30
23	April 20, 2026	$ 3,024.55
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 406,855.73

Record of Change Orders:

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

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

PROGRESS REPORT #24

SW Des Moines Street Utility Improvements

Date:	May 5, 2026	**McClure Project #:**	2024000157-000
To:	Becky Ford, PE, CFM Stormwater & Environmental Manager 1210 NW Prairie Ridge Drive Ankeny, IA 50023	**From:**	Colton Hoffmann, PE Project Manager 1535 SW Market St. Ste 200 Ankeny, IA 50023
Email:	bford@ankenyiowa.gov	**Principal:**	Scott Port, PE

Date Range of Report: March 29, 2026 – April 25, 2026

1. SUMMARY OF WORK DONE LAST PERIOD

a. The Contractor has completed removals for stage 3, and begun utility installations
b. Construction observation
c. Construction administration
d. Construction staking

2. FORECAST OF ACTIVITIES PLANNED FOR NEXT PERIOD

a. The Contractor should complete stage 3 utility installations and move on to grading and street paving
b. Construction administration
c. Construction observation
d. Construction staking

3. SCOPE CHANGES / VALUE ADDED

a. None

4. STATUS OF RECENT PREVIOUS INVOICES

INVOICE #	DATE SENT	INVOICE TOTAL	STATUS
164138	December 5, 2025	$22,159.40	Paid
164933	January 7, 2026	$4,763.30	Paid
166763	April 9, 2026	$3,024.55	Paid
167504	May 5, 2026	$5,459.55	Submitted

5. INPUT NEEDED / ACTION ITEMS

a. None

6. SCHEDULE MILESTONES

a. See below for completed and remaining milestones

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

McCLURE™

1360 NW 121st Street
Clive, IA 50325

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

April 28, 2026
Project No: 2024000157-000
Invoice No: 167504
Due Date: May 28, 2026

Project 2024000157-000 Ankeny SW Des Moines Street Utility Improvements

Professional Services from March 29, 2026 thru April 25, 2026

Phase 600 Construction Administration

Task 601 Construction Administration

		Hours	Rate	Amount	
Project Manager II		6.00	205.00	1,230.00	
Engineer I		.25	135.00	33.75	
	Totals	6.25		1,263.75	
	Total Labor				**1,263.75**
			Total this Task		**$1,263.75**
			Total this Phase		**$1,263.75**

Phase 650 Onsite Project Representative

Task 651 Resident Project Representative

		Hours	Rate	Amount	
Engineer I		17.25	135.00	2,328.75	
	Totals	17.25		2,328.75	
	Total Labor				**2,328.75**
			Total this Task		**$2,328.75**
			Total this Phase		**$2,328.75**

Phase 700 Survey Services

Task 760 Construction Staking

		Hours	Rate	Amount	
Crew Chief II		6.50	170.00	1,105.00	
Crew Member		4.50	85.00	382.50	
	Totals	11.00		1,487.50	
	Total Labor				**1,487.50**

Mileage (.90 p/mile)	
	10.80
Total this Task	**$1,498.30**
Total this Phase	**$1,498.30**

Phase 850 Project Management and Coordination

Task 851 Project Management and Coordination

	Hours	Rate	Amount	
Project Manager II	1.00	205.00	205.00	
Project Coordinator	.25	150.00	37.50	
Engineer III	.50	185.00	92.50	
Project Coordinator	.25	135.00	33.75	
Totals	2.00		368.75	
Total Labor				**368.75**
		Total this Task		**$368.75**
		Total this Phase		**$368.75**

	Current	Prior	To-Date	
Total Billings	5,459.55	406,855.73	412,315.28	
Contract Limit (not-to-exceed)			471,900.00	
Contract Limit Remaining			59,584.72	
		Total Due this Invoice		**$5,459.55**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $245,187.09 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching 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. MPS - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	2026 PCC Street Patching Program		
Contractor:	MPS Engineers, PC dba Kingston Services, PC		
Address:	1444 Illinois Street, Des Moines Iowa, 50314		
Finance Budget Code:	963.3963.4451	**Finance Project #:**	963.4451
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	March 2, 2026	**Vendor Account #:**	7776

Date of Council Meeting: May 18, 2026 **Payment Application #:** 2

Payment Period: From: April 4, 2026 Through: May 1, 2026

Contract Summary:

Original Contract Amount:	$ 796,427.20			
Net Change by Change Orders:	$ 23,628.00			
Contract Amount to Date: (line 1 ± 2)		$ 820,055.20		
Total Completed and Stored to Date:	$ 356,336.60			
Retainage: 3 % of Completed Work:	$ 10,690.10			
Total Earned Less Retainage:		$ 345,646.50		
Less Previous Applications for Payment:		$ 100,459.41		
SUBTOTAL:			$	245,187.09
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**245,187.09**
Balance to Finish, Including Retainage:		$ 474,408.70		

Contract Time Remaining (Substantial):	115.0	Working Days
Contract Time Remaining (Full):	-	Working Days

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

Construction Contractor Approval: MPS Engineers, PC dba Kingston Services, PC
Firm Name

Umesh Shetye Digitally signed by Umesh Shetye Date: 2026.05.05 20:57:15 -05'00' — May 5, 2026
Signature — Date

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Ankeny Staff Approval:

Matthew Grgurich — 5/6/2026
Signature — Date

Submit to: Matthew Grgurich, P.E.
E-mail: MGrgurich@Ankenylowa.gov Phone Number: 515-963-3549

Date Printed: 5/4/2026

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
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Intake, SW-503, 3'-0" x 6'-0", Cast-in-place	EA	1.00		1.00	$ 4,680.00	$ 4,680.00	1.00	$ 4,680.00	1.00	2.00	$ 9,360.00	(1.00)	200.00%
6.02	Manhole Adjustment, Sanitary, Minor, SELFLEVEL Casting	EA	3.00		3.00	$ 2,288.00	$ 6,864.00		$ -		0.00	$ -	3.00	0.00%
6.03	Manhole Adjustment, Storm, Minor, SELFLEVEL Casting	EA	1.00		1.00	$ 2,288.00	$ 2,288.00	2.00	$ 4,576.00		2.00	$ 4,576.00	(1.00)	200.00%
6.04	Manhole Adjustment, Storm, Minor, Two-Piece Casting	EA	1.00		1.00	$ 1,248.00	$ 1,248.00		$ -		0.00	$ -	1.00	0.00%
6.05	Intake Adjustment, Minor, Single Grate	EA	4.00		4.00	$ 1,560.00	$ 6,240.00	4.00	$ 6,240.00		4.00	$ 6,240.00	0.00	100.00%
6.06	Intake Adjustment, Minor, Double Grate	EA	6.00		6.00	$ 2,600.00	$ 15,600.00	5.00	$ 13,000.00		5.00	$ 13,000.00	1.00	83.33%
6.07	Remove Intake	EA	1.00		1.00	$ 1,248.00	$ 1,248.00	1.00	$ 1,248.00	1.00	2.00	$ 2,496.00	(1.00)	200.00%
	STREETS AND RELATED WORK													
7.01	Pavement, PCC, Class C-SUD, 8" Thick	SY	1,860.00		1,860.00	$ 62.40	$ 116,064.00		$ -		0.00	$ -	1,860.00	0.00%
7.02	Concrete Median, PCC, Class C, 4" Thick	SY	55.00		55.00	$ 55.00	$ 3,025.00		$ -		0.00	$ -	55.00	0.00%
7.03	Removal of Sidewalk	SY	160.00		160.00	$ 12.50	$ 2,000.00	13.00	$ 162.50		13.00	$ 162.50	147.00	8.13%
7.04	Sidewalk, PCC, Class C, 4" Thick	SY	63.00		63.00	$ 47.00	$ 2,961.00	13.00	$ 611.00		13.00	$ 611.00	50.00	20.63%
7.05	Sidewalk, PCC, Class C, 5" Thick	SY	30.00		30.00	$ 52.00	$ 1,560.00		$ -		0.00	$ -	30.00	0.00%
7.06	Sidewalk, PCC, Class C, 6" Thick	SY	64.00		64.00	$ 67.60	$ 4,326.40		$ -		0.00	$ -	64.00	0.00%
7.07	Detectable Warnings, Galvanized Steel	SF	48.00		48.00	$ 60.30	$ 2,894.40		$ -		0.00	$ -	48.00	0.00%
7.08	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	1,760.00		1,760.00	$ 78.00	$ 137,280.00	882.00	$ 68,796.00		882.00	$ 68,796.00	878.00	50.11%
7.09	Full Depth Patches, PCC, Class C-SUD, 8" Thick	SY	650.00		650.00	$ 79.00	$ 51,350.00		$ -		0.00	$ -	650.00	0.00%
7.10	Full Depth Patches, PCC, Class C-SUD, 9" Thick	SY	2,108.00		2,108.00	$ 86.30	$ 181,920.40	862.00	$ 74,390.60		862.00	$ 74,390.60	1,246.00	40.89%
7.11	Full Depth Patches, PCC, Class M (5 Hour), 9" Thick	SY	1,017.00	189.00	1,206.00	$ 92.00	$ 110,952.00	279.00	$ 25,668.00	927.00	1,206.00	$ 110,952.00	0.00	100.00%
7.12	Subbase Over-excavation, 6" Depth	SY	1,850.00		1,850.00	$ 5.30	$ 9,805.00		$ -		0.00	$ -	1,850.00	0.00%
7.13	Pavement Removals, PCC	SY	1,860.00		1,860.00	$ 12.60	$ 23,436.00		$ -		0.00	$ -	1,860.00	0.00%
	TRAFFIC CONTROL													
8.01	Temporary Traffic Control	LS	1.00		1.00	$ 36,059.00	$ 36,059.00	0.40	$ 14,423.60	0.10	0.50	$ 18,029.50	0.50	50.00%
8.02	Portable Dynamic Message Sign (PDMS)	CDAY	130.00		130.00	$ 80.30	$ 10,439.00	15.00	$ 1,204.50	20.00	35.00	$ 2,810.50	95.00	26.92%
	SITE WORK AND LANDSCAPING													
9.01	Erosion Control Mulching Hydromulching, BFM with Temporary Seeding	AC	0.25		0.25	$ 8,000.00	$ 2,000.00		$ -		0.00	$ -	0.25	0.00%
9.02	Inlet Protection Device, Drop-in	EA	17.00		17.00	$ 40.00	$ 680.00	4.00	$ 160.00		4.00	$ 160.00	13.00	23.53%
9.03	Inlet Protection Device, Maintenance	EA	17.00		17.00	$ 10.00	$ 170.00		$ -		0.00	$ -	17.00	0.00%
	MISCELLANEOUS													
11.01	Mobilization	LS	1.00		1.00	$ 69,115.00	$ 69,115.00	0.40	$ 27,646.00	0.10	0.50	$ 34,557.50	0.50	50.00%
11.02	Maintenance of Postal Service	LS	1.00		1.00	$ 1,200.00	$ 1,200.00	1.00	$ 1,200.00		1.00	$ 1,200.00	0.00	100.00%
11.03	Maintenance of Solid Waste Collection	LS	1.00		1.00	$ 1,600.00	$ 1,600.00	1.00	$ 1,600.00		1.00	$ 1,600.00	0.00	100.00%
11.04	Temporary Pedestrian Ramp	EA	6.00		6.00	$ 750.00	$ 4,500.00		$ -		0.00	$ -	6.00	0.00%
11.05	Concrete Washout	LS	1.00		1.00	$ 2,310.00	$ 2,310.00	0.40	$ 924.00	0.10	0.50	$ 1,155.00	0.50	50.00%
	CHANGE ORDER ITEMS													
12.01	Intake Adjustment, Major, SW-506	EA	0.00	1.00	1.00	$ 6,240.00	$ 6,240.00	1.00	$ 6,240.00		1.00	$ 6,240.00	0.00	100.00%
12.02					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.03					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.04					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.05					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = $ 820,055.20 PAY PERIOD = $ 252,770.20 COMPLETED = $ 356,336.60 43.45%

Date printed: 5/4/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 20, 2026	$ 100,459.41
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 100,459.41

Record of Change Orders:

No.	Date	Amount
1	May 18, 2026	$ 23,628.00
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CHANGE ORDER TOTAL = $ 23,628.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	March 18, 2026

Substantial Completion:

Contract Working Days:	155.0
Added by Change Order:	
Total Working Days:	155.0
Working Days Used to Date:	40.0
Working Days Remaining:	**115.0**

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: 5/4/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $17,311.75 to Olsson, Inc., for engineering services on the Traffic Signal Timing Updates - NE/SE Delaware Avenue 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. Olsson - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Traffic Signal Timing Updates - NE/SE Delaware Avenue		
Contractor:	Olsson, Inc.		
Address:	PO Box 84608, Lincoln, NE 68501-4608		
Finance Budget Code:	260.3265.4210	**Finance Project #:**	260.4210
Vendor Project #:	025-03956	**Purchase Order #:**	N/A
Original Contract Date:	September 15, 2025	**Vendor Account #:**	10076

Date of Council Meeting: May 18, 2026 **Payment Application #:** 2

Payment Period: From: November 2, 2025 Through: April 11, 2026

Contract Summary:

Original Contract Amount:	$ 55,270.85			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 55,270.85		
Total Completed and Stored to Date:	$ 28,871.78			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 28,871.78		
Less Previous Applications for Payment:		$ 11,560.03		
SUBTOTAL:			$	17,311.75
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**17,311.75**
Balance to Finish, Including Retainage:		$ 26,399.07		

Contract Time Remaining (Substantial):	80.0	Working Days
Contract Time Remaining (Full):	80.0	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:

Firm Name

Signature Date

Engineer / Consultant Approval: Olsson, Inc.

Firm Name

Meredith A. Emory

Signature Date: April 30, 2026

City of Ankeny Staff Approval:

Leslie Hart

Signature Date: may 1, 2026

Submit to: Leslie Hart, Traffic Engineering Manager

E-mail: lhart@ankenyiowa.gov Phone Number: 515-963-3548

Date Printed: 4/30/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	December 1, 2025	$ 11,560.03
2		
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 11,560.03

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	September 15, 2025

Substantial Completion:

Contract Working Days:	230.0
Added by Change Order:	
Total Working Days:	230.0
Working Days Used to Date:	150.0
Working Days Remaining:	**80.0**

Full Completion:

Contract Working Days:	230.0
Added by Change Order:	
Total Working Days:	230.0
Working Days Used to Date:	150.0
Working Days Remaining:	**80.0**

Date Printed: 4/30/2026

MONTHLY PROGRESS REPORT

City of Ankeny, Traffic Signal Timing Updates – NE/SE Delaware Ave
Project No. 025-03956

Work Period: 11/02/2025 – 04/11/2026

Summary of Work Completed This Period:

- Prepared for and participated in an initial timing plan review meeting for TOD and Cycle Length evaluations with the City and consultant project team for the Oralabor corridor
    - Addressed comments from the City review to develop proposed timing plans
- Prepared for an participated in coordination calls with the City's consultant project team for the Oralabor corridor
- Compiled all TMC datasets to create a systemwide importable .CSV file to Synchro
- Completed and submitted initial proposed timing development for City review
    - Completed evaluation of Time of Day schedule
    - Completed cycle length evaluations for the corridor and potential sub sections
    - Completed development of proposed Time of Day scenarios in Synchro with imports of each volume scenario
    - Completed cycle length evaluations for AM, MD, PM, Off periods
    - Completed split analysis for AM, MD, PM, Off periods
    - Completed offset determinations for AM, MD, PM, Off periods
- Imported Synchro models and scenarios from Oralabor proposed timing plans and adjusted Delaware offsets to accommodate modified flows. Proposed optional changes to benefit the Delaware corridor flow.

Summary of Future Work for Next Period:

- Finalize timing plans based on City comments for implementation by the City
    - Fine-tune as required timing plans based on comments and observations
- Perform data collection for after travel times
- Begin development of project technical report
- Prepare and submit current work period invoice and progress report.

Issues, Special Problems, or Comments:

- None at this time.

Invoice

olsson

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063

May 01, 2026
Invoice No: 577426

Invoice Total $17,311.75

Leslie Hart
City of Ankeny IA
410 W 1st St
Ankeny, IA 50023-1557

Olsson Project # 025-03956 Ankeny IA Traffic Signal Timing Updates
Professional services rendered through April 11, 2026 for work completed in accordance with our Agreement dated September 15, 2025.

Phase 100 Project Management & Coordination
Labor

	Hours	Rate	Amount	
Project Manager				
Emory, Meredith	15.00	241.76	3,626.40	
Totals	15.00		3,626.40	
Total Labor				**3,626.40**
			Total this Phase	**$3,626.40**

Phase 200 Date Acquisition & Existing Conditions
Labor

	Hours	Rate	Amount	
Project Manager				
Emory, Meredith	2.00	241.76	483.52	
Assistant Professional				
Broadhead, Landon	8.75	112.72	986.30	
Totals	10.75		1,469.82	
Total Labor				**1,469.82**
			Total this Phase	**$1,469.82**

Phase 300 Traffic signal Plans Timing & Development
Labor

	Hours	Rate	Amount
Project Manager			
Andersen, David	.50	237.31	118.66

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Emory, Meredith	4.50	226.93	1,021.19	
Emory, Meredith	45.50	241.76	11,000.08	
Totals	50.50		12,139.93	
Total Labor				**12,139.93**
			Total this Phase	**$12,139.93**

Phase 999 Expenses

Reimbursable Expenses

Personal Vehicle Mileage			75.60	
Total Reimbursables			**75.60**	**75.60**
			Total this Phase	**$75.60**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	17,311.75	11,560.03	28,871.78	
Limit			55,270.85	
Balance Remaining			26,399.07	
		AMOUNT DUE THIS INVOICE		**$17,311.75**

Email invoices to: Lhart@ankenyiowa.gov; CC: memory@olsson.com

Please include our invoice number(s) with your payment.
By Check: Make check payment to Olsson Inc and mail to PO Box 84608, Lincoln, NE 68501-4608

By Electronic / ACH Payment: When transferring funds, please reference the invoice number(s), Account Name Olsson Inc; Pinnacle Bank Account No. 254316; Routing (ABA) No. 104913912, Remittance Email Address: deposits@olsson.com

Questions: Contact us at (402) 458-5062 or accountsreceivable@olsson.com

Authorized By: Meredith Emory

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #14 in the amount of $39,181.52 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Olsson - Pymt #14

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Fiber Optic Network Upgrade		
Contractor:	Olsson, Inc.		
Address:	PO Box 84608, Lincoln, NE 68501-4608		
Finance Budget Code:	888.3888.4210	**Finance Project #:**	888.4210
Vendor Project #:	023-02927	**Purchase Order #:**	N/A
Original Contract Date:	April 3, 2023	**Vendor Account #:**	10076

Date of Council Meeting: May 18, 2026 **Payment Application #:** 14

Payment Period: From: November 2, 2025 Through: April 11, 2026

Contract Summary:

Original Contract Amount:	$	423,644.46			
Net Change by Change Orders:	$	244,453.89			
Contract Amount to Date: (line 1 ± 2)			$	668,098.35	
Total Completed and Stored to Date:	$	543,071.98			
Retainage: 0 % of Completed Work:	$	-			
Total Earned Less Retainage:			$	543,071.98	
Less Previous Applications for Payment:			$	503,890.46	
SUBTOTAL:					$ 39,181.52
OTHER CHARGES:					$ -
CURRENT PAYMENT DUE:					**$ 39,181.52**
Balance to Finish, Including Retainage:			$	125,026.37	

Contract Time Remaining (Substantial):	189.0	Working Days
Contract Time Remaining (Full):	189.0	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:

Firm Name

Signature Date

Engineer / Consultant Approval: Olsson, Inc.

Firm Name

Meredith A. Emory May 1, 2026

Signature Date

City of Ankeny Staff Approval:

Leslie Hart may 1, 2026

Signature Date

Submit to: Leslie Hart, Traffic Engineering Manager

E-mail: lhart@ankenyiowa.gov Phone Number: 515-963-3548

Date Printed: 5/1/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	September 5, 2023	$ 68,955.27
2	November 6, 2023	$ 46,421.62
3	April 1, 2024	$ 109,620.76
4	July 1, 2024	$ 61,293.30
5	August 5, 2024	$ 27,297.19
6	October 7, 2024	$ 32,736.83
7	November 18, 2024	$ 25,861.11
8	February 3, 2025	$ 14,806.12
9	April 7, 2025	$ 13,807.58
10	June 2, 2025	$ 15,801.42
11	August 4, 2025	$ 14,262.51
12	September 15, 2025	$ 19,825.40
13	December 1, 2025	$ 53,201.35
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 503,890.46

Record of Change Orders:

No.	Date	Amount
1	April 21, 2025	$ 244,453.89
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CHANGE ORDER TOTAL = $ 244,453.89

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	979.0
Added by Change Order:	
Total Working Days:	979.0
Working Days Used to Date:	790.0
Working Days Remaining:	**189.0**

Full Completion:

Contract Working Days:	979.0
Added by Change Order:	
Total Working Days:	979.0
Working Days Used to Date:	790.0
Working Days Remaining:	**189.0**

Date Printed: 5/1/2026

MONTHLY PROGRESS REPORT

City of Ankeny, Fiber Optic Network Upgrade
Project No. 023-02927

Work Period: 11/02/2025 – 04/11/2026

Summary of Work Completed This Period:

- Coordinated, adjusted scheduling, prepared for, facilitated and participated in bi-weekly status meetings in the field with the City and VME.
- Completed design revision marks-ups for field changes in the shared project BlueBeam.
- Coordinated adjusted staging of work as required for other project or City efforts.
- Coordinated with VME to obtain GIS data from field locates. Met with VME staff to screenshare and troubleshoot their export.
- As requested by the City, construction inspection efforts were supported for all splicing/termination specialty work. This includes:
    - Multiple IT cutovers to support various new connections and Ash St project.
    - Observation and as-built documentation of over 350 splices and terminations.
- Coordinated network architecture with EtherWAN representatives and configured network devices. This includes:
    - Deployed Layer 3 switch in coordination with City Traffic and IT, and also EtherWAN staff.
    - Firmware upgrades, switch configuration file building, and switch configuration file uploading for all of comm group 5.
    - Supported deployment for comm groups 5, 6, and 7 switches and configurations of additional field device settings.
- Prepared and submitted previous work period invoice and progress report.

Summary of Future Work for Next Period:

- Prepare for and facilitate bi-weekly status meetings.
- Provide coordination for the City and VME through construction administration.
- Provide construction inspection as requested by the City.
- Prepare and submit current work period invoice and progress report.

Issues, Special Problems, or Comments:

- None at this time.

Invoice

olsson

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063

May 01, 2026
Invoice No: 577514

Invoice Total $39,181.52

Leslie Hart
City of Ankeny IA
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1564

Olsson Project # 023-02927 Ankeny Fiber Optic Network Upgrade

Professional services rendered through April 11, 2026 for work completed in accordance with our Agreement dated April 3, 2023.

Phase 500 Construction Administration and Coordination

Labor

	Hours	Rate	Amount	
Project Manager				
Emory, Meredith	37.00	226.93	8,396.41	
Emory, Meredith	18.25	241.76	4,412.12	
Administrative/Clerical				
Adams, Rachel	.25	82.52	20.63	
Totals	55.50		12,829.16	
Total Labor				**12,829.16**
			Total this Phase	**$12,829.16**

Phase 700 Construction Inspection

Labor

	Hours	Rate	Amount	
Principal				
Wiles, Tyler	.25	259.56	64.89	
Project Manager				
Emory, Meredith	21.75	226.93	4,935.73	
Emory, Meredith	6.50	241.76	1,571.44	
Assistant Professional				
Broadhead, Landon	79.75	112.72	8,989.42	
Broadhead, Landon	37.50	117.79	4,417.13	
Totals	145.75		19,978.61	
Total Labor				**19,978.61**
			Total this Phase	**$19,978.61**

Phase 800 As-Built Record Drawings & GIS Updates

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Labor

	Hours	Rate	Amount	
Assistant Professional				
Broadhead, Landon	17.75	112.72	2,000.78	
Broadhead, Landon	27.75	117.79	3,268.67	
Totals	45.50		5,269.45	
Total Labor				**5,269.45**
			Total this Phase	**$5,269.45**

Phase 999 Expenses

Reimbursable Expenses

Personal Vehicle Mileage		1,104.30	
Total Reimbursables		**1,104.30**	**1,104.30**
	Total this Phase		**$1,104.30**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	39,181.52	503,890.46	543,071.98
Limit			668,098.35
Balance Remaining			125,026.37

AMOUNT DUE THIS INVOICE **$39,181.52**

Billings to Date

	Current	**Prior**	**Total**
Labor	38,077.22	502,233.99	540,311.21
Expense	1,104.30	1,627.22	2,731.52
Internal Unit	0.00	29.25	29.25
Totals	**39,181.52**	**503,890.46**	**543,071.98**

Email Invoices to: Lhart@ankenyiowa.gov; CC: memory@olsson.com

Authorized By: Meredith Emory

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $330,586.15 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 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. SM Hentges - Pymt #2 - Signed

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1
Contractor: S.M. HENTGES AND SONS, INC.
Address: 650 QUAKER AVENUE, JORDAN, MN 55352
Finance Budget Code: 25% to Each — 610.3610.4450/963.3963.4451/650.3650.4452/680.3680.4453
Finance Project #: 25% to Each — 610.4450/963.4451/650.4452/680.4453
Original Contract Date: January 5, 2026
Vendor Account #: 012643

Date of Council Meeting: ~~April 20, 2026~~ May 18, 2026
Payment Application #: 2

Payment Period: From: April 4, 2026 Through: May 1, 2026

Contract Summary:

Original Contract Amount:	$ 5,869,000.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 5,869,000.00		
Total Completed and Stored to Date:	$ 470,156.17			
Retainage: 3 % of Completed Work:	$ 14,104.69			
Total Earned Less Retainage:		$ 456,051.48		
Less Previous Applications for Payment:		$ 125,465.33		
SUBTOTAL:			$	330,586.15
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**330,586.15**
Balance to Finish, Including Retainage:		$ 5,412,948.52		

Stage 0 (Ankeny Art Center Basin): Completion Date: October 30, 2026

Stage 1 (SW State Street Frontage Road Access)

Contract Time Remaining (Substantial):	N/A	Working Days
Contract Time Remaining (Full):	5.0	Working Days

Stage 2 (RCB Culvert and SW 4th Street)

Contract Time Remaining (Substantial):	N/A	Working Days
Contract Time Remaining (Full):	-	Working Days

Stage 3 (Relief Sewer and Westside Park)

Contract Time Remaining (Substantial):	N/A	Working Days
Contract Time Remaining (Full):	29.5	Working Days

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

Construction Contractor Approval: S.M. HENTGES AND SONS, INC. (Firm Name)

Joseph Miller, Project Manager (Signature) — 05.08.2026 (Date)

Engineer / Consultant Approval: N/A (Firm Name)

N/A (Signature) — N/A (Date)

City of Ankeny Staff Approval:

Adam Lust (Signature) — 05/08/26 (Date)

Submit to: Adam Lust, Public Works Engineering Manager
E-mail: ALust@Ankenyiowa.gov Phone Number: (515) 963-3537

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
2.01	CLEARING AND GRUBBING	UNIT	386.00		386.00	$ 100.00	$ 38,600.00		$ -	386.00	386.00	$ 38,600.00	0.00	100.00%
2.02	CLEARING AND GRUBBING (BASIN)	ACRE	0.67		0.67	$ 15,000.00	$ 10,050.00		$ -	0.67	0.67	$ 10,050.00	0.00	100.00%
2.03	TOP SOIL, ON-SITE	CY	6,669.00		6,669.00	$ 9.00	$ 60,021.00		$ -	230.00	230.00	$ 2,070.00	6,439.00	3.45%
2.04	TOP SOIL, OFF-SITE	CY	505.00		505.00	$ 86.00	$ 43,430.00		$ -		0.00	$ -	505.00	0.00%
2.05	EXCAVATION, CLASS 10	CY	1,538.00		1,538.00	$ 50.00	$ 76,900.00		$ -	43.00	43.00	$ 2,150.00	1,495.00	2.80%
2.06	EXCAVATION, CLASS 10 (WASTE)	CY	37,926.00		37,926.00	$ 23.00	$ 872,298.00		$ -	117.00	117.00	$ 2,691.00	37,809.00	0.31%
2.07	EXCAVATION, CLASS 13 (WASTE)	CY	5,632.00		5,632.00	$ 23.00	$ 129,536.00		$ -		0.00	$ -	5,632.00	0.00%
2.08	SUBGRADE PREPARATION, 6" DEPTH	SY	4,502.00		4,502.00	$ 4.00	$ 18,008.00		$ -	633.00	633.00	$ 2,532.00	3,869.00	14.06%
2.09	SUBGRADE TREATMENT, GEOGRID, MULTIAXIAL, TYPE 3	SY	500.00		500.00	$ 5.00	$ 2,500.00		$ -	29.50	29.50	$ 147.50	470.50	5.90%
2.10	SUBBASE, MODIFIED, VIRGIN AGGREGATE, 6" DEPTH	SY	4,502.00		4,502.00	$ 15.00	$ 67,530.00		$ -	633.00	633.00	$ 9,495.00	3,869.00	14.06%
2.11	COMPACTION TESTING	LS	1.00		1.00	$ 4,000.00	$ 4,000.00	0.25	$ 1,000.00		0.25	$ 1,000.00	0.75	25.00%
2.12	BASIN DEWATERING	LS	1.00		1.00	$ 45,000.00	$ 45,000.00		$ -		0.00	$ -	1.00	0.00%
2.13	GRANULAR SHOULDERS, TYPE B	TON	126.00		126.00	$ 75.00	$ 9,450.00		$ -	86.68	86.68	$ 6,501.00	39.32	68.79%
2.14	REMOVAL OF ELECTRICAL BOX AND SERVICE	EA	1.00		1.00	$ 1,800.00	$ 1,800.00		$ -		0.00	$ -	1.00	0.00%
	TRENCH EXCAVATION AND BACKFILL													
3.01	TRENCH COMPACTION TESTING	LS	1.00		1.00	$ 9,000.00	$ 9,000.00	0.25	$ 2,250.00		0.25	$ 2,250.00	0.75	25.00%
	SEWERS AND DRAINS													
4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC 8" DIAMETER	LF	64.00		64.00	$ 340.00	$ 21,760.00		$ -		0.00	$ -	64.00	0.00%
4.02	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC 12" DIAMETER	LF	37.00		37.00	$ 485.00	$ 17,945.00		$ -		0.00	$ -	37.00	0.00%
4.03	REMOVAL OF SANITARY SEWER, PVC, LESS THAN OR EQUAL TO 12" DIAMETER	LF	208.00		208.00	$ 38.00	$ 7,904.00		$ -		0.00	$ -	208.00	0.00%
4.04	CONCRETE ENCASEMENT OF EXISTING SANITARY SEWER, 15" DIAMETER	LF	60.00		60.00	$ 800.00	$ 48,000.00		$ -		0.00	$ -	60.00	0.00%
4.05	STORM SEWER TRENCHED, CLASS III RCP, 12" DIAMETER	LF	60.00		60.00	$ 168.00	$ 10,080.00		$ -		0.00	$ -	60.00	0.00%
4.06	STORM SEWER TRENCHED, CLASS III RCP, 15" DIAMETER	LF	74.00		74.00	$ 145.00	$ 10,730.00		$ -		0.00	$ -	74.00	0.00%
4.07	STORM SEWER TRENCHED, CLASS III RCP, 18" DIAMETER	LF	142.00		142.00	$ 153.00	$ 21,726.00		$ -		0.00	$ -	142.00	0.00%
4.08	STORM SEWER TRENCHED, CLASS III RCP, 24" DIAMETER	LF	1,049.00		1,049.00	$ 155.00	$ 162,595.00	473.00	$ 73,315.00		473.00	$ 73,315.00	576.00	45.09%
4.09	STORM SEWER TRENCHED, CLASS III RCP, 30" DIAMETER	LF	176.00		176.00	$ 202.00	$ 35,552.00	36.00	$ 7,272.00		36.00	$ 7,272.00	140.00	20.45%
4.10	STORM SEWER TRENCHED, CLASS III RCP, 36" DIAMETER	LF	23.00		23.00	$ 358.00	$ 8,234.00		$ -		0.00	$ -	23.00	0.00%
4.11	STORM SEWER TRENCHED, CLASS III RCP, 48" DIAMETER	LF	126.00		126.00	$ 235.00	$ 29,610.00	126.00	$ 29,610.00		126.00	$ 29,610.00	0.00	100.00%
4.12	STORM SEWER TRENCHED, CLASS A-IV RCAP, 54" EQUIVALENT DIAMETER	LF	116.00		116.00	$ 376.00	$ 43,616.00		$ -		0.00	$ -	116.00	0.00%
4.13	REMOVAL OF STORM SEWER, HDPE, LESS THAN OR EQUAL TO 8" DIAMETER	LF	419.00		419.00	$ 12.00	$ 5,028.00		$ -		0.00	$ -	419.00	0.00%
4.14	REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 36" DIAMETER	LF	2,001.00		2,001.00	$ 16.00	$ 32,016.00	276.00	$ 4,416.00		276.00	$ 4,416.00	1,725.00	13.79%
4.15	PIPE APRON, CONCRETE, 12" DIAMETER	EA	2.00		2.00	$ 1,000.00	$ 2,000.00		$ -		0.00	$ -	2.00	0.00%
4.16	PIPE APRON, CONCRETE, 18" DIAMETER	EA	1.00		1.00	$ 1,200.00	$ 1,200.00		$ -		0.00	$ -	1.00	0.00%
4.17	PIPE APRON, CONCRETE, 24" DIAMETER	EA	2.00		2.00	$ 1,400.00	$ 2,800.00	1.00	$ 1,400.00		1.00	$ 1,400.00	1.00	50.00%
4.18	PIPE APRON, CONCRETE, 30" DIAMETER	EA	2.00		2.00	$ 1,600.00	$ 3,200.00	1.00	$ 1,600.00		1.00	$ 1,600.00	1.00	50.00%
4.19	PIPE APRON, CONCRETE, 48" DIAMETER	EA	1.00		1.00	$ 2,800.00	$ 2,800.00	1.00	$ 2,800.00		1.00	$ 2,800.00	0.00	100.00%
4.20	FOOTING FOR CONCRETE PIPE APRON, 12" DIAMETER, 2'-10 1/2" WIDTH	EA	2.00		2.00	$ 1,300.00	$ 2,600.00		$ -		0.00	$ -	2.00	0.00%
4.21	FOOTING FOR CONCRETE PIPE APRON, 18" DIAMETER, 3'-5" WIDTH	EA	1.00		1.00	$ 1,500.00	$ 1,500.00		$ -		0.00	$ -	1.00	0.00%
4.22	FOOTING FOR CONCRETE PIPE APRON, 24" DIAMETER, 4'-6" WIDTH	EA	2.00		2.00	$ 1,600.00	$ 3,200.00		$ -		0.00	$ -	2.00	0.00%
4.23	FOOTING FOR CONCRETE PIPE APRON, 30" DIAMETER, 5'-7" WIDTH	EA	2.00		2.00	$ 2,300.00	$ 4,600.00		$ -		0.00	$ -	2.00	0.00%
4.24	FOOTING FOR CONCRETE PIPE APRON, 48" DIAMETER, 7'-10" WIDTH	EA	1.00		1.00	$ 3,100.00	$ 3,100.00		$ -		0.00	$ -	1.00	0.00%
4.25	PIPE APRON GUARD, CONCRETE, 12" DIAMETER	EA	2.00		2.00	$ 950.00	$ 1,900.00		$ -		0.00	$ -	2.00	0.00%
4.26	PIPE APRON GUARD, CONCRETE, 18" DIAMETER	EA	1.00		1.00	$ 1,000.00	$ 1,000.00		$ -		0.00	$ -	1.00	0.00%
4.27	PIPE APRON GUARD, CONCRETE, 24" DIAMETER	EA	2.00		2.00	$ 1,200.00	$ 2,400.00		$ -		0.00	$ -	2.00	0.00%
4.28	PIPE APRON GUARD, CONCRETE, 30" DIAMETER	EA	2.00		2.00	$ 1,500.00	$ 3,000.00		$ -		0.00	$ -	2.00	0.00%
4.29	PIPE APRON GUARD, CONCRETE, 48" DIAMETER	EA	1.00		1.00	$ 2,500.00	$ 2,500.00		$ -		0.00	$ -	1.00	0.00%
4.30	FOOTING DRAIN COLLECTOR/SUBDRAIN, CORRUGATED PVC, TYPE W, CASE F, 8" DIAMETER	LF	833.00		833.00	$ 40.00	$ 33,320.00		$ -		0.00	$ -	833.00	0.00%
4.31	FOOTING DRAIN/SUBDRAIN CLEANOUT, TYPE B, 24" DIAMETER	EA	1.00		1.00	$ 1,600.00	$ 1,600.00		$ -		0.00	$ -	1.00	0.00%
4.32	FOOTING DRAIN/SUBDRAIN OUTLETS AND CONNECTIONS, RCP/INTAKE/MANHOLE, 8" DIAMETER	EA	22.00		22.00	$ 500.00	$ 11,000.00		$ -		0.00	$ -	22.00	0.00%
4.33	STORM SEWER SERVICE STUB, SOLID WALL PVC, 1.5" DIAMETER	LF	241.00		241.00	$ 60.00	$ 14,460.00	20.50	$ 1,230.00		20.50	$ 1,230.00	220.50	8.51%
	WATER MAINS AND APPURTENANCES													
5.01	WATER MAIN, TRENCHED, PVC, 8" DIAMETER	LF	674.00		674.00	$ 260.00	$ 175,240.00	105.00	$ 27,300.00		105.00	$ 27,300.00	569.00	15.58%
5.02	WATER MAIN, TRENCHED, DIP, 8" DIAMETER	LF	31.00		31.00	$ 260.00	$ 8,060.00		$ -		0.00	$ -	31.00	0.00%
5.03	WATER MAIN WITH 16" DIAMETER CASING PIPE, TRENCHED, DIP, 8" DIAMETER	LF	62.00		62.00	$ 382.00	$ 23,684.00		$ -		0.00	$ -	62.00	0.00%
5.04	WATER SERVICE STUB, POLYETHYLENE, 0.75" DIAMETER, NEAR SIDE	EA	6.00		6.00	$ 3,700.00	$ 22,200.00		$ -		0.00	$ -	6.00	0.00%
5.05	WATER SERVICE STUB, POLYETHYLENE, 0.75" DIAMETER, FAR SIDE	EA	1.00		1.00	$ 6,200.00	$ 6,200.00		$ -		0.00	$ -	1.00	0.00%

5.06	WATER SERVICE STUB, COPPER, 1" DIAMETER, PARTIAL REPLACEMENT	EA	5.00		5.00	$ 2,600.00	$ 13,000.00		$ -		0.00	$ -	5.00	0.00%
5.07	WATER SERVICE STUB, POLYETHYLENE, 2" DIAMETER, PARTIAL REPLACEMENT	EA	1.00		1.00	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00		1.00	$ 3,000.00	0.00	100.00%
5.08	WATER MAIN ABANDONMENT CAP, LESS THAN OR EQUAL TO 8" DIAMETER	LF	68.00		68.00	$ 40.00	$ 2,720.00		$ -		0.00	$ -	68.00	0.00%
5.09	WATER MAIN REMOVAL, LESS THAN OR EQUAL TO 8" DIAMETER	LF	863.00		863.00	$ 28.00	$ 24,164.00	191.00	$ 5,348.00		191.00	$ 5,348.00	672.00	22.13%
5.10	WATER MAIN, TEMPORARY, PEX, 1" DIAMETER	LF	147.00		147.00	$ 50.00	$ 7,350.00		$ -		0.00	$ -	147.00	0.00%
5.11	VALVE, GATE, 8" DIAMETER	EA	5.00		5.00	$ 3,300.00	$ 16,500.00		$ -		0.00	$ -	5.00	0.00%
5.12	FIRE HYDRANT ASSEMBLY	EA	3.00		3.00	$ 9,800.00	$ 29,400.00	1.00	$ 9,800.00		1.00	$ 9,800.00	2.00	33.33%
5.13	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	2.00		2.00	$ 13,700.00	$ 27,400.00	2.00	$ 27,400.00		2.00	$ 27,400.00	0.00	100.00%
5.14	ALTERNATE FIRE HYDRANT ASSEMBLY REMOVAL	EA	5.00		5.00	$ 750.00	$ 3,750.00	3.00	$ 2,250.00		3.00	$ 2,250.00	2.00	60.00%
5.15	VALVE REMOVAL	EA	4.00		4.00	$ 350.00	$ 1,400.00	1.00	$ 350.00		1.00	$ 350.00	3.00	25.00%
5.16	WATER SERVICE CURB STOP AND BOX, ADJUSTMENT	EA	6.00		6.00	$ 400.00	$ 2,400.00		$ -		0.00	$ -	6.00	0.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	MANHOLE, SW-301, 48" DIAMETER	EA	1.00		1.00	$ 7,500.00	$ 7,500.00		$ -		0.00	$ -	1.00	0.00%
6.02	MANHOLE, SW-303, 48" DIAMETER	EA	2.00		2.00	$ 10,300.00	$ 20,600.00		$ -		0.00	$ -	2.00	0.00%
6.03	MANHOLE, SW-401, 48" DIAMETER	EA	5.00		5.00	$ 5,500.00	$ 27,500.00	1.00	$ 5,500.00		1.00	$ 5,500.00	4.00	20.00%
6.04	MANHOLE, SW-401, 60" DIAMETER	EA	2.00		2.00	$ 5,900.00	$ 11,800.00		$ -		0.00	$ -	2.00	0.00%
6.05	MANHOLE, SW-402, 4'-0" X 4'-0"	EA	1.00		1.00	$ 12,600.00	$ 12,600.00	1.00	$ 12,600.00		1.00	$ 12,600.00	0.00	100.00%
6.06	INTAKE, SW-503, 3'-0" X 6'-0"	EA	2.00		2.00	$ 7,500.00	$ 15,000.00		$ -		0.00	$ -	2.00	0.00%
6.07	INTAKE, SW-504, 3'-0" X 7'-0"	EA	1.00		1.00	$ 11,200.00	$ 11,200.00		$ -		0.00	$ -	1.00	0.00%
6.08	INTAKE, SW-505, 6'-8" X 2'-0"	EA	2.00		2.00	$ 9,400.00	$ 18,800.00		$ -		0.00	$ -	2.00	0.00%
6.09	INTAKE, SW-506, 6'-8" X 6'-0"	EA	5.00		5.00	$ 10,900.00	$ 54,500.00	1.00	$ 10,900.00		1.00	$ 10,900.00	4.00	20.00%
6.10	INTAKE, SW-513, 4'-0" X 4'-0"	EA	3.00		3.00	$ 5,800.00	$ 17,400.00	2.00	$ 11,600.00		2.00	$ 11,600.00	1.00	66.67%
6.11	INTAKE, SW-513, 5'-0" X 5'-0"	EA	1.00		1.00	$ 6,400.00	$ 6,400.00		$ -		0.00	$ -	1.00	0.00%
6.12	INTAKE, SW-513, 6'-0" X 6'-0"	EA	1.00		1.00	$ 9,200.00	$ 9,200.00	1.00	$ 9,200.00		1.00	$ 9,200.00	0.00	100.00%
6.13	INTAKE, SW-516, 6'-8" X 6'-8"	EA	1.00		1.00	$ 21,100.00	$ 21,100.00		$ -		0.00	$ -	1.00	0.00%
6.14	INTAKE SW-545, 4'-0" X 4'-0" WITH 7' CURB EXTENSION EACH SIDE	EA	2.00		2.00	$ 28,200.00	$ 56,400.00		$ -		0.00	$ -	2.00	0.00%
6.15	INTAKE SW-545, 4'-0" X 4'-0" WITH 13' CURB EXTENSION RIGHT SIDE	EA	1.00		1.00	$ 23,800.00	$ 23,800.00		$ -		0.00	$ -	1.00	0.00%
6.16	MANHOLE ADJUSTMENT, MINOR	EA	2.00		2.00	$ 1,800.00	$ 3,600.00		$ -		0.00	$ -	2.00	0.00%
6.17	REMOVE MANHOLE, STORM	EA	6.00		6.00	$ 500.00	$ 3,000.00		$ -		0.00	$ -	6.00	0.00%
6.18	REMOVE MANHOLE, SANITARY	EA	4.00		4.00	$ 600.00	$ 2,400.00		$ -		0.00	$ -	4.00	0.00%
6.19	REMOVE INTAKE	EA	10.00		10.00	$ 500.00	$ 5,000.00	1.00	$ 500.00		1.00	$ 500.00	9.00	10.00%
6.20	SLIDING ALUMINUM ORIFICE PLATE	EA	1.00		1.00	$ 8,000.00	$ 8,000.00		$ -		0.00	$ -	1.00	0.00%
	STREETS AND RELATED WORK													
7.01	PAVEMENT, PCC, CLASS C-SUD, 7" THICK	SY	1,145.00		1,145.00	$ 76.00	$ 87,020.00		$ -		0.00	$ -	1,145.00	0.00%
7.02	PAVEMENT, PCC, CLASS C-SUD, 8" THICK	SY	1,140.00		1,140.00	$ 88.00	$ 100,320.00		$ -	512.40	512.40	$ 45,091.20	627.60	44.95%
7.03	PAVEMENT, PCC, CLASS C-SUD, 8" THICK (DOUBLE REINFORCED)	SY	1,379.00		1,379.00	$ 135.00	$ 186,165.00		$ -		0.00	$ -	1,379.00	0.00%
7.04	CURB AND GUTTER, PCC, 2.5' WIDE, 9" THICK	LF	135.00		135.00	$ 105.00	$ 14,175.00		$ -		0.00	$ -	135.00	0.00%
7.05	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	$ 16,500.00	$ 16,500.00		$ -		0.00	$ -	1.00	0.00%
7.06	REMOVAL OF SIDEWALK	SY	815.00		815.00	$ 10.00	$ 8,150.00	262.00	$ 2,620.00		262.00	$ 2,620.00	553.00	32.15%
7.07	REMOVAL OF SHARED PATH	SY	998.00		998.00	$ 10.00	$ 9,980.00		$ -	846.00	846.00	$ 8,460.00	152.00	84.77%
7.08	REMOVAL OF DRIVEWAY	SY	605.00		605.00	$ 10.00	$ 6,050.00		$ -		0.00	$ -	605.00	0.00%
7.09	SHARED USE PATH, PCC, CLASS C, 5" THICK	SY	1,370.00		1,370.00	$ 47.30	$ 64,801.00		$ -		0.00	$ -	1,370.00	0.00%
7.10	SHARED USE PATH, PCC, CLASS C, 6" THICK	SY	1,264.00		1,264.00	$ 50.40	$ 63,705.60		$ -		0.00	$ -	1,264.00	0.00%
7.11	SHARED USE PATH, PCC, CLASS C, 6" THICK (REINFORCED)	SY	22.00		22.00	$ 184.00	$ 4,048.00		$ -		0.00	$ -	22.00	0.00%
7.12	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	3,257.00		3,257.00	$ 4.60	$ 14,982.20		$ -		0.00	$ -	3,257.00	0.00%
7.13	SIDEWALK, PCC, CLASS C, 4" THICK	SY	899.00		899.00	$ 45.40	$ 40,814.60		$ -		0.00	$ -	899.00	0.00%
7.14	SIDEWALK, PCC, CLASS C, 6" THICK	SY	54.00		54.00	$ 68.30	$ 3,688.20		$ -		0.00	$ -	54.00	0.00%
7.15	DETECTABLE WARNINGS, GALVANIZED STEEL	SF	118.00		118.00	$ 53.00	$ 6,254.00		$ -		0.00	$ -	118.00	0.00%
7.16	DRIVEWAY, PAVED, PCC, CLASS C, 6" THICK	SY	625.00		625.00	$ 57.80	$ 36,125.00		$ -		0.00	$ -	625.00	0.00%
7.17	FULL DEPTH PATCHES, PCC, CLASS C-SUD, 7" THICK	SY	204.00		204.00	$ 126.00	$ 25,704.00		$ -		0.00	$ -	204.00	0.00%
7.18	PAVEMENT REMOVAL	SY	3,168.00		3,168.00	$ 10.00	$ 31,680.00	178.00	$ 1,780.00	135.00	313.00	$ 3,130.00	2,855.00	9.88%
	TRAFFIC CONTROL													
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	17.62		17.62	$ 470.00	$ 8,281.40		$ -		0.00	$ -	17.62	0.00%
8.02	GROVES CUT FOR PAVEMENT MARKINGS	STA	17.62		17.62	$ 470.00	$ 8,281.40		$ -		0.00	$ -	17.62	0.00%
8.03	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$ 42,000.00	$ 42,000.00	0.25	$ 10,500.00		0.25	$ 10,500.00	0.75	25.00%
8.04	PORTABLE DYNAMIC MESSAGE SIGNS (PDMS)	CDAY	30.00		30.00	$ 105.00	$ 3,150.00	16.00	$ 1,680.00		16.00	$ 1,680.00	14.00	53.33%
8.05	TRAFFIC SIGNS	EA	31.00		31.00	$ 105.00	$ 3,255.00		$ -		0.00	$ -	31.00	0.00%
8.06	PERFORATED SQUARE STEEL TUBE POSTS FOR TRAFFIC SIGNS	LF	120.00		120.00	$ 36.00	$ 4,320.00		$ -		0.00	$ -	120.00	0.00%
8.07	PERFORATED SQUARE STEEL TUBE POSTS ANCHORS, BREAK-AWAY, SOIL INSTALLATION	LF	15.00		15.00	$ 36.00	$ 540.00		$ -		0.00	$ -	15.00	0.00%
8.08	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	1.00		1.00	$ 420.00	$ 420.00		$ -		0.00	$ -	1.00	0.00%
8.09	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	10.00		10.00	$ 110.00	$ 1,100.00	4.00	$ 440.00		4.00	$ 440.00	6.00	40.00%

	SITE WORK AND LANDSCAPING														
9.01	CONVENTIONAL SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	1.93		1.93	$ 4,200.00	$ 8,106.00	0.12	$ 504.00		0.12	$ 504.00	1.81	6.22%
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 4	AC	11.05		11.05	$ 350.00	$ 3,867.50		$ -		0.00	$ -	11.05	0.00%
9.03	CONVENTIONAL SEEDING, NATIVE GRASS	AC	3.53		3.53	$ 1,390.00	$ 4,906.70		$ -		0.00	$ -	3.53	0.00%
9.04	FILTER SOCK, 12" DIAMETER	LF	8,056.00		8,056.00	$ 2.60	$ 20,945.60		$ -	80.00	80.00	$ 208.00	7,976.00	0.99%
9.05	FILTER SOCK REMOVAL	LF	8,056.00		8,056.00	$ 0.45	$ 3,625.20		$ -		0.00	$ -	8,056.00	0.00%
9.06	TEMPORARY ROLLED EROSION CONTROL PRODUCTS, TYPE 2.D, DOUBLE NET BLANKET	SY	17,101.00		17,101.00	$ 1.00	$ 17,101.00		$ -		0.00	$ -	17,101.00	0.00%
9.07	RIP RAP, CLASS E	TON	1,415.00		1,415.00	$ 105.00	$ 148,575.00		$ -		0.00	$ -	1,415.00	0.00%
9.08	TRACK-OUT CONTROL	SY	95.00		95.00	$ 35.00	$ 3,325.00	95.00	$ 3,325.00		95.00	$ 3,325.00	0.00	100.00%
9.09	EROSION CONTROL MULCHING, HYDROMULCHING, BONDED FIBER MATRIX	AC	11.05		11.05	$ 2,730.00	$ 30,166.50		$ -		0.00	$ -	11.05	0.00%
9.10	TURF REINFORCEMENT MAT, TYPE 5.B	SY	275.00		275.00	$ 5.80	$ 1,595.00		$ -		0.00	$ -	275.00	0.00%
9.11	INLET PROTECTION DEVICE, SURFACE-APPLIED	EA	9.00		9.00	$ 70.00	$ 630.00		$ -		0.00	$ -	9.00	0.00%
9.12	INLET PROTECTION DEVICE, DROP IN	EA	29.00		29.00	$ 130.00	$ 3,770.00	4.00	$ 520.00		4.00	$ 520.00	25.00	13.79%
9.13	INLET PROTECTION DEVICE, MAINTENANCE	EA	76.00		76.00	$ 30.00	$ 2,280.00		$ -		0.00	$ -	76.00	0.00%
9.14	OUTLET EROSION CONTROL, GROUTED RIP-RAP, CLASS 'E' CRUSHED STONE	TON	650.00		650.00	$ 180.00	$ 117,000.00		$ -		0.00	$ -	650.00	0.00%
9.15	RIP RAP BASE, MACADAM CRUSHED STONE	TON	560.00		560.00	$ 65.00	$ 36,400.00		$ -		0.00	$ -	560.00	0.00%
9.16	CHAIN LINK FENCE, RESIDENTIAL, GALVANIZED, 48" HEIGHT	LF	76.00		76.00	$ 50.00	$ 3,800.00		$ -		0.00	$ -	76.00	0.00%
9.17	REMOVAL OF FENCE, CHAIN LINK	LF	76.00		76.00	$ 15.00	$ 1,140.00		$ -		0.00	$ -	76.00	0.00%
9.18	TEMPORARY FENCE, ORANGE MESH SAFETY FENCE	LF	3,579.00		3,579.00	$ 3.00	$ 10,737.00	300.00	$ 900.00		300.00	$ 900.00	3,279.00	8.38%
	MISCELLANEOUS													
11.01	MOBILIZATION	LS	1.00		1.00	$ 247,085.87	$ 247,085.87	0.25	$ 61,771.47		0.25	$ 61,771.47	0.75	25.00%
11.02	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$ 14,000.00	$ 14,000.00	0.25	$ 3,500.00		0.25	$ 3,500.00	0.75	25.00%
11.03	TEMPORARY GRANULAR SIDEWALK	SY	613.00		613.00	$ 12.00	$ 7,356.00	42.00	$ 504.00		42.00	$ 504.00	571.00	6.85%
11.04	TEMPORARY PEDESTRIAN RAMP	EA	7.00		7.00	$ 350.00	$ 2,450.00		$ -		0.00	$ -	7.00	0.00%
11.05	CONCRETE WASHOUT	LS	1.00		1.00	$ 8,000.00	$ 8,000.00		$ -		0.00	$ -	1.00	0.00%
11.06	PRE & POST FOUNDATION INSPECTION	LS	1.00		1.00	$ 8,500.00	$ 8,500.00	0.25	$ 2,125.00		0.25	$ 2,125.00	0.75	25.00%
11.07	FISH HABITAT, RIP-RAP STRUCTURE	EA	9.00		9.00	$ 1,600.00	$ 14,400.00		$ -		0.00	$ -	9.00	0.00%
11.08	FISH HABITAT, BRUSH PILE	EA	9.00		9.00	$ 2,100.00	$ 18,900.00		$ -		0.00	$ -	9.00	0.00%
11.09	FISHING NODE	EA	3.00		3.00	$ 2,800.00	$ 8,400.00		$ -		0.00	$ -	3.00	0.00%
11.10	SPAWNING BEDS	EA	3.00		3.00	$ 5,800.00	$ 17,400.00		$ -		0.00	$ -	3.00	0.00%
	CONCRETE BOX CULVERTS													
0.01	PRECAST CONCRETE BOXCULVERT, SINGLE CELL 4'X10'	LF	124.00		124.00	$ 1,310.00	$ 162,440.00		$ -		0.00	$ -	124.00	0.00%
0.02	CAST-IN-PLACE CONCRETE BOX CULVERT, SINGLE CELL 4'X10'	LF	16.00		16.00	$ 3,420.00	$ 54,720.00		$ -		0.00	$ -	16.00	0.00%
0.03	PRECAST CONCRETE BOXCULVERT, DUAL CELL 4'X10'	LF	423.00		423.00	$ 2,400.00	$ 1,015,200.00		$ -		0.00	$ -	423.00	0.00%
0.04	CAST-IN-PLACE CONCRETE BOX CULVERT, DUAL CELL 4'X10'	LF	30.00		30.00	$ 5,460.00	$ 163,800.00		$ -		0.00	$ -	30.00	0.00%
0.05	DUAL CELL 4'X10' HEADWALL STRUCTURE	EA	1.00		1.00	$ 40,800.00	$ 40,800.00		$ -		0.00	$ -	1.00	0.00%
0.06	CAST-IN-PLACE CONCRETE BOX CULVERT END CAP, 4'X10'	EA	2.00		2.00	$ 14,700.00	$ 29,400.00		$ -		0.00	$ -	2.00	0.00%
0.07	AREA INTAKE AND BEAM CURB	EA	1.00		1.00	$ 17,800.00	$ 17,800.00		$ -		0.00	$ -	1.00	0.00%
0.08	STEEL FENCE, GALVANIZED, POWDER COATED BLACK	LS	1.00		1.00	$ 6,800.23	$ 6,800.23		$ -		0.00	$ -	1.00	0.00%
0.09	SW-602 RCB ACCESS RISER, 24" DIAMETER	EA	2.00		2.00	$ 1,100.00	$ 2,200.00		$ -		0.00	$ -	2.00	0.00%
0.10	SW-404 MANHOLE, TOP ONLY RISER SECTION, 48" DIAMETER	EA	1.00		1.00	$ 5,100.00	$ 5,100.00		$ -		0.00	$ -	1.00	0.00%
0.11	12" TALL CONCENTRIC CONE RCB ACCESS RISER, 48" DIAMETER	EA	4.00		4.00	$ 2,300.00	$ 9,200.00		$ -		0.00	$ -	4.00	0.00%
0.12	RCB INTAKE RISER SECTION, SW-604 TYPE 7 CASTING	EA	3.00		3.00	$ 15,400.00	$ 46,200.00		$ -		0.00	$ -	3.00	0.00%
0.13	CULVERT SAFETY FENCE	LF	40.00		40.00	$ 200.00	$ 8,000.00		$ -		0.00	$ -	40.00	0.00%
0.14	TEMPORARY SHORING	SF	3,600.00		3,600.00	$ 30.00	$ 108,000.00		$ -		0.00	$ -	3,600.00	0.00%
	CHANGE ORDER ITEMS													
12.01			-		0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK **CONTRACT = $ 5,869,000.00 PAY PERIOD = $ 340,810.47 COMPLETED = $ 470,156.17 8.01%**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 20, 2026	$ 125,465.33
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Previous Applications for Payment:

No.	Date	Amount
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

Record of Change Orders:

No.	Date	Amount
1		$ -
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

PREVIOUS PAY APPS TOTAL = $ 125,465.33

CHANGE ORDER TOTAL = $ -

Contract Time Remaining:	**Stage 1**
Contract Period:	Working Days
Construction Start Date:	March 23, 2026

Contract Time Remaining:	**Stage 2**
Contract Period:	Working Days
Construction Start Date:	

Contract Time Remaining:	**Stage 3**
Contract Period:	Working Days
Construction Start Date:	April 9, 2026

Substantial Completion:	
Contract Working Days:	N/A
Added by Change Order:	
Total Working Days:	N/A
Working Days Used to Date:	
Working Days Remaining:	**N/A**

Substantial Completion:	
Contract Working Days:	N/A
Added by Change Order:	
Total Working Days:	N/A
Working Days Used to Date:	
Working Days Remaining:	**N/A**

Substantial Completion:	
Contract Working Days:	N/A
Added by Change Order:	
Total Working Days:	N/A
Working Days Used to Date:	
Working Days Remaining:	**N/A**

Full Completion:	
Contract Working Days:	15.0
Added by Change Order:	0.0
Total Working Days:	15.0
Working Days Used to Date:	10.0
Working Days Remaining:	**5.0**

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

Full Completion:	
Contract Working Days:	40.0
Added by Change Order:	0.0
Total Working Days:	40.0
Working Days Used to Date:	10.5
Working Days Remaining:	**29.5**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 #9 in the amount of $131,059.73 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.

ORIGINATING DEPARTMENT
Public Works

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. Shekar - Pymt #9

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SW Des Moines Street Utility Improvements		
Contractor:	Shekar Engineering, PLC		
Address:	2600 MLK Jr. Pkwy, Suite 200; Des Moines, IA 50310		
Finance Budget Code:	699.3699.4453	**Finance Project #:**	699.4453
Vendor Project #:	N/A	**Purchase Order #:**	N/A
Original Contract Date:	February 3, 2025	**Vendor Account #:**	8519

Date of Council Meeting: May 18, 2026 **Payment Application #:** 9

Payment Period: From: December 1, 2025 Through: May 2, 2026

Contract Summary:

Original Contract Amount:	$ 1,647,725.65			
Net Change by Change Orders:	$ 28,950.53			
Contract Amount to Date: (line 1 ± 2)		$ 1,676,676.18		
Total Completed and Stored to Date:	$ 1,259,108.34			
Retainage: 5 % of Completed Work:	$ 62,955.42			
Total Earned Less Retainage:		$ 1,196,152.92		
Less Previous Applications for Payment:		$ 1,065,093.19		
SUBTOTAL:			$	131,059.73
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**131,059.73**
Balance to Finish, Including Retainage:		$ 480,523.26		
Contract Time Remaining (Substantial):	20.0 Working Days			
Contract Time Remaining (Full):	10.0 Working Days			

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

Construction Contractor Approval: Shekar Engineering PLC
Firm Name

Matthew Sundberg, PE
Digitally signed by Matthew Sundberg, PE
DN: C=US, E=matt@shekar.us, O="Shekar Engineering, PLC", CN="Matthew Sundberg, PE"
Reason: I am approving this document
Date: 2026.05.11 08:10:19-05'00'
Signature

05/11/2026
Date

Engineer / Consultant Approval: McClure Engineering
Firm Name

Signature

May 6, 2026
Date

City of Ankeny Staff Approval:

Becky Ford
Signature

05/11/26
Date

Submit to: Becky Ford, PE, CFM, Stormwater & Environmental Manager
E-mail: bford@ankenyiowa.gov Phone Number: 515-963-3526

Date Printed: 5/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
2.01	CLEARING AND GRUBBING	UNIT	30.00		30.00	$ 255.00	$ 7,650.00	0.00	$ -	30.40	30.40	$ 7,752.00	(0.40)	101.33%
2.02	TOPSOIL, OFF-SITE	CY	218.00		218.00	$ 25.50	$ 5,559.00	0.00	$ -	43.60	43.60	$ 1,111.80	174.40	20.00%
2.03	EXCAVATION, CLASS 10	CY	1,860.00		1,860.00	$ 16.32	$ 30,355.20	0.00	$ -	1,004.40	1,004.40	$ 16,391.81	855.60	54.00%
2.04	SUBGRADE PREPARATION, 6-INCH DEPTH	SY	5,100.00		5,100.00	$ 2.04	$ 10,404.00	0.00	$ -	2,773.00	2,773.00	$ 5,656.92	2,327.00	54.37%
2.05	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR	SY	1,020.00		1,020.00	$ 4.08	$ 4,161.60	0.00	$ -	0.00	0.00	$ -	1,020.00	0.00%
2.06	SUBBASE, MODIFIED, 6-INCH DEPTH (VIRGIN AGGREGATE)	SY	5,100.00		5,100.00	$ 12.24	$ 62,424.00	0.00	$ -	2,773.00	2,773.00	$ 33,941.52	2,327.00	54.37%
2.07	COMPACTION TESTING	LS	1.00		1.00	$ 4,819.50	$ 4,819.50	0.00	$ -	0.50	0.50	$ 2,409.75	0.50	50.00%
	TRENCH EXCAVATION AND BACKFILL													
3.01	TRENCH COMPACTION TESTING	LS	1.00		1.00	$ 9,975.00	$ 9,975.00	0.20	$ 1,995.00	0.50	0.70	$ 6,982.50	0.30	70.00%
	SEWERS AND DRAINS													
4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 8-INCH DIAMETER	LF	890.00		890.00	$ 105.52	$ 93,912.80	332.00	$ 35,032.64	558.00	890.00	$ 93,912.80	0.00	100.00%
4.02	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 10-INCH DIAMETER	LF	23.00		23.00	$ 121.82	$ 2,801.86	0.00	$ -	23.00	23.00	$ 2,801.86	0.00	100.00%
4.03	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 12-INCH DIAMETER	LF	40.00		40.00	$ 152.13	$ 6,085.20	0.00	$ -	40.00	40.00	$ 6,085.20	0.00	100.00%
4.04	SANITARY SEWER GRAVITY MAIN, TRENCHED, DIP, 8-INCH DIAMETER	LF	18.00		18.00	$ 178.72	$ 3,216.96	18.00	$ 3,216.96	0.00	18.00	$ 3,216.96	0.00	100.00%
4.05	SANITARY SEWER SERVICE STUB, PVC, 4-INCH DIAMETER	LF	753.00		753.00	$ 63.75	$ 48,003.75	0.00	$ -	271.00	271.00	$ 17,276.25	482.00	35.99%
4.06	REMOVAL OF SANITARY SEWER, LESS THAN OR EQUAL TO 36-INCH DIAMETER	LF	1,002.00		1,002.00	$ 7.72	$ 7,735.44	366.00	$ 2,825.52	636.00	1,002.00	$ 7,735.44	0.00	100.00%
4.07	TEMPORARY SANITARY SEWER CLEANOUT, TYPE 1, 8-INCH DIAMETER	EA	2.00		2.00	$ 5,276.09	$ 10,552.18	0.00	$ -	2.00	2.00	$ 10,552.18	0.00	100.00%
4.08	STORM SEWER, TRENCHED, RCP, 15-INCH DIAMETER	LF	37.00		37.00	$ 84.34	$ 3,120.58	0.00	$ -	0.00	0.00	$ -	37.00	0.00%
4.09	STORM SEWER, TRENCHED, RCP, 18-INCH DIAMETER	LF	418.00		418.00	$ 90.05	$ 37,640.90	0.00	$ -	418.00	418.00	$ 37,640.90	0.00	100.00%
4.10	STORM SEWER, TRENCHED, RCP, 24-INCH DIAMETER	LF	381.00		381.00	$ 127.93	$ 48,741.33	0.00	$ -	381.00	381.00	$ 48,741.33	0.00	100.00%
4.11	REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 36-INCH DIAMETER	LF	800.00		800.00	$ 15.93	$ 12,744.00	0.00	$ -	777.00	777.00	$ 12,377.61	23.00	97.13%
4.12	FOOTING DRAIN COLLECTOR/SUBDRAIN, CORRUGATED PVC, 8-INCH DIAMETER	LF	1,384.00		1,384.00	$ 23.51	$ 32,537.84	0.00	$ -	979.00	979.00	$ 23,016.29	405.00	70.74%
4.13	FOOTING DRAIN CLEANOUT, TYPE B, 24-INCH DIAMETER	EA	3.00		3.00	$ 2,526.63	$ 7,579.89	0.00	$ -	3.00	3.00	$ 7,579.89	0.00	100.00%
4.14	FOOTING DRAIN OUTLETS AND CONNECTIONS, 8-INCH DIAMETER	EA	4.00		4.00	$ 825.11	$ 3,300.44	0.00	$ -	3.00	3.00	$ 2,475.33	1.00	75.00%
4.15	STORM SEWER SERVICE STUB, PVC, 1.5-INCH DIAMETER	LF	327.00		327.00	$ 45.84	$ 14,989.68	0.00	$ -	212.50	212.50	$ 9,741.00	114.50	64.98%
4.16	PRE-REHABILITATION CLEANING AND INSPECTION, 4-INCH DIAMETER SANITARY SERVICE	LF	200.00		200.00	$ 7.68	$ 1,536.00	0.00	$ -	166.00	166.00	$ 1,274.88	34.00	83.00%
	WATER MAINS AND APPURTENANCES													
5.01	WATER MAIN, TRENCHED, C900 PVC, 4-INCH DIAMETER	LF	4.00		4.00	$ 169.77	$ 679.08	0.00	$ -	24.00	24.00	$ 4,074.48	(20.00)	600.00%
5.02	WATER MAIN, TRENCHED, C900 PVC, 6-INCH DIAMETER	LF	14.00		14.00	$ 58.28	$ 815.92	0.00	$ -	30.00	30.00	$ 1,748.40	(16.00)	214.29%
5.03	WATER MAIN, TRENCHED, C900 PVC, 8-INCH DIAMETER	LF	1,481.00		1,481.00	$ 35.56	$ 52,664.36	0.00	$ -	930.00	930.00	$ 33,070.80	551.00	62.80%
5.04	FITTING, 22.5 DEGREE BEND, 8-INCH DIAMETER	EA	1.00		1.00	$ 1,288.35	$ 1,288.35	0.00	$ -	1.00	1.00	$ 1,288.35	0.00	100.00%
5.05	FITTING, 45 DEGREE BEND, 6-INCH DIAMETER	EA	4.00		4.00	$ 805.05	$ 3,220.20	0.00	$ -	4.00	4.00	$ 3,220.20	0.00	100.00%
5.06	FITTING, 45 DEGREE BEND, 8-INCH DIAMETER	EA	8.00		8.00	$ 907.73	$ 7,261.84	0.00	$ -	1.00	1.00	$ 907.73	7.00	12.50%
5.07	FITTING, 90 DEGREE BEND, 4-INCH DIAMETER	EA	2.00		2.00	$ 729.75	$ 1,459.50	0.00	$ -	2.00	2.00	$ 1,459.50	0.00	100.00%
5.08	FITTING, SLEEVE, 6-INCH DIAMETER	EA	1.00		1.00	$ 705.79	$ 705.79	0.00	$ -	1.00	1.00	$ 705.79	0.00	100.00%
5.09	FITTING, REDUCER, 4-INCH X 8-INCH DIAMETER	EA	1.00		1.00	$ 693.46	$ 693.46	0.00	$ -	2.00	2.00	$ 1,386.92	(1.00)	200.00%
5.10	FITTING, REDUCER, 6-INCH X 8-INCH DIAMETER	EA	4.00		4.00	$ 680.12	$ 2,720.48	0.00	$ -	2.00	2.00	$ 1,360.24	2.00	50.00%
5.11	FITTING, TEE, 8-INCH X 8-INCH X 6-INCH	EA	1.00		1.00	$ 1,349.96	$ 1,349.96	0.00	$ -	1.00	1.00	$ 1,349.96	0.00	100.00%
5.12	FITTING, TEE, 8-INCH X 8-INCH X 8-INCH	EA	3.00		3.00	$ 1,303.41	$ 3,910.23	0.00	$ -	0.00	0.00	$ -	3.00	0.00%
5.13	FITTING, CAP, 4-INCH	EA	2.00		2.00	$ 545.25	$ 1,090.50	0.00	$ -	5.00	5.00	$ 2,726.25	(3.00)	250.00%
5.14	WATER SERVICE, POLYETHYLENE, 0.75-INCH DIAMETER, NEAR SIDE	EA	15.00		15.00	$ 1,115.32	$ 16,729.80	0.00	$ -	9.00	9.00	$ 10,037.88	6.00	60.00%
5.15	WATER SERVICE, POLYETHYLENE, 0.75-INCH DIAMETER, FAR SIDE	EA	10.00		10.00	$ 1,386.40	$ 13,864.00	0.00	$ -	4.00	4.00	$ 5,545.60	6.00	40.00%
5.16	WATER SERVICE, PVC, 6-INCH-DIAMETER	EA	1.00		1.00	$ 2,811.15	$ 2,811.15	0.00	$ -	1.00	1.00	$ 2,811.15	0.00	100.00%
5.17	WATER MAIN ABANDONMENT, FILL AND PLUG, 4-INCH DIAMETER	LF	237.00		237.00	$ 13.95	$ 3,306.15	0.00	$ -	0.00	0.00	$ -	237.00	0.00%
5.18	WATER MAIN REMOVAL, LESS THAN OR EQUAL TO 12-INCH DIAMETER	LF	1,243.00		1,243.00	$ 8.83	$ 10,975.69	0.00	$ -	558.00	558.00	$ 4,927.14	685.00	44.89%
5.19	VALVE, GATE, 6-INCH DIAMETER	EA	2.00		2.00	$ 2,355.58	$ 4,711.16	0.00	$ -	2.00	2.00	$ 4,711.16	0.00	100.00%
5.20	VALVE, GATE, 8-INCH DIAMETER	EA	6.00		6.00	$ 3,163.37	$ 18,980.22	0.00	$ -	3.00	3.00	$ 9,490.11	3.00	50.00%
5.21	TAPPING VALVE ASSEMBLY, 4-INCH DIAMETER	EA	1.00		1.00	$ 5,957.74	$ 5,957.74	0.00	$ -	0.00	0.00	$ -	1.00	0.00%
5.22	TAPPING VALVE ASSEMBLY, 8-INCH DIAMETER	EA	1.00		1.00	$ 7,484.32	$ 7,484.32	0.00	$ -	0.00	0.00	$ -	1.00	0.00%
5.23	STANDARD FIRE HYDRANT ASSEMBLY	EA	1.00		1.00	$ 8,698.72	$ 8,698.72	0.00	$ -	0.00	0.00	$ -	1.00	0.00%
5.24	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	3.00		3.00	$ 8,652.86	$ 25,958.58	0.00	$ -	3.00	3.00	$ 25,958.58	0.00	100.00%
5.25	FIRE HYDRANT ASSEMBLY REMOVAL	EA	3.00		3.00	$ 542.17	$ 1,626.51	0.00	$ -	1.00	1.00	$ 542.17	2.00	33.33%
5.26	WATER MAIN, TEMPORARY, PEX, 2-INCH DIAMETER	LF	2,000.00		2,000.00	$ 18.46	$ 36,920.00	720.00	$ 13,291.20	801.00	1,521.00	$ 28,077.66	479.00	76.05%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	MANHOLE, SW-301, 48-INCH DIAMETER	EA	6.00		6.00	$ 7,109.86	$ 42,659.16	2.00	$ 14,219.72	4.00	6.00	$ 42,659.16	0.00	100.00%
6.02	MANHOLE, SW-401, 48-INCH DIAMETER, TYPE 3B GRATE CASTING	EA	1.00		1.00	$ 4,639.20	$ 4,639.20	0.00	$ -	0.00	0.00	$ -	1.00	0.00%
6.03	INTAKE, SW-501, CAST-IN-PLACE	EA	1.00		1.00	$ 7,184.48	$ 7,184.48	0.00	$ -	1.00	1.00	$ 7,184.48	0.00	100.00%
6.04	INTAKE, SW-501, CAST-IN-PLACE, MODIFIED	EA	2.00		2.00	$ 18,642.68	$ 37,285.36	0.00	$ -	2.00	2.00	$ 37,285.36	0.00	100.00%
6.05	INTAKE, SW-505	EA	2.00		2.00	$ 4,982.93	$ 9,965.86	0.00	$ -	1.00	1.00	$ 4,982.93	1.00	50.00%
6.06	INTAKE, SW-506, CAST-IN-PLACE	EA	2.00		2.00	$ 14,469.59	$ 28,939.18	0.00	$ -	2.00	2.00	$ 28,939.18	0.00	100.00%
6.07	EXTERNAL DROP CONNECTION, 8-INCH DIAMETER	EA	1.00		1.00	$ 11,699.17	$ 11,699.17	1.00	$ 11,699.17	0.00	1.00	$ 11,699.17	0.00	100.00%
6.08	EXTERNAL DROP CONNECTION, 10-INCH DIAMETER	EA	1.00		1.00	$ 13,292.82	$ 13,292.82	0.00	$ -	1.00	1.00	$ 13,292.82	0.00	100.00%
6.09	MANHOLE ADJUSTMENT, SANITARY, MINOR, SELF-LEVEL CASTING	EA	1.00		1.00	$ 2,916.24	$ 2,916.24	0.00	$ -	1.00	1.00	$ 2,916.24	0.00	100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

6.10	REMOVE MANHOLE, SANITARY	EA	6.00		6.00	$ 1,274.48	$ 7,646.88	2.00	$ 2,548.96	4.00	6.00	$ 7,646.88	0.00	100.00%
6.11	REMOVE INTAKE	EA	5.00		5.00	$ 618.22	$ 3,091.10	0.00	$ -	3.00	3.00	$ 1,854.66	2.00	60.00%
	STREETS AND RELATED WORK													
7.01	PAVEMENT, PCC, 8-INCH DEPTH, CLASS C-SUD	SY	4,278.00		4,278.00	$ 65.52	$ 280,294.56	0.00	$ -	2,502.60	2,502.60	$ 163,970.35	1,775.40	58.50%
7.02	PAVEMENT, PCC, 8-INCH DEPTH, CLASS C-SUD, FULLY REINFORCED	SY	36.00		36.00	$ 90.23	$ 3,248.28	0.00	$ -	0.00	0.00	$ -	36.00	0.00%
7.03	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	$ 5,944.56	$ 5,944.56	0.00	$ -	0.60	0.60	$ 3,566.74	0.40	60.00%
7.04	REMOVAL OF SIDEWALK	SY	1,030.00		1,030.00	$ 10.20	$ 10,506.00	163.80	$ 1,670.76	653.85	817.65	$ 8,340.03	212.35	79.38%
7.05	REMOVAL OF DRIVEWAY	SY	835.70		836.00	$ 10.20	$ 8,527.20	239.10	$ 2,438.82	573.90	813.00	$ 8,292.60	23.00	97.25%
7.06	SIDEWALK, PCC, 4-INCH THICK	SY	940.00		940.00	$ 43.86	$ 41,228.40	0.00	$ -	593.52	593.52	$ 26,031.79	346.48	63.14%
7.07	SIDEWALK, PCC, 6-INCH THICK	SY	44.00		44.00	$ 63.24	$ 2,782.56	0.00	$ -	24.23	24.23	$ 1,532.31	19.77	55.07%
7.08	SIDEWALK, PCC, 4-INCH THICK WITH INTEGRAL CURB	SY	78.00		78.00	$ 66.30	$ 5,171.40	0.00	$ -	38.00	38.00	$ 2,519.40	40.00	48.72%
7.09	DETECTABLE WARNING, GALVANIZED STEEL	SF	72.00		72.00	$ 56.10	$ 4,039.20	0.00	$ -	48.00	48.00	$ 2,692.80	24.00	66.67%
7.10	DRIVEWAY, PAVED, PCC, TYPE A, 6-INCH THICK	SY	734.00		734.00	$ 58.65	$ 43,049.10	0.00	$ -	330.33	330.33	$ 19,373.85	403.67	45.00%
7.11	DRIVEWAY, PAVED, PCC, TYPE A, 7-INCH THICK	SY	156.00		156.00	$ 76.50	$ 11,934.00	0.00	$ -	111.00	111.00	$ 8,491.50	45.00	71.15%
7.12	FULL DEPTH PATCHES, PCC, 8-INCH THICK	SY	261.00		261.00	$ 93.84	$ 24,492.24	0.00	$ -	317.00	317.00	$ 29,747.28	(56.00)	121.46%
7.13	SUBBASE OVER-EXCAVATION	TON	150.00		150.00	$ 61.20	$ 9,180.00	0.00	$ -	53.30	53.30	$ 3,261.96	96.70	35.53%
7.14	PAVEMENT REMOVAL	SY	4,167.00		4,167.00	$ 10.20	$ 42,503.40	1,176.50	$ 12,000.30	2,750.69	3,927.19	$ 40,057.34	239.81	94.25%
7.15	GRANULAR SHOULDERS, CLASS A CRUSHED STONE	TON	4.00		4.00	$ 68.25	$ 273.00	0.00	$ -	0.00	0.00	$ -	4.00	0.00%
7.16	TEMPORARY PAVEMENT, PCC, 6-INCH DEPTH, CLASS C	SY	534.00		534.00	$ 60.46	$ 32,285.64	0.00	$ -	740.40	740.40	$ 44,764.58	(206.40)	138.65%
7.17	REMOVAL OF TEMPORARY PAVEMENT	SY	534.00		534.00	$ 10.20	$ 5,446.80	609.80	$ 6,219.96	16.50	626.30	$ 6,388.26	(92.30)	117.28%
	TRAFFIC CONTROL													
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	2.13		2.13	$ 1,377.00	$ 2,933.01	0.00	$ -	0.00	0.00	$ -	2.13	0.00%
8.02	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	1.00		1.00	$ 408.00	$ 408.00	0.00	$ -	0.00	0.00	$ -	1.00	0.00%
8.03	GROOVES CUT FOR PAVEMENT MARKINGS	STA	2.13		2.13	$ 867.00	$ 1,846.71	0.00	$ -	0.00	0.00	$ -	2.13	0.00%
8.04	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	1.00		1.00	$ 178.50	$ 178.50	0.00	$ -	0.00	0.00	$ -	1.00	0.00%
8.05	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$ 23,358.00	$ 23,358.00	0.25	$ 5,839.50	0.60	0.85	$ 19,839.30	0.15	85.00%
8.06	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	10.00		10.00	$ 178.50	$ 1,785.00	20.00	$ 3,570.00	10.00	30.00	$ 5,355.00	(20.00)	300.00%
8.07	TRAFFIC SIGNS	SF	7.80		7.80	$ 40.80	$ 318.24	0.00	$ -	0.00	0.00	$ -	7.80	0.00%
8.08	WOOD POSTS	LF	36.00		36.00	$ 20.40	$ 734.40	0.00	$ -	9.00	9.00	$ 183.60	27.00	25.00%
8.09	U-SHAPED RAIL STEEL POST	LF	12.00		12.00	$ 10.20	$ 122.40	0.00	$ -	0.00	0.00	$ -	12.00	0.00%
8.10	REMOVE AND REINSTALL TYPE A SIGNS	EA	7.00		7.00	$ 204.00	$ 1,428.00	0.00	$ -	3.00	3.00	$ 612.00	4.00	42.86%
	SITE WORK AND LANDSCAPING													
9.01	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 4	AC	1.00		1.00	$ 714.00	$ 714.00	0.00	$ -	0.12	0.12	$ 85.68	0.88	12.00%
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 6	AC	1.00		1.00	$ 2,708.10	$ 2,708.10	0.00	$ -	0.10	0.10	$ 270.81	0.90	10.00%
9.03	FILTER SOCK, 9-INCH	LF	2,790.00		2,790.00	$ 1.73	$ 4,826.70	36.00	$ 62.28	37.00	73.00	$ 126.29	2,717.00	2.62%
9.04	FILTER SOCK, REMOVAL	LF	2,790.00		2,790.00	$ 0.20	$ 558.00	0.00	$ -	0.00	0.00	$ -	2,790.00	0.00%
9.05	EROSION CONTROL MULCHING, HYDROMULCHING, BFM	AC	2.00		2.00	$ 2,652.00	$ 5,304.00	0.00	$ -	0.92	0.92	$ 2,439.84	1.08	46.00%
9.06	INLET PROTECTION DEVICE, SURFACE APPLIED	EA	8.00		8.00	$ 51.00	$ 408.00	0.00	$ -	4.00	4.00	$ 204.00	4.00	50.00%
9.07	INLET PROTECTION DEVICE, DROP-IN	EA	11.00		11.00	$ 102.00	$ 1,122.00	5.00	$ 510.00	2.00	7.00	$ 714.00	4.00	63.64%
9.08	INLET PROTECTION DEVICE, MAINTENANCE	EA	22.00		22.00	$ 5.10	$ 112.20	0.00	$ -	2.00	2.00	$ 10.20	20.00	9.09%
9.09	REMOVE AND SALVAGE FENCE	LF	168.00		168.00	$ 51.00	$ 8,568.00	0.00	$ -	81.00	81.00	$ 4,131.00	87.00	48.21%
9.10	TEMPORARY FENCE, ORANGE MESH SAFETY FENCE, 48-INCH	LF	3,000.00		3,000.00	$ 4.74	$ 14,220.00	479.00	$ 2,270.46	1,207.00	1,686.00	$ 7,991.64	1,314.00	56.20%
	MISCELLANEOUS													
11.01	MOBILIZATION	LS	1.00		1.00	$ 96,859.04	$ 96,859.04	0.00	$ -	1.00	1.00	$ 96,859.04	0.00	100.00%
11.02	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$ 4,725.00	$ 4,725.00	0.00	$ -	0.50	0.50	$ 2,362.50	0.50	50.00%
11.03	TEMPORARY GRANULAR SIDEWALK	SY	722.00		722.00	$ 52.50	$ 37,905.00	286.30	$ 15,030.75	512.00	798.30	$ 41,910.75	(76.30)	110.57%
11.04	TEMPORARY PEDESTRIAN RAMP	EA	8.00		8.00	$ 1,942.50	$ 15,540.00	0.00	$ -	4.00	4.00	$ 7,770.00	4.00	50.00%
11.05	CONCRETE WASHOUT, ROLL-OFF CONTAINER	LS	1.00		1.00	$ 3,274.20	$ 3,274.20	0.00	$ -	0.50	0.50	$ 1,637.10	0.50	50.00%
11.06	SUBSURFACE UTILITY INVESTIGATION	EA	15.00		15.00	$ 787.50	$ 11,812.50	0.00	$ -	1.00	1.00	$ 787.50	14.00	6.67%
	CHANGE ORDER ITEMS													
12.01	REMOVAL AND REINSTALLATION OF EXISTING FENCE, WOODEN	LS	0.00	1.00	1.00	$ 825.00	$ 825.00	0.00	$ -	1.00	1.00	$ 825.00	0.00	100.00%
12.02	SUBBASE OVER-EXCAVATION, 3" AGGREGATE	TON	0.00	35.75	35.75	$ 71.50	$ 2,556.13	0.00	$ -	35.75	35.75	$ 2,556.13	0.00	100.00%
12.03	FITTING, SLEEVE, 4-INCH DIAMETER	EA	0.00	2.00	2.00	$ 885.50	$ 1,771.00	0.00	$ -	4.00	4.00	$ 3,542.00	(2.00)	200.00%
12.04	DEWATERING	LS	0.00	1.00	1.00	$ 1,045.00	$ 1,045.00	0.00	$ -	1.00	1.00	$ 1,045.00	0.00	100.00%
12.05	SUBDRAIN CLEANOUT CASTING	EA	0.00	1.00	1.00	$ 370.26	$ 370.26	0.00	$ -	1.00	1.00	$ 370.26	0.00	100.00%
12.06	REMOVAL OF UNSUITABLE SOILS	CY	0.00	80.00	80.00	$ 24.87	$ 1,989.60	0.00	$ -	80.00	80.00	$ 1,989.60	0.00	100.00%
12.07	REPLACEMENT OF UNSUITABLE SOILS	CY	0.00	70.00	70.00	$ 64.10	$ 4,487.00	0.00	$ -	70.00	70.00	$ 4,487.00	0.00	100.00%
12.08	SANITARY SEWER SERVICE STUB, PVC, 6-INCH DIAMETER	LF	0.00	28.00	28.00	$ 103.10	$ 2,886.80	0.00	$ -	28.00	28.00	$ 2,886.80	0.00	100.00%
12.09	FITTING, CAP, 6-INCH DIAMETER	EA	0.00	1.00	1.00	$ 2,166.33	$ 2,166.33	0.00	$ -	1.00	1.00	$ 2,166.33	0.00	100.00%
12.10	FITTING, TAPPED CAP, 6-INCH DIAMETER	EA	0.00	1.00	1.00	$ 3,515.61	$ 3,515.61	1.00	$ 3,515.61	1.00	2.00	$ 7,031.22	(1.00)	200.00%
12.11	FITTING, TAPPED CAP, 8-INCH DIAMETER	EA	0.00	1.00	1.00	$ 4,089.25	$ 4,089.25	0.00	$ -	1.00	1.00	$ 4,089.25	0.00	100.00%
12.12	FITTING, 4" ANCHOR COUPLING	EA	0.00	2.00	2.00	$ 670.88	$ 1,341.76	0.00	$ -	2.00	2.00	$ 1,341.76	0.00	100.00%
12.13	MOBILIZATION, WATER MAIN TIE-IN	LS	0.00	1.00	1.00	$ 1,906.79	$ 1,906.79	0.00	$ -	1.00	1.00	$ 1,906.79	0.00	100.00%
	TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK					CONTRACT =	$1,676,676.18	PAY PERIOD =	$ 137,957.61		COMPLETED =	$1,259,108.34		75.10%

Date printed: 5/6/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	$ 189,903.57
2	June 16, 2025	$ 114,819.10
3	July 21, 2025	$ 67,577.76
4	August 18, 2025	$ 41,480.71
5	September 15, 2025	$ 130,503.94
6	October 20, 2025	$ 107,267.48
7	December 1, 2025	$ 276,651.72
8	January 5, 2026	$ 136,888.91
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 1,065,093.19

Record of Change Orders:

No.	Date	Amount
1	June 16, 2025	$ 6,567.39
2	January 5, 2026	$ 22,383.14
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CHANGE ORDER TOTAL = $ 28,950.53

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	160.0
Added by Change Order:	2.0
Total Working Days:	162.0
Working Days Used to Date:	142.0
Working Days Remaining:	**20.0**

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

May 18, 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 #8 in the amount of $29,460.00 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 #8

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: May 18, 2026 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: February 15, 2026 Through: March 21, 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:	$ 294,600.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 294,600.00		
Less previous applications for payment:		$ 265,140.00		
SUBTOTAL			$	29,460.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	29,460.00
Balance to finish, including retainage:		$ -		
Contract Time Remaining (If applicable)	- Working Days			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Veenstra & Kimm, Inc.
Firm Name

Ernest Aldrich
Signature Date: April 24, 2026

City of Ankeny Staff Approval:

Donald Clark
Signature Date: 4-27-26

Submit to: Don Clark, PE - Director of Municipal Utilities
E-mail: DClark@Ankenylowa.gov *Phone:* 515-963-3529 *Fax:* 515-963-3535

Date Printed: 4/24/2026

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
6	February 21, 2026	$ 88,380.00
7	April 20, 2026	$ 29,460.00
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Previous Applications for Payment

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TOTAL $ 265,140.00

Record of Change Orders

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TOTAL $ -

Contract Time Remaining

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

VEENSTRA & KIMM INC.

A Kleinfelder Company

STATEMENT OF PROFESSIONAL SERVICES

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

April 24, 2026
Invoice No: 115296 - 8

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 March 22, 2026 to April 18, 2026

Fee

Total Fee	294,600.00			
Percent Complete	100.00	Total Earned	294,600.00	
		Previous Fee Billing	265,140.00	
		Current Fee Billing	29,460.00	
		Total Fee		**29,460.00**
			Total this Invoice	**$29,460.00**

Billings to Date

	Current	Prior	Total
Fee	29,460.00	265,140.00	294,600.00
Totals	**29,460.00**	**265,140.00**	**294,600.00**

*
*
* EMAIL INVOICES: DClark@Ankenylowa.gov

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 $4,983.71 to WHKS & Co., for construction services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 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. WHKS - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1
Contractor: WHKS & Co.
Address: 1421 S Bell Ave, Suite 103; Ames, IA 50010
Finance Budget Code: 689.3689.4210 **Finance Project #:** 689.4210
Vendor Project #: **Purchase Order #:**
Original Contract Date: March 16, 2026 **Vendor Account #:** 12662

Date of Council Meeting: May 11, 2026 (18) **Payment Application #:** 1

Payment Period: From: March 16, 2026 Through: April 10, 2026

Contract Summary:

Original Contract Amount:	$ 188,000.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 188,000.00		
Total Completed and Stored to Date:	$ 4,983.71			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 4,983.71		
Less Previous Applications for Payment:		$ -		
SUBTOTAL:			$	4,983.71
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**4,983.71**
Balance to Finish, Including Retainage:		$ 183,016.29		

Contract Time Remaining (Substantial): ~~164.0~~ Working Days
Contract Time Remaining (Full): ~~210.0~~ 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:

Firm Name

Signature Date

Engineer / Consultant Approval: WHKS & Co.

Firm Name

Signature April 16, 2026

Date

City of Ankeny Staff Approval:

Signature Becky Ford 05/05/2026

Date

Submit to: Becky Ford, Stormwater & Environmental Manager
E-mail: bford@ankenyiowa.gov Phone Number: 515-963-3526

Date Printed: 4/27/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ -

Record of Change Orders:

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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

engineers + planners + land surveyors

1421 South Bell, Suite 103
Ames, IA 50010-7710
Phone: 515.663.9997
Federal ID: 42-0943938

April 16, 2026
Project No: 10554.00
Invoice No: 57515

Becky Ford
Stormwater & Environmental Manager
City of Ankeny, Iowa
220 W. First Street
Ankeny, IA 50023

Project 10554.00 SE 3rd St Area Storm Sewer Collection Improvements

Professional Engineering Services from March 16, 2026 through April 10, 2026

Technical Services	**4,866.98**
Unit Billing	
Co Vehicle Mileage	**116.73**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	4,983.71	0.00	4,983.71	
Limit			188,000.00	
Remaining			183,016.29	
		Total this Invoice		**$4,983.71**

Billings to Date

	Current	**Prior**	**Total**
Labor	4,866.98	0.00	4,866.98
Unit	116.73	0.00	116.73
Totals	**4,983.71**	**0.00**	**4,983.71**

Please remit payment to: WHKS & Co., P.O. Box 1467 Mason City, IA 50402-1467

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 May 18, 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
MAY 18, 2026

Fund		PAYMENTS
100	General Fund	$ 377,210.51
220	Fire Gift Fund	-
233	Hotel/Motel Tax Fund	78,122.72
240	Hawkeye Park Player Fees Fund	-
250	Police Gift Fund	-
260	Road Use Tax Fund	59,030.87
270	Police Seizure Fund	-
280	Tax Increment Financing Fund	-
290	Police and Fire Retirement Fund	1,437.84
292	Employee Benefits Fund	-
295	Landfill Postclosure Fund	-
300	Debt Service Fund	24,892,684.39
430	Friends of the Ankeny Library Fund	6,300.00
440	Park Dedication Fund	-
445	Sports Complex Foundation Fund	-
446	Ankeny Garden Club Fund	-
448	Miracle Park Fund	2,065.00
449	Dog Park Fund	-
450	Parks and Recreation Scholarship Fund	
484	Civic Trust Fund	-
500	Solid Waste Fund	115,345.76
510	Water Fund	86,615.44
520	Water Improvement Fund	-
530	Water Sinking Fund	1,520,262.52
550	Sewer Fund	15,806.93
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Storm Water Fund	2,548.19
590	Golf Course Fund	35,639.10
600-699	Enterprise Capital Projects Funds	790,110.08
710	Revolving Fund	87,200.07
720	Risk Management Fund	41,431.04
730	Health Insurance Fund	2,188.79
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	1,215,709.39
	Sub Total	$ 29,329,708.64
	Payroll Totals	1,670,458.07
	Service Transfers/ACH Drafts	(241,500.12)
	Agenda Payments Approved Separately	1,991,985.66
	Grand Total	$ 32,750,652.25

Honorable Mayor & City Council:

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

Mike Schrock 05/14/2026

City Manager Date

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 5/07/2026 THRU 5/20/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008711		A CUT ABOVE LAWN CARE & LANDSC							
	I-1225	04/25/26-05/01/26 MOWING	E	5/20/2026	7,881.20		014350		
	I-1226	5/2-5/8/26 NORTH ZONE A	E	5/20/2026	7,881.20		014350		15,762.40
					*** VENDOR TOTALS ***		1 CHECKS		15,762.40
004997		ABSOLUTE CONCRETE CONSTRUCTION							
	I-PAY1-OTTCRKSEWEXT4	PAY 1-OTTCRK TRKSEW EXT-PHASE4	E	5/20/2026	179,467.36		014328		179,467.36
					*** VENDOR TOTALS ***		1 CHECKS		179,467.36
008578		ACCESS TECHNOLOGIES INC							
	I-INV1979766	MFP REPLACEMNT PRINTERS-FD	R	5/18/2026	24,037.68		255621		
	I-INV1981260	3/31/26 - 4/29/26 STATEMENT	R	5/18/2026	2,262.06		255621		26,299.74
					*** VENDOR TOTALS ***		1 CHECKS		26,299.74
000003		ACCO UNLIMITED CORP							
	I-0261721-IN	POOL SUPPLIES FY26-POOLS	E	5/20/2026	976.58		014284		
	I-0261738-IN	POOL SUPPLIES FY26-POOLS	E	5/20/2026	835.71		014284		1,812.29
					*** VENDOR TOTALS ***		1 CHECKS		1,812.29
005541		ACUSHNET COMPANY							
	I-922914957	STOCK MERCHANDISE RESALE-PRO	R	5/18/2026	1,473.12		255622		
	I-922926979	STOCK MERCHANDISE RESALE-PRO	R	5/18/2026	636.96		255622		
	I-922926980	STOCK MERCHANDISE RESALE-PRO	R	5/18/2026	403.29		255622		
	I-922952272	STOCK MERCHANDISE RESALE-PRO	R	5/18/2026	245.52		255622		
	I-922981474	STOCK MERCHANDISE RESALE-PRO	R	5/18/2026	768.82		255622		3,527.71
					*** VENDOR TOTALS ***		1 CHECKS		3,527.71
004296		ADVANCE AUTO PARTS							
	I-5256611846446	LNG STAR BIT SET -CG	R	5/18/2026	41.73		255623		
	I-5256611959388	SEALANT TAPE -CG	R	5/18/2026	3.09		255623		44.82
					*** VENDOR TOTALS ***		1 CHECKS		44.82
012303		AECOM TECHNICAL SERVICES, INC							
	I-2001139746 #13	PAY 13-I35/NE36TH INTCHG IMP	E	5/20/2026	14,925.49		014386		14,925.49
					*** VENDOR TOTALS ***		1 CHECKS		14,925.49
007297		J F AHERN COMPANY							
	I-810040	04/2026-03/2027 ANNUAL SPRNKLR	E	5/20/2026	207.00		014342		
	I-810198	04/2026-03/2027 ANNUAL SPRNKLR	E	5/20/2026	2,677.34		014342		2,884.34
					*** VENDOR TOTALS ***		1 CHECKS		2,884.34
000026		AHLERS & COONEY PC							
	I-910600	GENERAL FILE NW9TH RECON-PW	E	5/20/2026	33.00		014285		
	I-911014	SVCS 4/15/26 URBAN RENWL-ED	E	5/20/2026	639.00		014285		
	I-911156	SVC 4/15/26 SE ORL/SE FOUR-PW	E	5/20/2026	2,000.00		014285		
	I-911157	SVC 4/15/26 N ANK BLVD IMP-PD	E	5/20/2026	2,000.00		014285		
	I-911158	SVC 4/15/26 PCC PVMT PRESER-PW	E	5/20/2026	2,000.00		014285		
	I-911159	SVC 4/15/26 ELEV WTR STOR4-WTR	E	5/20/2026	2,000.00		014285		8,672.00
					*** VENDOR TOTALS ***		1 CHECKS		8,672.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 5/07/2026 THRU 5/20/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011649		AHS RESCUE LLC							
	I-35739-A	CHEST HARNESS-FIRE	E	5/20/2026	1,113.48		014372		
	I-35739-B	CHEST HARNESS-FIRE	E	5/20/2026	1,113.47		014372		2,226.95
					*** VENDOR TOTALS ***		1 CHECKS		2,226.95
000226		AIRGAS NORTH CENTRAL INC							
	I-5524032101	CYLINDER RENTAL FD	R	5/18/2026	148.38		255624		148.38
					*** VENDOR TOTALS ***		1 CHECKS		148.38
011840		ALL AMERICAN FIRE EQUIPMENT IN							
	I-405108C	AMB SUPPLIES-FIRE	R	5/18/2026	651.37		255625		
	I-405108D	SURVIVOR - FD	R	5/18/2026	569.02		255625		
	I-405205	REDUCER - FD	R	5/18/2026	183.56		255625		
	I-405209	RED STORZ LOK - FD	R	5/18/2026	193.06		255625		
	I-405211	BLOWHARD CORD -FD	R	5/18/2026	41.28		255625		1,638.29
					*** VENDOR TOTALS ***		1 CHECKS		1,638.29
009981		ALL CITY MANAGEMENT SERVICES,							
	I-PS-INV105491	4/5/26-4/18/26 SCH CROSS GUARD	E	5/20/2026	7,386.57		014366		
	I-PS-INV105860	SCH GUARDS 4/19-5/2/26-PD	E	5/20/2026	6,667.92		014366		14,054.49
					*** VENDOR TOTALS ***		1 CHECKS		14,054.49
009679		ALL STAR CONCRETE LLC							
	I-PAY1-NW17TH STRSEW	PAY 1-NW17 STR SEW & PAVMT IMP	R	5/18/2026	121,364.46		255626		121,364.46
					*** VENDOR TOTALS ***		1 CHECKS		121,364.46
009262		AMAZON CAPITAL SERVICES INC							
	C-1V6J-CWTR-V4X3	STORAGE BOX CONTAINERS-PD	E	5/20/2026	23.74CR		014358		
	I-111X-LCMK-CFWG	ELECT SND DESK CONVERTOR-PD	E	5/20/2026	331.55		014358		
	I-11D4-CFR9-CD7N	OUTRIGGER PAD - PW	E	5/20/2026	141.26		014358		
	I-11F3-774X-CKMK	OIL PUMP - FD	E	5/20/2026	13.99		014358		
	I-11HD-WYY3-JRJL	MISC BOOKS-KL	E	5/20/2026	66.00		014358		
	I-11P9-367D-J11P	TREADMILL LUBE SYSTEM-ACC	E	5/20/2026	24.22		014358		
	I-139R-1PJ6-J3CN	BACKFLOW REPAIR KIT-PRSC	E	5/20/2026	47.99		014358		
	I-13VQ-7PNP-K3JM	ANTISEPTIC TOWELETTES-KL	E	5/20/2026	33.99		014358		
	I-13VQ-7PNP-X9XN	FOLDERS - P&R	E	5/20/2026	17.82		014358		
	I-14WX-YKRK-KCWN	MISC MULTI MEDIA-KL	E	5/20/2026	165.95		014358		
	I-167H-JDGG-FQJK	SPRINKLER ROTOR - PRSC	E	5/20/2026	703.01		014358		
	I-16GY-DW4D-QTX6	MISC MULTI MEDIA-KL	E	5/20/2026	65.20		014358		
	I-16RR-CHTJ-977P	MINECRAFT MOVIE - P&R	E	5/20/2026	12.99		014358		
	I-16XV-W4HM-HQN3	MISC MULTI MEDIA-KL	E	5/20/2026	11.51		014358		
	I-171F-9YRF-7FJP	ICE PACKS & ODOR SPRAY-KL	E	5/20/2026	42.29		014358		
	I-17PT-KDN3-PW6K	LAMPE SIGNATURE PAD-PD	E	5/20/2026	233.77		014358		
	I-1937-WLLL-Q93T	GROUND MRKING PAINT-ENG	E	5/20/2026	477.95		014358		
	I-19FD-Y4V3-DLNN	PHONE MOUNT DRONE-PD	E	5/20/2026	18.99		014358		
	I-1C7J-TY3C-NTW7	LAPTOP SHOULDER BAG-IT	E	5/20/2026	17.99		014358		
	I-1DK6-J6XG-PNQT	WALKIE TALKIES/TOTES/BINS-AC	E	5/20/2026	463.68		014358		
	I-1DL6-XMRN-VWNY	PROJ FILM REEL ADAPTER-KL	E	5/20/2026	13.99		014358		

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	I-1DTM-VL1X-43RM	WEBCAM-IT	E	5/20/2026	24.99		014358		
	I-1GYT-XHMN-7YJL	AD ADAPTER EVIDENCE-PD	E	5/20/2026	25.99		014358		
	I-1H31-CDGY-DP9F	POLY BAGS CIRCULATION-KL	E	5/20/2026	259.14		014358		
	I-1HCJ-4Q6Y-H1MK	MISC MULTI MEDIA-KL	E	5/20/2026	18.00		014358		
	I-1HFM-Q9Q4-FCPV	BALOON ARCH KITS-KL	E	5/20/2026	35.47		014358		
	I-1HG6-X6TN-MHQG	SWITCH PLATE/LED LTS/MISC FD	E	5/20/2026	194.53		014358		
	I-1HHN-R16L-WTQR	HEAVY DUTY TAPE - FD	E	5/20/2026	22.48		014358		
	I-1HMR-VQ6R-6QPW	AIR RESHNR/KLEENEX/MISC-P&R	E	5/20/2026	95.45		014358		
	I-1HPD-L6HP-74XW	MISC MULTI MEDIA-KL	E	5/20/2026	64.85		014358		
	I-1HPD-L6HP-DCHK	MOUNTING TAPE-ENG	E	5/20/2026	10.29		014358		
	I-1HPY-CLF6-HHL3	SAW BLADES - FD	E	5/20/2026	193.76		014358		
	I-1JXV-3KGK-7KMY	PROG MATERIALS SLP-KL	E	5/20/2026	159.54		014358		
	I-1K4D-7C1T-GXFF	MISC BOOKS-KL	E	5/20/2026	26.54		014358		
	I-1K4D-7C1T-P9FH	LAMINATING FILM-KL	E	5/20/2026	159.60		014358		
	I-1LDK-DXPT-H4W1	MISC OFFICE SUPPLY DETECT-PD	E	5/20/2026	145.22		014358		
	I-1LJ4-JWPR-9YK6	INDEX CARD STANDS CIRCUL-KL	E	5/20/2026	48.42		014358		
	I-1LKK-MNNH-Y3TR	MISC MULTI MEDIA-KL	E	5/20/2026	64.90		014358		
	I-1LPV-LNLG-PK33	MISC BOOKS-KL	E	5/20/2026	146.97		014358		
	I-1MW1-VKVV-VY7W	FLASH DRIVE TRAFF UNIT-PD	E	5/20/2026	10.97		014358		
	I-1N3V-46K1-GNYT	RAINBIRD SUPPLIES - PKS	E	5/20/2026	51.80		014358		
	I-1N4W-JPTX-R1KN	SCISSORS-PD	E	5/20/2026	8.49		014358		
	I-1NH6-6R3T-DQ37	MTG ROOM EQUIP-KL	E	5/20/2026	577.04		014358		
	I-1NHV-JXVH-FQM7	SEALANT TAPE/BACKFLOW-PRSC	E	5/20/2026	19.89		014358		
	I-1NL1-H4HR-WFQQ	HEAT SHRINK TUBING-SWR	E	5/20/2026	5.00		014358		
	I-1NT6-KF71-K9HV	LAPTOP SHOULDER BAG-IT	E	5/20/2026	17.99		014358		
	I-1NY1-7K6M-93WK	ADHESIVE REM/TRIM- FD	E	5/20/2026	112.88		014358		
	I-1PLX-6616-7FY7	AIR HORNS/BAGS MISC-AC/P&R	E	5/20/2026	68.03		014358		
	I-1PMG-6F3H-FQJG	PENS; FACIAL TISSUE-PD	E	5/20/2026	45.30		014358		
	I-1PMP-TJVL-JF6N	MISC MULTI MEDIA-KL	E	5/20/2026	129.28		014358		
	I-1PYL-NPHT-C4MJ	SAFARI ANIMAL TOYS PROGS-KL	E	5/20/2026	36.09		014358		
	I-1Q7D-W476-VFXT	SETS OF KIDS APRONS PROGS-KL	E	5/20/2026	32.97		014358		
	I-1QFL-7FNV-M9MP	CALCULATOR FINANCE-CH	E	5/20/2026	63.90		014358		
	I-1QYL-VD4H-GPF6	FLUSH MOUNTED FACEPLACE-IT	E	5/20/2026	16.40		014358		
	I-1RRY-P63L-FPL7	EXT HARD DRIVE-PD	E	5/20/2026	236.56		014358		
	I-1TQD-JJFK-1DMH	DRY ERASE CALENDAR- PW	E	5/20/2026	36.99		014358		
	I-1WJH-WXLN-LR3G	MARKER PENS -FD	E	5/20/2026	36.38		014358		
	I-1WJH-WXLN-YGX6	MISC MULTI MEDIA-KL	E	5/20/2026	44.92		014358		
	I-1WWC-YJY9-4NHW	COFFEE - HAWKEYE	E	5/20/2026	39.38		014358		
	I-1XJV-64VN-CMQ6	LABEL TAPE CIRCULATION-KL	E	5/20/2026	147.70		014358		
	I-1Y19-V7X3-9DCV	MISC MULTI MEDIA-KL	E	5/20/2026	40.90		014358		
	I-1YGG-4R9D-41FJ	SNAKE/MOUSE TRAPS -FD	E	5/20/2026	21.82		014358		
	I-1YL9-NYXJ-GRRR	RETRACT BADGE HOLDER-PD	E	5/20/2026	17.99		014358		
	I-AHX7-HV69-HCDR	MISC MULTI MEDIA-KL	E	5/20/2026	91.71		014358		
	I-QLPN-L7HR-DW4Y	MISC BOOKS-KL	E	5/20/2026	296.15		014358		6,783.07
					*** VENDOR TOTALS ***		1 CHECKS		6,783.07

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009607		AMERICAN REPUBLIC CORP INSURAN							
	I-25-007212	REFUND FOR DUPLICATE PMT	R	5/18/2026	131.93		255627		131.93
					*** VENDOR TOTALS ***		1 CHECKS		131.93
005758		BETSY ANDERSON							
	I-05/2026 FITNESS	DEC 25 - APRIL 2026 FIT REIM	R	5/18/2026	90.00		255628		90.00
					*** VENDOR TOTALS ***		1 CHECKS		90.00
012278		KEVIN ANDREWS							
	I-05/2026 FITNESS	MARCH 2026 FITNESS REIM	E	5/20/2026	18.00		014427		
	I-5/2026 TEST	5/3/2026 IFSTB OFF TEST-FD	E	5/20/2026	52.75		014427		70.75
					*** VENDOR TOTALS ***		1 CHECKS		70.75
002676		ANIMAL RESCUE LEAGUE							
	I-INV0288	OCT 2025 ANIMAL SERVICES-PD	E	5/20/2026	2,125.00		014313		
	I-INV0325	MARCH 2026 ANIMAL SVCS-PD	E	5/20/2026	1,500.00		014313		3,625.00
					*** VENDOR TOTALS ***		1 CHECKS		3,625.00
000043		ANKENY COMMUNITY SCHOOLS							
	I-FY26#11 MAY GYM	MAY 2026 GYM USE PAYMENT	E	5/20/2026	6,300.00		014286		6,300.00
					*** VENDOR TOTALS ***		1 CHECKS		6,300.00
011996		ANKENY HARDWARE STORE LLC							
	I-1219001	FLEX CONDUIT/CNCTR/OUTLER-FD	E	5/20/2026	59.75		014378		
	I-1222536	HILLMAN/THREADLOCKER PRSC	E	5/20/2026	10.18		014378		
	I-1222554	CABLE TIES - P&R	E	5/20/2026	25.99		014378		
	I-1222618	SNAP LINK SENIOR CENTER	E	5/20/2026	7.29		014378		
	I-1222640	HILLMAN - N CREEK SPRING NUTS	E	5/20/2026	2.85		014378		
	I-1222914	HILLMAN - CH	E	5/20/2026	0.80		014378		
	I-1223562	HILLMAN -FD	E	5/20/2026	2.90		014378		
	I-1223574	HILLMAN -PKS	E	5/20/2026	8.94		014378		
	I-1223632	CUT KEY - ACC	E	5/20/2026	17.45		014378		
	I-1223657	HILLMAN - PRAC	E	5/20/2026	5.12		014378		
	I-1223738	FLIP KNIFE/WALL PLATE -CH	E	5/20/2026	25.37		014378		
	I-1224066	JBEND/WASHER/TAILPIECE-OC	E	5/20/2026	11.87		014378		
	I-1224076	SINK STRAINER - OC	E	5/20/2026	27.99		014378		206.50
					*** VENDOR TOTALS ***		1 CHECKS		206.50
003319		MIDWEST SOLID WASTE							
	I-2232847	03/24/2026 20YD FLT-CFAC	E	5/20/2026	267.69		014317		
	I-2253594	05/2026 WASTE SERVICES	E	5/20/2026	3,055.36		014317		3,323.05
					*** VENDOR TOTALS ***		1 CHECKS		3,323.05

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004201		TSJM TOWING SERVICE LLC							
	I-26-73960	UNIT #307 TOWING	R	5/18/2026	55.00		255629		
	I-26-74043	UNIT #53 TOWING	R	5/18/2026	75.20		255629		130.20
					*** VENDOR TOTALS ***		1 CHECKS		130.20
001713		JOANNA ANSELME							
	I-03/24/26-05/19/26	3/24-5/19/26 BOOTCAMP ACC	E	5/20/2026	240.00		014398		240.00
					*** VENDOR TOTALS ***		1 CHECKS		240.00
009326		RYAN ARENDSE							
	I-04/2026 MEAL	4/16-4/21/26 RIF/SERT MEAL-PD	E	5/20/2026	59.89		014412		59.89
					*** VENDOR TOTALS ***		1 CHECKS		59.89
011955		MH LOGISTICS CORP							
	I-0066244-IN	3/4" PIRANHA HOSE-SWR	E	5/20/2026	1,644.00		014376		1,644.00
					*** VENDOR TOTALS ***		1 CHECKS		1,644.00
000057		ARNOLD MOTOR SUPPLY LLP							
	C-15CR020433	CR: OIL FILTERS - CG	E	5/20/2026	82.45CR		014287		
	I-15NV238695	OIL/AIR FILTERS CG	E	5/20/2026	71.67		014287		
	I-15NV238745	UNIT #695 AIR/OIL/HYD FILTERS	E	5/20/2026	30.46		014287		
	I-15NV238769	SPARK PLUG -PW	E	5/20/2026	3.52		014287		
	I-15NV238885	AIR/OIL FILTERS UNIT #740	E	5/20/2026	115.38		014287		
	I-15NV239191	ATC BONUS PK - PRSC	E	5/20/2026	34.40		014287		
	I-15NV239314	UNIT #402 OIL/AIR FILTER	E	5/20/2026	33.17		014287		
	I-15NV239323	UNIT #98 AIR FILTER	E	5/20/2026	11.88		014287		
	I-15NV239324	UNIT #402 OIL FILTER	E	5/20/2026	7.03		014287		
	I-15NV239355	AIR FILTER	E	5/20/2026	20.42		014287		
	I-15NV239528	FUEL FILTERS -CG	E	5/20/2026	89.85		014287		
	I-15NV239529	UNIT #245 OIL/AIR FILTERS	E	5/20/2026	312.07		014287		
	I-15NV239573	UNIT #245 AIR FILTER	E	5/20/2026	45.66		014287		
	I-15NV239660	STOCK PARTS -CG	E	5/20/2026	64.05		014287		
	I-15NV239661	STOCK PARTS - CG	E	5/20/2026	19.89		014287		
	I-15NV239665	UNIT #57 AIR FILTER	E	5/20/2026	11.88		014287		
	I-15NV239687	PARTS - CG	E	5/20/2026	41.42		014287		
	I-15NV239730	OIL FILTERS -CG	E	5/20/2026	58.20		014287		
	I-15NV239734	UNIT #621 OIL FILTER	E	5/20/2026	2.54		014287		
	I-15NV239764	FUEL/OIL/AIR FILTERS - CG	E	5/20/2026	267.30		014287		
	I-15NV239771	AIR FILTER -CG	E	5/20/2026	8.94		014287		1,167.28
					*** VENDOR TOTALS ***		1 CHECKS		1,167.28
012092		ASCENDANCE TRUCKS LLC							
	C-XA301055232:01	CR: UNIT #269 SENSOR	E	5/20/2026	162.50CR		014383		
	C-XA301058303:01	CR: UNIT #221 CORE/VALVE KIT	E	5/20/2026	1,192.50CR		014383		
	I-XA301055890:01	VALVE DRAIN W/CABLE FIRE	E	5/20/2026	120.25		014383		
	I-XA301058057:01	#221 EGR COOLER	E	5/20/2026	4,094.39		014383		
	I-XA301058094:01	UNIT #221 HOSE AIR CLNR	E	5/20/2026	172.90		014383		
	I-XA301058214:01	UNIT #221 BALANCE/WHEEL KIT	E	5/20/2026	489.78		014383		

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	I-XA301058310:01	UNIT #221 FILLER/TANK	E	5/20/2026	30.95		014383		
	I-XA301058310:02	UNIT #221 TANK SURGE	E	5/20/2026	230.41		014383		3,783.68
					*** VENDOR TOTALS ***		1 CHECKS		3,783.68
000285		LUBE-TECH & PARTNERS LLC							
	I-4149167	WINDSHIELD WASHER FLUID-CG	E	5/20/2026	150.70		014292		150.70
					*** VENDOR TOTALS ***		1 CHECKS		150.70
002549		ATLANTIC BOTTLING COMPANY							
	I-1000093050	BEVERAGES FOR RESALE-OC	E	5/20/2026	997.74		014311		
	I-1000101144	BEVERAGES FOR RESALE -OC	E	5/20/2026	581.32		014311		1,579.06
					*** VENDOR TOTALS ***		1 CHECKS		1,579.06
008024		AUREON COMMUNICATIONS LLC							
	I-20968779	5/1 - 5/31/2026 STATEMENT-IT	E	5/20/2026	2,327.74		014346		2,327.74
					*** VENDOR TOTALS ***		1 CHECKS		2,327.74
009922		ROBERT BALL							
	I-04/2026 MEALS	4/13/2026 RIFLE TRN MEAL-PD	E	5/20/2026	11.33		014416		11.33
					*** VENDOR TOTALS ***		1 CHECKS		11.33
005217		BENTLEY RIDGE TREE FARM LLC							
	I-102-10935	TREES- CENTENNIAL	R	5/18/2026	507.00		255630		507.00
					*** VENDOR TOTALS ***		1 CHECKS		507.00
005868		MICHAEL BERNARD							
	I-05/2025 RECERT	3/13/26 PARAMEDIC RECERT-FD	R	5/18/2026	25.00		255631		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
006349		HY-VEE INC-BDI							
	I-110296	ALCOHOL FOR RESALE-BANQUET	R	5/18/2026	1,045.65		255632		1,045.65
					*** VENDOR TOTALS ***		1 CHECKS		1,045.65
012732		ANNE BIRDSELL							
	I-05/2026 STR BMP	STORMWTR BMP REIM-STRM	R	5/18/2026	25.00		255633		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
005950		BLACKSTONE AUDIO INC							
	I-2232185	MULTI MEDIA & SHELF RDY-KL	R	5/18/2026	42.75		255634		42.75
					*** VENDOR TOTALS ***		1 CHECKS		42.75
002874		BLANK PARK ZOO & FOUNDATION							
	I-04/25/26PONDRULES	04/25/26 POND RULES	R	5/18/2026	102.40		255635		102.40
					*** VENDOR TOTALS ***		1 CHECKS		102.40

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012684		KIELY FRAZIER MERRILL LLC							
	I-04/2026 WATERCLR	04/2026 WATERCOLOR CLASSES	E	5/20/2026	276.00		014394		276.00
					*** VENDOR TOTALS ***		1 CHECKS		276.00
007515		EFFLUENT INC							
	I-I13725	GREASE TRAP/WW FEE -ACC	E	5/20/2026	325.00		014344		
	I-I13779	04/2026 RENTALS-PKS	E	5/20/2026	1,515.00		014344		1,840.00
					*** VENDOR TOTALS ***		1 CHECKS		1,840.00
012729		GABRIEL BOLANOS							
	I-05/2026 FITNESS	INSTINCT WATCH FITNESS REIM	E	5/20/2026	216.00		014435		216.00
					*** VENDOR TOTALS ***		1 CHECKS		216.00
008100		BOMGAARS SUPPLY INC							
	I-65515922	RUBBER BOOTS - PKS	R	5/18/2026	124.99		255636		
	I-65517660	JACKET -PKS	R	5/18/2026	84.99		255636		209.98
					*** VENDOR TOTALS ***		1 CHECKS		209.98
009487		BOOT BARN INC							
	I-INV00601302	T HAMMOND BOOTS 3/11/26-SWR	E	5/20/2026	140.00		014363		
	I-INV00601304	BOOTS -BR	E	5/20/2026	140.00		014363		
	I-INV00601305	Z LANDHUIS BOOTS 3/26/26-SWR	E	5/20/2026	140.00		014363		
	I-INV00601448	4/2/26 BOOTS - FR	E	5/20/2026	139.99		014363		559.99
					*** VENDOR TOTALS ***		1 CHECKS		559.99
005174		BOUND TREE MEDICAL LLC							
	I-86172265	AED PEDS PADS-CH	R	5/18/2026	140.08		255637		
	I-86178573	EMS SUPPLIES FD	R	5/18/2026	849.88		255637		
	I-86178574	EMS SUPPLIES -FD	R	5/18/2026	437.24		255637		
	I-86181749	EMS SUPPLIES FD	R	5/18/2026	998.45		255637		
	I-86183145	EMS SUPPLIES - FD	R	5/18/2026	90.76		255637		
	I-86183146	EMS SUPPLIES - FD	R	5/18/2026	45.38		255637		
	I-86183147	EMS SUPPLIES - FD	R	5/18/2026	4.39		255637		
	I-86185079	EMS SUPPLIES FD	R	5/18/2026	1,032.67		255637		
	I-86185080	EMS SUPPLIES -FD	R	5/18/2026	301.47		255637		
	I-86188558	EMS SUPPLIES -FD	R	5/18/2026	961.58		255637		4,861.90
					*** VENDOR TOTALS ***		1 CHECKS		4,861.90
011616		TANYA BOYLE							
	I-03/23/26-05/12/26	03/26-05/26 STRENGH CLASSES	E	5/20/2026	753.25		014423		753.25
					*** VENDOR TOTALS ***		1 CHECKS		753.25
012520		BRAVO GREATER DES MOINES INC							
	I-04/27/2026	FY HOTEL MOTEL TAX MARCH 2026	R	5/18/2026	39,061.36		255638		39,061.36
					*** VENDOR TOTALS ***		1 CHECKS		39,061.36

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012740		NICK BREEDEN							
	I-05/2026 REFUND	LINKS CARD REFUND	R	5/18/2026	371.00		255639		371.00
					*** VENDOR TOTALS ***		1 CHECKS		371.00
000127		BRICK GENTRY PC							
	I-479099	4/25/26 STATEMENT 224.093-COMM	E	5/20/2026	80.00		014288		80.00
					*** VENDOR TOTALS ***		1 CHECKS		80.00
004334		JARED BRIGHT							
	I-04/2026 TRAVEL	ISTORM 26 CONF PKG/MEALS-STRM	E	5/20/2026	31.20		014322		31.20
					*** VENDOR TOTALS ***		1 CHECKS		31.20
010643		PATRICIA BROWN							
	I-03/26-04/26 YOGA	03/26-04/26 YOGA -ACC	E	5/20/2026	490.25		014419		490.25
					*** VENDOR TOTALS ***		1 CHECKS		490.25
001757		BROWNELLS INC							
	I-2026412828919	FLANNEL PATCHES-PD	R	5/18/2026	13.47		255640		
	I-2026412892825	GUN BRUSHES, ROD GUIDES-PD	R	5/18/2026	226.45		255640		239.92
					*** VENDOR TOTALS ***		1 CHECKS		239.92
007873		ROSS BUDDEN							
	I-05/2026 FITNESS	FIT REIM 6/25-12/26; 1/26-4/26	E	5/20/2026	216.00		014406		
	I-4/2026 TRAVEL	LEADERSHIP CONF REGISTR-FD	E	5/20/2026	105.56		014406		321.56
					*** VENDOR TOTALS ***		1 CHECKS		321.56
008738		BULB GUY LIGHTING							
	I-25434	BULBS - OC	E	5/20/2026	364.60		014351		364.60
					*** VENDOR TOTALS ***		1 CHECKS		364.60
012741		MARNI BUSSELL							
	I-05/10/2026 ACC	5/10/26 DEPOSIT REFUND ACC	R	5/18/2026	500.00		255641		500.00
					*** VENDOR TOTALS ***		1 CHECKS		500.00
000385		CAPITAL CITY EQUIPMENT CO							
	I-64673D	UNIT #202 KIT FUEL	E	5/20/2026	538.17		014295		538.17
					*** VENDOR TOTALS ***		1 CHECKS		538.17
012531		HRG PROJECT LLC							
	I-018803	4/16/26 C. LATHRUM SVC-HR	E	5/20/2026	90.00		014389		
	I-018804	4/15/26 S MITCHEL FIL-HR	E	5/20/2026	90.00		014389		180.00
					*** VENDOR TOTALS ***		1 CHECKS		180.00

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004321		CARROLL DISTRIBUTING & CONSTRU							
	I-DM203143	14"/SDS MAX - PW	E	5/20/2026	452.67		014321		452.67
					*** VENDOR TOTALS ***		1 CHECKS		452.67
001004		PARKER CASKEY							
	I-04/2026 TRAVEL	LEADERSHIP CONF REGISTR-FD	E	5/20/2026	105.56		014396		105.56
					*** VENDOR TOTALS ***		1 CHECKS		105.56
004543		GREATER DES MOINES CONVENTION							
	I-25102	HOTEL/MOTEL TAX 4/27 -MAR COL	E	5/20/2026	39,061.36		014323		39,061.36
					*** VENDOR TOTALS ***		1 CHECKS		39,061.36
000211		GALE							
	I-999102532726	MISC BOOKS-KL	E	5/20/2026	62.97		014290		
	I-999102643620	MISC BOOKS-KL	E	5/20/2026	74.25		014290		
	I-999102643623	MISC BOOKS-KL	E	5/20/2026	80.25		014290		
	I-999102643624	MISC BOOKS-KL	E	5/20/2026	74.25		014290		
	I-999102643638	MISC BOOKS-KL	E	5/20/2026	54.00		014290		
	I-999102645931	MISC BOOKS-KL	E	5/20/2026	52.50		014290		
	I-999102647649	MISC BOOKS-KL	E	5/20/2026	83.25		014290		
	I-999102654073	MISC BOOKS-KL	E	5/20/2026	171.00		014290		
	I-999102678386	MISC BOOKS-KL	E	5/20/2026	374.25		014290		
	I-999102682599	MISC BOOKS-KL	E	5/20/2026	231.75		014290		1,258.47
					*** VENDOR TOTALS ***		1 CHECKS		1,258.47
004613		CENTRAL IOWA DISTRIBUTING							
	I-01025466	KITCHEN TWLS - PKS	E	5/20/2026	572.00		014325		572.00
					*** VENDOR TOTALS ***		1 CHECKS		572.00
000426		CERTIFIED POWER INC							
	I-40544115	UNIT #654 SMALL TIROD TEST	R	5/18/2026	99.21		255642		
	I-40544116	UNIT #654 SMALL TIE ROD TEST	R	5/18/2026	97.66		255642		196.87
					*** VENDOR TOTALS ***		1 CHECKS		196.87
007436		EMILY CHANCE							
	I-05/2026 FITNESS	2026 BOOT CAMP SESSION 3 FIT	E	5/20/2026	20.00		014343		20.00
					*** VENDOR TOTALS ***		1 CHECKS		20.00
008614		TONY CHRISTOPH							
	I-4/2026 MEAL	4/21-4/22/26 SERT MEAL REIM-PD	E	5/20/2026	33.15		014349		33.15
					*** VENDOR TOTALS ***		1 CHECKS		33.15
010049		CINTAS CORPORATION							
	I-5332359401	FIRST AID SUPPLIES-SWR	R	5/18/2026	94.17		255643		94.17
					*** VENDOR TOTALS ***		1 CHECKS		94.17

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011576		CINTAS CORPORATION							
	I-4266657808	MATS, MOPS, UNIFORMS-WTR	R	5/18/2026	201.25		255644		
	I-4266657888	MATS/UNIFORMS STS/CLNG/TRFC	R	5/18/2026	475.75		255644		
	I-4267230364	MATS/UNIFORMS-SWR	R	5/18/2026	174.29		255644		
	I-4267441023	BANQUET SUPPLY RENTALS -OC	R	5/18/2026	259.55		255644		
	I-4267445824	UNIFORM RENTALS - OCM	R	5/18/2026	73.92		255644		
	I-4267450079	MOPS, MATS, UNIFORMS-WTR	R	5/18/2026	201.25		255644		
	I-4267450166	MATS/UNIFORMS PW	R	5/18/2026	478.42		255644		
	I-4267450463	MAT/UNIFORM PKS	R	5/18/2026	129.57		255644		
	I-4267984227	MOPS/UNIFORMS-SWR	R	5/18/2026	174.29		255644		
	I-4268173668	BANQUET SUPPLY RENTALS - OC	R	5/18/2026	175.95		255644		
	I-4268178103	UNIFORMS - OCM	R	5/18/2026	102.72		255644		
	I-4268183180	MATS - LAKESIDE	R	5/18/2026	28.19		255644		
	I-4268183261	MATS/UNIFORMS PKS	R	5/18/2026	116.36		255644		
	I-4268903244	MATS/UNIFORMS PKS	R	5/18/2026	116.36		255644		2,707.87
					*** VENDOR TOTALS ***		1 CHECKS		2,707.87
001842		CITY OF ALTOONA							
	I-05/06/2026	TORCH/RAKE -FD	R	5/18/2026	173.27		255645		
	I-05/06/2026 #2	OSB SHEETS - FD	R	5/18/2026	898.52		255645		1,071.79
					*** VENDOR TOTALS ***		1 CHECKS		1,071.79
012714		CITY OF WEST DES MOINES							
	I-PD-2026-00050013	4/29/26 SWAT TRAINING (5)-PD	R	5/18/2026	3,000.00		255646		3,000.00
					*** VENDOR TOTALS ***		1 CHECKS		3,000.00
002407		CIVIL DESIGN ADVANTAGE LLC							
	I-52432 #3	PAY 3-WSTLWN PL UTLTY IMP	E	5/20/2026	8,040.88		014310		
	I-52433 #17	PAY 17-OTR CRK TRNK SWR EXTP4	E	5/20/2026	7,335.55		014310		
	I-52434 #13	PAY 13-SE CRKVIEW DR EXT RISE	E	5/20/2026	9,490.58		014310		
	I-52435 #1	PAY 1-WSTLWN PL UTLTY IMP-P2A	E	5/20/2026	8,960.75		014310		
	I-52436 #1	PAY 1-WSTLWN PL UTLTY IM P2B	E	5/20/2026	50,604.00		014310		84,431.76
					*** VENDOR TOTALS ***		1 CHECKS		84,431.76
009761		CLEAR BROOK COUNSELING PROFESS							
	I-04/27/2026 WEDDLE	12/17/25 SVC WEDDLE EMS YR-FD	R	5/18/2026	100.00		255647		
	I-4/07/2026 YRLY EMS	1/7/26 SVCS- WHISLER EMS YR-FD	R	5/18/2026	100.00		255647		
	I-4/27/2026 EMS YRLY	1/17/26 SVCS-A VANDERLEEST-FD	R	5/18/2026	100.00		255647		
	I-4/27/26 LANGGAARD	12/30/25 SVC LANGGAARD YR-FD	R	5/18/2026	100.00		255647		
	I-4/27/26 SNYDER	1/28/26 SVC SNYDER EMS YRLY-FD	R	5/18/2026	100.00		255647		500.00
					*** VENDOR TOTALS ***		1 CHECKS		500.00
001732		ROGER CLEVELAND GOLF CO INC							
	I-8921038 SO	STOCK MERCH FOR RESALE - OC	R	5/18/2026	121.89		255648		
	I-8958047 SO	SPECIAL ORDER MERCH - OC	R	5/18/2026	938.20		255648		1,060.09
					*** VENDOR TOTALS ***		1 CHECKS		1,060.09

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006475		CLUB CAR INC							
	I-522000	04/2026 CNCT CNTROL-OC	E	5/20/2026	2,189.00		014340		2,189.00
					*** VENDOR TOTALS ***		1 CHECKS		2,189.00
011409		CM2 SUPPLY							
	I-0000494350	BEVERAGES FOR RESALE - OC	E	5/20/2026	44.50		014369		44.50
					*** VENDOR TOTALS ***		1 CHECKS		44.50
006379		CON-STRUCT INC							
	I-#2 W1ST WIDE IMP	#2 W1ST WIDE IMP	R	5/18/2026	92,957.55		255649		92,957.55
006379		CON-STRUCT INC							
	I-PCC RECON NW9TH #2	PAY 2-2025 PCC RECON NW9TH ST	R	5/18/2026	241,136.84		255650		241,136.84
					*** VENDOR TOTALS ***		2 CHECKS		334,094.39
002992		CONSTRUCTION MATERIALS TESTING							
	I-58765	3/19-4/1/26 CYLNDER BREAKS-ENG	E	5/20/2026	616.00		014314		616.00
					*** VENDOR TOTALS ***		1 CHECKS		616.00
009121		CONTRACTOR SOLUTIONS							
	I-1-575701	GAS CYLINDER-SWR	R	5/18/2026	341.25		255651		
	I-1-575849	BOLTS-WTR	R	5/18/2026	8.00		255651		349.25
					*** VENDOR TOTALS ***		1 CHECKS		349.25
000595		CORE & MAIN LP							
	I-Y882778	METERS-WTR	R	5/18/2026	52,160.00		255652		
	I-Y914597	CABLE-WTR	R	5/18/2026	13,040.00		255652		65,200.00
					*** VENDOR TOTALS ***		1 CHECKS		65,200.00
009167		ANGIE CROOKS							
	I-5/2026 FITNESS	WALKING PAD FITNESS REIM	E	5/20/2026	123.75		014410		123.75
					*** VENDOR TOTALS ***		1 CHECKS		123.75
010140		BRADLEY CUNNINGHAM							
	I-3/2026 MEAL	3/17-3/18/26 STACATTO MEALS-PD	E	5/20/2026	35.50		014417		35.50
					*** VENDOR TOTALS ***		1 CHECKS		35.50
008494		JAKE CUSACK							
	I-4/2026 MEALS	4/21-4/23 SERT MEALS REIM-PD	E	5/20/2026	55.33		014407		55.33
					*** VENDOR TOTALS ***		1 CHECKS		55.33
007254		CUTTER & BUCK							
	I-0099589899	MERCH FOR RESALE - OC	R	5/18/2026	63.17		255653		63.17
					*** VENDOR TOTALS ***		1 CHECKS		63.17

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011445		CWKK CORP							
	I-A2055712-0008	CRIMEDEX SUBS 5/3/26-5/3/27-PD	R	5/18/2026	158.00		255654		158.00
					*** VENDOR TOTALS ***		1 CHECKS		158.00
000146		CENTURY HOMES CO							
	I-100292IN	TRUE GRIT BKLPNG - OCM	R	5/18/2026	155.00		255655		
	I-101050IN	WETTING AGENT/FERT -OCM	R	5/18/2026	2,769.58		255655		
	I-101051IN	CHEMICALS FOR SPRING	R	5/18/2026	4,438.75		255655		7,363.33
					*** VENDOR TOTALS ***		1 CHECKS		7,363.33
001003		ED DANIELS							
	I-128561	SHOOTING RANGE FILTERS-PD	E	5/20/2026	5,175.21		014302		5,175.21
					*** VENDOR TOTALS ***		1 CHECKS		5,175.21
011901		CADE DAVIS							
	I-04/2026 BOOT REIM	FLEET FARM SHOE REIM-PRSC	R	5/18/2026	140.00		255656		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
003359		KEVIN DEAVER							
	I-03/26-05/26MA	FY26 MARTIAL ARTS MAR-MAY	E	5/20/2026	1,911.20		014318		1,911.20
					*** VENDOR TOTALS ***		1 CHECKS		1,911.20
012651		GAGE DECKER							
	I-05/2026 FITNESS	APRIL 2026 FITNESS REIM	E	5/20/2026	18.00		014433		18.00
					*** VENDOR TOTALS ***		1 CHECKS		18.00
003099		DELL MARKETING L P							
	I-10873141450	ASSISTANT CM LAPTOP-MGR	E	5/20/2026	1,374.26		014315		
	I-10873900022	MAY PC ORDER-IT	E	5/20/2026	13,487.60		014315		14,861.86
					*** VENDOR TOTALS ***		1 CHECKS		14,861.86
012746		JAMES DENARO							
	I-26-000427	REFUND: INSURANCE PMT	R	5/18/2026	1,096.40		255657		1,096.40
					*** VENDOR TOTALS ***		1 CHECKS		1,096.40
000822		DENMAN & COMPANY LLP							
	I-1924-D166403	PREP FORM 990-T 2025 TAX YR-FD	R	5/18/2026	2,600.00		255658		2,600.00
					*** VENDOR TOTALS ***		1 CHECKS		2,600.00
009259		DENNIS SUPPLY COMPANY							
	I-DM0002301965-001	FASCO EVAP COIL - PW	E	5/20/2026	89.47		014357		89.47
					*** VENDOR TOTALS ***		1 CHECKS		89.47

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000758		DES MOINES IRON & SUPPLY CO							
	I-1904701687	FLT HR -OCM	R	5/18/2026	15.36		255659		15.36
					*** VENDOR TOTALS ***		1 CHECKS		15.36
007887		NICK DEVRIES							
	I-05/2026 RECERT	3/15/26 PARAMEDIC RECERT-FD	R	5/18/2026	25.00		255660		
	I-5/2026 FITNESS	KETTLEBELLS FITNESS REIM	R	5/18/2026	63.66		255660		88.66
					*** VENDOR TOTALS ***		1 CHECKS		88.66
008329		DEXTER PUMP SERVICES LLC							
	I-6047 INV-A	SOCCER VFD-PRSC	R	5/18/2026	5,109.00		255661		
	I-6047 INV-B	SOCCER VFD-PRSC	R	5/18/2026	183.30		255661		5,292.30
					*** VENDOR TOTALS ***		1 CHECKS		5,292.30
007438		E & B FIRE AND SAFETY INC							
	I-85991	LION TOTAL CARE REPAIR - FD	R	5/18/2026	341.42		255662		341.42
					*** VENDOR TOTALS ***		1 CHECKS		341.42
001840		KEVIN DITSWORTH							
	I-4/2026 MEALS	4/7 - 4/9/2026 MEAL REIM-PD	E	5/20/2026	59.45		014399		59.45
					*** VENDOR TOTALS ***		1 CHECKS		59.45
004568		DOLL DISTRIBUTING LLC							
	I-2030816	ALCOHOL FOR RESALE-OC	E	5/20/2026	1,238.70		014324		
	I-2036899	ALCOHOL FOR RESALE-OC	E	5/20/2026	1,391.10		014324		
	I-612954	ALCOHOL FOR RESALE - HAWKEYE	E	5/20/2026	338.40		014324		2,968.20
					*** VENDOR TOTALS ***		1 CHECKS		2,968.20
006319		EDWARD DON AND COMPANY							
	I-35178279	FOOD/BEV FOR RESALE/BLDG-OC	R	5/18/2026	587.57		255663		587.57
					*** VENDOR TOTALS ***		1 CHECKS		587.57
000186		ELECTRONIC ENGINEERING							
	I-80081877	04/2026 RADIO RENTAL PW	E	5/20/2026	34.00		014289		
	I-80082001	04/2026 RADIOS - PW/CG	E	5/20/2026	816.00		014289		
	I-80082316	RADIO RENTAL - PKS	E	5/20/2026	8.50		014289		
	I-80082446	RADIO RENTALS - PKS	E	5/20/2026	304.00		014289		1,162.50
					*** VENDOR TOTALS ***		1 CHECKS		1,162.50
012705		EMERGENCY SERVICE PERSPECTIVES							
	I-ESP-2026-0032	07/26-06/27 PLATFORM FD	E	5/20/2026	7,500.00		014395		7,500.00
					*** VENDOR TOTALS ***		1 CHECKS		7,500.00

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011454		ENCORE DANCE ACADEMY							
	I-03/26-05/26 DANCE	03/30/26-05/04/26 DANCE	E	5/20/2026	4,884.00		014370		4,884.00
					*** VENDOR TOTALS ***		1 CHECKS		4,884.00
008036		ENVISIONWARE INC							
	I-INV-US-80599	1 YR ENVIS MAINTN RENEWAL-KL	E	5/20/2026	4,853.75		014347		
	I-INV-US-81276	RFID SFTWARE SUITE-KL	E	5/20/2026	845.88		014347		5,699.63
					*** VENDOR TOTALS ***		1 CHECKS		5,699.63
005478		EXCEL MECHANICAL COMPANY INC							
	I-192341	WATER HEATER REPAIR -FS2	E	5/20/2026	398.89		014333		
	I-192359	SERVICE CHECK/REPAIRS -PSB	E	5/20/2026	264.66		014333		663.55
					*** VENDOR TOTALS ***		1 CHECKS		663.55
000049		FACTORY MOTOR PARTS COMPANY							
	C-40-Z41503	CR: UNIT #206 BATTERY CORE	R	5/18/2026	36.00CR		255664		
	I-2-7175315	UNIT #92 PARTS	R	5/18/2026	251.42		255664		
	I-2-7184155	UNIT #57 PARTS	R	5/18/2026	179.68		255664		
	I-40-2327013	UNIT #304 PARTS	R	5/18/2026	436.04		255664		
	I-40-2327143	UNIT #206 PARTS	R	5/18/2026	349.74		255664		
	I-40-2327577	UNIT #92 PARTS	R	5/18/2026	110.62		255664		
	I-40-2328337	UNIT #61 PARTS	R	5/18/2026	303.72		255664		
	I-40-2328734	PARTS - PD	R	5/18/2026	362.04		255664		
	I-40-2329459	UNIT #57 PARTS	R	5/18/2026	362.04		255664		
	I-40-2329521	UNIT #57 PARTS	R	5/18/2026	69.81		255664		
	I-40-2329523	PARTS - PD	R	5/18/2026	533.22		255664		2,922.33
					*** VENDOR TOTALS ***		1 CHECKS		2,922.33
002285		FASTENAL COMPANY							
	I-IADES468199	FASTENERS - PKS	E	5/20/2026	71.65		014308		
	I-IADES468297	FASTENERS - PKS	E	5/20/2026	7.62		014308		
	I-IADES468559	FASTENERS - PKS	E	5/20/2026	48.04		014308		127.31
					*** VENDOR TOTALS ***		1 CHECKS		127.31
008926		NICK FAZIO							
	I-05/2026 FITNESS	NOV25-MAR26 FITNESS REIM	E	5/20/2026	90.00		014409		90.00
					*** VENDOR TOTALS ***		1 CHECKS		90.00
012736		CYNTHIA FILLBACH							
	I-05/2026 STRM BMP	STRMWATER BMP REIM-STRM	R	5/18/2026	37.50		255665		37.50
					*** VENDOR TOTALS ***		1 CHECKS		37.50
010286		AT&T MOBILITY II LLC							
	I-04192026 PD	3/20/26 - 4/19/26 STATEMENT-PD	R	5/18/2026	1,766.78		255666		1,766.78

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010286		AT&T MOBILITY II LLC							
	I-04272026 FD	03/20/26-04/19/26 STATEMENT FD	R	5/18/2026	784.97		255667		784.97
					*** VENDOR TOTALS ***		2 CHECKS		2,551.75
012274		FITTECH SOLUTIONS LLC							
	I-I3873743	EQUIPMENT REPAIRS - FD	E	5/20/2026	206.12		014385		206.12
					*** VENDOR TOTALS ***		1 CHECKS		206.12
012718		FORENSIC CONSULTING LLC							
	I-41726364401	SUSP EXAM CASE 26-001675-PD	R	5/18/2026	300.00		255668		300.00
					*** VENDOR TOTALS ***		1 CHECKS		300.00
002078		FOTH & VAN DYKE LLC							
	I-103932 #1	PAY 1-NW36 WDN NWABIL-NWASH	R	5/18/2026	75,712.06		255669		75,712.06
					*** VENDOR TOTALS ***		1 CHECKS		75,712.06
009329		JOSHUA FREEMAN							
	I-04/2026 TRAVEL	LEADING WO RANK MEALS REIM-PD	E	5/20/2026	26.06		014414		26.06
					*** VENDOR TOTALS ***		1 CHECKS		26.06
012738		CAROLYN FREW							
	I-25-007262	REFUND: OVERPAYMENT	R	5/18/2026	290.00		255670		290.00
					*** VENDOR TOTALS ***		1 CHECKS		290.00
011998		GALLS PARENT HOLDINGS, LLC							
	C-034826326	RETURNED SAMPLE SHIRTS-PD	E	5/20/2026	195.00CR		014380		
	I-034671703	SAMPLE SHIRTS-PD	E	5/20/2026	195.00		014380		
	I-034695861	UNIFORMS -FD	E	5/20/2026	25.71		014380		
	I-034815338	SANFORD UNIFORM/EQUIP-PD	E	5/20/2026	486.83		014380		
	I-034859797	HARESTAD UNIFORM/EQUIP-PD	E	5/20/2026	312.03		014380		
	I-034873809	SANFORD UNIFORM/EQUIP-PD	E	5/20/2026	656.96		014380		
	I-034873841	GLOVE POUCH-PD	E	5/20/2026	31.77		014380		
	I-034916781	HARESTAD UNIFORM/EQUIP-PD	E	5/20/2026	755.32		014380		
	I-034916805-A	SANFORD UNIFORM/EQUIP-PD	E	5/20/2026	44.31		014380		
	I-034916805-B	SANFORD UNIFORM/EQUIP-PD	E	5/20/2026	271.43		014380		
	I-034937682	#83 BALLISTIC VEST-PD	E	5/20/2026	1,038.65		014380		
	I-034937683	#59 BALLISTIC VEST-PD	E	5/20/2026	1,040.47		014380		4,663.48
					*** VENDOR TOTALS ***		1 CHECKS		4,663.48
012038		GANNETT MEDIA CORP							
	I-0007679886	4/2026 LEGAL PUBLICATION-CLK	R	5/18/2026	1,383.20		255671		1,383.20
					*** VENDOR TOTALS ***		1 CHECKS		1,383.20

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000751		DAWN GEAN							
	I-05/2026 TRAVEL	5/8/26 IAPELRA CONF MILEAGE-HR	E	5/20/2026	25.38		014301		25.38
					*** VENDOR TOTALS ***		1 CHECKS		25.38
008745		JON GEORGIUS							
	I-05/2026 FITNESS	GALAXY WATCH FITNESS REIM	E	5/20/2026	216.00		014408		216.00
					*** VENDOR TOTALS ***		1 CHECKS		216.00
004643		DEBRA L GERVAIS							
	I-05/2026 FITNESS	APRIL 2026 FITNESS REIM	E	5/20/2026	18.00		014326		18.00
					*** VENDOR TOTALS ***		1 CHECKS		18.00
011937		CHRISTIAN GLEASON							
	I-05/2026 FITNESS	APRIL FITNESS REIM	E	5/20/2026	18.00		014425		18.00
					*** VENDOR TOTALS ***		1 CHECKS		18.00
010891		HENRY BUILDERS INC							
	I-2026-3607	BELT STARTER GENERATOR	E	5/20/2026	20.99		014368		20.99
					*** VENDOR TOTALS ***		1 CHECKS		20.99
000227		GRAINGER							
	I-9866757074	FLOOR SUB PLATE - CH	E	5/20/2026	73.25		014291		
	I-9890270805	LCKR DRK GRAY-SWR	E	5/20/2026	289.15		014291		
	I-9891418148	UNIT #221 SOLENOID	E	5/20/2026	299.98		014291		
	I-9896541514	GLOVES, EARMUFFS-SWR	E	5/20/2026	240.62		014291		
	I-9897503802	SINK DRAIN -FD	E	5/20/2026	108.20		014291		
	I-9898482915	OPS BODY WASH - PRSC	E	5/20/2026	426.44		014291		
	I-9900484305	OPEN-ENDED BAGS-WTR	E	5/20/2026	128.54		014291		
	I-9904056760	ROLL MAGNET - CG	E	5/20/2026	42.30		014291		1,608.48
					*** VENDOR TOTALS ***		1 CHECKS		1,608.48
008737		TRAVIS GRANDGEORGE							
	I-05/2026 FITNESS	WALKING PAD FITNESS REIM	R	5/18/2026	90.09		255672		
	I-4/2026 MEALS	4/8-4/15/2026 RIFLE MEALS-PD	R	5/18/2026	61.61		255672		151.70
					*** VENDOR TOTALS ***		1 CHECKS		151.70
006348		GRAZIANO BROTHERS INC							
	I-272743	FOOD FOR RESALE - OC	E	5/20/2026	360.65		014337		360.65
					*** VENDOR TOTALS ***		1 CHECKS		360.65
000252		GRIMES ASPHALT AND PAVING CORP							
	I-29042	4/13/26 COLD MIX-PW	R	5/18/2026	1,512.80		255673		1,512.80
					*** VENDOR TOTALS ***		1 CHECKS		1,512.80

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005159		JOHN GUZMAN III							
	I-05/2026 FITNESS	JULY 25-APR 26 FITNESS REIM	E	5/20/2026	180.00		014401		180.00
					*** VENDOR TOTALS ***		1 CHECKS		180.00
009442		JAMES HABERICHTER							
	I-05/2026 FITNESS	FITBIT WATCH FITNESS REIM	E	5/20/2026	95.01		014415		95.01
					*** VENDOR TOTALS ***		1 CHECKS		95.01
000691		OMG MIDWEST, INC							
	I-1927984	GRAVEL - PKS	E	5/20/2026	176.73		014299		
	I-1928212	GRAVEL - PKS	E	5/20/2026	129.00		014299		305.73
					*** VENDOR TOTALS ***		1 CHECKS		305.73
005993		HANDLEY LAW FIRM							
	I-04/27/2026	OCTOBER 2025 SERVICES-PD	E	5/20/2026	17,850.00		014336		
	I-05/05/2026	NOV 2025 SERVICES-PD	E	5/20/2026	11,420.00		014336		29,270.00
					*** VENDOR TOTALS ***		1 CHECKS		29,270.00
009448		HANDS TO HEARTS CUSTOM SEWING							
	I-43	PATCHES - FD	E	5/20/2026	105.00		014361		105.00
					*** VENDOR TOTALS ***		1 CHECKS		105.00
000235		HANIFEN CO INC							
	I-258832	UNIT #221 TOW	R	5/18/2026	277.50		255674		277.50
					*** VENDOR TOTALS ***		1 CHECKS		277.50
003532		AMANDA HAYDEN							
	I-05/2026 FITNESS	JUL-SEPT 2025 FITNESS REIM	R	5/18/2026	216.00		255675		216.00
					*** VENDOR TOTALS ***		1 CHECKS		216.00
003452		HDR ENGINEERING INC							
	I-1200823403 #40	PAY 40-NW IRVNDLE ELVTD STRGE	R	5/18/2026	10,335.89		255676		10,335.89
					*** VENDOR TOTALS ***		1 CHECKS		10,335.89
006406		HEGGEN FARMS LLC							
	I-05/18/26 TEMP ESMT	REI TEMP ESMT NE 75TH AVE-TRFC	R	5/18/2026	2,318.00		255677		2,318.00
					*** VENDOR TOTALS ***		1 CHECKS		2,318.00
003550		HEIMAN FIRE EQUIPMENT INC							
	I-0954378-IN	GLOVES REFILL-FIRE	R	5/18/2026	2,817.64		255678		2,817.64
					*** VENDOR TOTALS ***		1 CHECKS		2,817.64
011997		HIGH TIDE TECHNOLOGIES HOLDING							
	I-10232 REISSUED	R-COMM C BASE BD -SWR	E	5/20/2026	483.00		014379		483.00
					*** VENDOR TOTALS ***		1 CHECKS		483.00

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012554		TELLE TIRE IOWA LLC							
	I-607005373	UNIT #633 TIRES	E	5/20/2026	120.00		014390		
	I-607005560	TIRES - PRSC	E	5/20/2026	850.93		014390		
	I-607005575	TIRES -OC	E	5/20/2026	424.57		014390		1,395.50
					*** VENDOR TOTALS ***		1 CHECKS		1,395.50
011960		SAMUEL HOMAN							
	I-05/2026 FITNESS	WALKING PAD FITNESS REIM	E	5/20/2026	156.88		014426		156.88
					*** VENDOR TOTALS ***		1 CHECKS		156.88
012491		HOWSER CONCRETE UNLIMITED LLC							
	I-PAY1 PEDRMPIMP-WTR	PAY 1-26 PED RMP IMP WATERCRST	R	5/18/2026	44,704.87		255679		44,704.87
					*** VENDOR TOTALS ***		1 CHECKS		44,704.87
004196		HYDRAQUIP							
	I-80042	UNIT #855 HOSE	R	5/18/2026	99.46		255680		99.46
					*** VENDOR TOTALS ***		1 CHECKS		99.46
000283		HY-VEE INC							
	I-12240311	ILEA MEAL PLAN-PD	R	5/18/2026	2,865.00		255681		
	I-12240327	ILEA MEAL PLAN-PD	R	5/18/2026	2,865.00		255681		5,730.00
					*** VENDOR TOTALS ***		1 CHECKS		5,730.00
012649		SOLERA GLOBAL CORP							
	I-3520-001390725	IDENTIFIX SOFTWARE-CG	R	5/18/2026	1,428.00		255682		1,428.00
					*** VENDOR TOTALS ***		1 CHECKS		1,428.00
008906		IMAGE TREND INC							
	I-PS-INV124461	04/29/26-04/28/27 BRIDGE RNWL	E	5/20/2026	9,690.00		014353		
	I-PS-INV124677	05/2026 MYEMSCARE FD	E	5/20/2026	96.46		014353		9,786.46
					*** VENDOR TOTALS ***		1 CHECKS		9,786.46
007377		INDUSTRIAL SALES COMPANY INC							
	I-1135598-003	FY26 ANNUAL RENEWAL PRSC	R	5/18/2026	3,550.00		255683		3,550.00
					*** VENDOR TOTALS ***		1 CHECKS		3,550.00
012246		INGRAM LIBRARY SERVICES LLC							
	C-96463785	ALITO DEFECTIVE RETURN-KL	E	5/20/2026	18.40CR		014384		
	I-96090679	INGRAM MISC BOOKS-KL	E	5/20/2026	62.70		014384		
	I-96186924	INGRAM MISC BOOKS-KL	E	5/20/2026	252.08		014384		
	I-96231014	INGRAM MISC BOOKS-KL	E	5/20/2026	311.52		014384		
	I-96231015	INGRAM MISC BOOKS-KL	E	5/20/2026	34.88		014384		
	I-96247804	INGRAM MISC BOOKS-KL	E	5/20/2026	37.64		014384		
	I-96247805	INGRAM BOOKS ORDER-KL	E	5/20/2026	1,133.80		014384		
	I-96247806	MISC BOOKS-KL	E	5/20/2026	247.32		014384		
	I-96285342	Ingram MISC BOOKS-KL	E	5/20/2026	32.99		014384		
	I-96312345	Ingram MISC BOOKS-KL	E	5/20/2026	98.45		014384		
	I-96318112	Ingram MISC BOOKS-KL	E	5/20/2026	365.39		014384		

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	I-96377942	Ingram MISC BOOKS-KL	E	5/20/2026	610.47		014384		
	I-96396459	Ingram BOOK ORDERS-KL	E	5/20/2026	31.78		014384		
	I-96421672	Ingram BOOK ORDERS-KL	E	5/20/2026	172.28		014384		
	I-96421673	Ingram BOOK ORDERS-KL	E	5/20/2026	20.49		014384		
	I-96421674	Ingram BOOK ORDERS-KL	E	5/20/2026	563.20		014384		
	I-96421675	Ingram BOOK ORDERS-KL	E	5/20/2026	1,560.42		014384		
	I-96456101	MISC BOOKS-KL	E	5/20/2026	373.15		014384		5,890.16
					*** VENDOR TOTALS ***		1 CHECKS		5,890.16
000407		WEBER BATTERY INC							
	I-1925901010696	DCM0075 BATTERY (3)-TRFC	E	5/20/2026	696.39		014297		
	I-1925901010723	DCM0075 BATTERY (3)-TRFG	E	5/20/2026	696.39		014297		
	I-1925901010728	IBL GLD/CORE EXCHG - PRSC	E	5/20/2026	64.30		014297		1,457.08
					*** VENDOR TOTALS ***		1 CHECKS		1,457.08
012618		DISTRIBUTOR OPERATIONS INC							
	I-6153326	UNIT 874 BATTERY	E	5/20/2026	132.95		014391		132.95
					*** VENDOR TOTALS ***		1 CHECKS		132.95
005989		MCCONVILLE CONSTRUCTION LLC							
	I-15654	FY 26 MIRACLE PARK MUDJAC	R	5/18/2026	2,065.00		255684		2,065.00
					*** VENDOR TOTALS ***		1 CHECKS		2,065.00
006315		IOWA DEPT OF INSPECTIONS & APP							
	I-FY26 FOOD LICNCE	FY26 FOOD LICENSE - CFAC	D	5/13/2026	300.00		003045		300.00
					*** VENDOR TOTALS ***		1 CHECKS		300.00
000269		IOWA DEPT OF TRANSPORTATION							
	I-CI-0032636	TRASH BAGS - PW	R	5/18/2026	169.80		255685		169.80
					*** VENDOR TOTALS ***		1 CHECKS		169.80
007775		IOWA ECONOMIC DEVELOPMENT							
	I-FY26COOP_08	TOURMS VIDEO HIGH TRESTLE-CD	R	5/18/2026	1,500.00		255686		1,500.00
					*** VENDOR TOTALS ***		1 CHECKS		1,500.00
004476		IOWA DEPARTMENT OF HEALTH AND							
	I-050826 13	06/2026 STATE SHARE	R	5/18/2026	17,835.10		255687		17,835.10
					*** VENDOR TOTALS ***		1 CHECKS		17,835.10
005407		IOWA MUNICIPALITIES WORKERS'							
	I-INV98127	FY24 411 MED DED-HR	R	5/18/2026	779.45		255688		
	I-INV98128	FY25 411 MED DED-HR	R	5/18/2026	261.19		255688		
	I-INV98129	FY26 411 MED DED-HR	R	5/18/2026	3,122.76		255688		
	I-INV98130	FY 26 MED DED-HR	R	5/18/2026	25,002.99		255688		29,166.39
					*** VENDOR TOTALS ***		1 CHECKS		29,166.39

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003226		IOWA ONE CALL							
	I-280593	IOWA ONE CALL FTP MAR 2026-WTR	E	5/20/2026	1,624.50		014316		
	I-280742	IA ONE CALL EMAIL MAR 26-TRFC	E	5/20/2026	263.70		014316		1,888.20
					*** VENDOR TOTALS ***		1 CHECKS		1,888.20
011763		IOWA POND GUY, LLC							
	I-5926	POND TREATMENTS - PRSC	E	5/20/2026	1,376.00		014374		1,376.00
					*** VENDOR TOTALS ***		1 CHECKS		1,376.00
000272		IOWA PRISON INDUSTRIES							
	I-305314	TRAFFIC SIGNS-TRFC	R	5/18/2026	2,166.20		255689		
	I-305419	DOWNWARD ARROW RIGHT-TRFC	R	5/18/2026	660.40		255689		
	I-305454	FSP SIGN - PKS	R	5/18/2026	44.60		255689		
	I-305478	SIGNS - P&R	R	5/18/2026	883.41		255689		
	I-390922	TAC PANT- SANFORD-PD	R	5/18/2026	77.98		255689		
	I-390923	TAC PANTS-HARESTAD-PD	R	5/18/2026	77.98		255689		
	I-700788	ILEA PACKAGE SANFORD-PD	R	5/18/2026	152.02		255689		
	I-700789	ILEA PACKAGE M. HARESTAD-PD	R	5/18/2026	152.02		255689		4,214.61
					*** VENDOR TOTALS ***		1 CHECKS		4,214.61
001086		IOWA STATE UNIVERSITY							
	I-CONF #385311	YUSKA REG 6/16-6/18/26-CLK	R	5/18/2026	250.00		255690		250.00
					*** VENDOR TOTALS ***		1 CHECKS		250.00
009276		J & M GOLF INC							
	I-0752693-IN	STOCK MERCH FOR RESALE - OC	R	5/18/2026	201.89		255691		201.89
					*** VENDOR TOTALS ***		1 CHECKS		201.89
003445		JAS CONSTRUCTION LLC							
	I-#1 PCC REC NE CHAM	PAY 1-2026 PCC RECON NE CHAMBR	R	5/18/2026	25,522.22		255692		25,522.22
					*** VENDOR TOTALS ***		1 CHECKS		25,522.22
006326		JOHNSON BROTHERS OF IOWA							
	I-2322788	ALCOHOL FOR RESALE - HAWKEYE	R	5/18/2026	331.20		255693		331.20
					*** VENDOR TOTALS ***		1 CHECKS		331.20
012749		RYKER JOHNSON							
	I-26-000720	REFUND: OVERPMT	R	5/18/2026	646.77		255694		646.77
					*** VENDOR TOTALS ***		1 CHECKS		646.77
005151		JULS DESIGN INC							
	I-12545	STRGIC PLAN UPDATES,POOL-COMM	E	5/20/2026	214.03		014331		214.03
					*** VENDOR TOTALS ***		1 CHECKS		214.03

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012575		KRIS JUNGELS							
	I-04/28/2026	TAGS -FD	E	5/20/2026	423.00		014431		423.00
					*** VENDOR TOTALS ***		1 CHECKS		423.00
000292		KARL CHEVROLET INC							
	I-455316	UNIT #905 BUCKLE	E	5/20/2026	201.60		014293		
	I-456926	UNIT #307 HOSE	E	5/20/2026	93.08		014293		
	I-CVCB635452	UNIT #722 REPAIRS-CG	E	5/20/2026	7,241.15		014293		7,535.83
					*** VENDOR TOTALS ***		1 CHECKS		7,535.83
012436		KEG 1 IOWA, LLC							
	I-W-5731458	ALCOHOL FOR RESALE- OC	E	5/20/2026	539.50		014387		
	I-W-5737515	ALCOHOL FOR RESALE-OC	E	5/20/2026	1,302.60		014387		1,842.10
					*** VENDOR TOTALS ***		1 CHECKS		1,842.10
012000		KEY COOPERATIVE							
	I-90000237	3/10/26 UNLEADED/DIESEL CG	E	5/20/2026	23,856.76		014381		
	I-90000270A	4/21/26 UNLEADED/DIESEL-CG	E	5/20/2026	10,713.85		014381		
	I-90000270B	4/21/26 UNLEADED/DIESEL-CG	E	5/20/2026	15,426.58		014381		
	I-90000279	5/05/26 DIESEL/UNLEADED-CG	E	5/20/2026	33,075.62		014381		
	I-95004951	5/4/26 UNLEADED -PRSC	E	5/20/2026	429.78		014381		83,502.59
					*** VENDOR TOTALS ***		1 CHECKS		83,502.59
011479		ADOLPH KIEFER & ASSOCIATES LLC							
	I-INV001594978	LIFEGUARD SUPPLIES - AC	E	5/20/2026	333.50		014371		333.50
					*** VENDOR TOTALS ***		1 CHECKS		333.50
009201		KIESLER POLICE SUPPLY INC							
	I-IN280930	WEAPON ACCESSORIESPD	E	5/20/2026	91.80		014356		91.80
					*** VENDOR TOTALS ***		1 CHECKS		91.80
011563		SCOTT KINNEY							
	I-04/2026 MEALS	4/13/26 RIFLE TRN MEAL REIM-PD	E	5/20/2026	14.03		014421		14.03
					*** VENDOR TOTALS ***		1 CHECKS		14.03
008587		KINZLER CONSTRUCTION SERVICES							
	I-2604510.0002	DOOR REPAIR WTR SHOP-WTR	R	5/18/2026	1,950.00		255695		1,950.00
					*** VENDOR TOTALS ***		1 CHECKS		1,950.00
012632		JOEL KORSHOLM							
	I-05/2026 FITNESS	ADJUST DUMBBELLS FITNESS REIM	E	5/20/2026	57.00		014432		57.00
					*** VENDOR TOTALS ***		1 CHECKS		57.00

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012748		OSCAR KRUSE							
	I-5/2026 BOOTS	SHOES 4/18/2026 SCHEELS-FD	E	5/20/2026	140.00		014436		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
012727		ROHITH KUMAR							
	I-05/2026 INTERVIEW	IN-PERSON INTRV TRANS/HOTEL-HR	E	5/20/2026	810.35		014434		810.35
					*** VENDOR TOTALS ***		1 CHECKS		810.35
001650		NATHAN R LAMPE							
	I-04/2026 MEALS	4/10/26 SRCH WARRANT MEALS-PD	R	5/18/2026	12.89		255696		
	I-05/2026 FITNESS	JUN-DEC25 & JAN-APR26 FITNESS	R	5/18/2026	198.00		255696		210.89
					*** VENDOR TOTALS ***		1 CHECKS		210.89
010491		ROXANNE BERARDI							
	I-#3-25/26 NATVEG	PAY 3-NATIVE VEG MAINT	R	5/18/2026	831.25		255697		831.25
					*** VENDOR TOTALS ***		1 CHECKS		831.25
012747		BONNIE LANDSVERK							
	I-26-001042	REFUND: INSURANCE OVERPMT	R	5/18/2026	97.93		255698		97.93
					*** VENDOR TOTALS ***		1 CHECKS		97.93
009465		LIBERTY HOLDINGS INC							
	I-262740-A	CONCRETE-WTR	R	5/18/2026	1,098.50		255699		
	I-262740-B	CONCRETE STREETS-PW	R	5/18/2026	422.50		255699		
	I-263494	4/20 CONCRETE-PW	R	5/18/2026	1,669.50		255699		
	I-263580	4/21 CONCRETE-PW	R	5/18/2026	1,711.50		255699		
	I-263660	CONCRETE- PW	R	5/18/2026	978.00		255699		
	I-263743	CONCRETE - PW	R	5/18/2026	752.00		255699		
	I-263811	4/24 CONCRETE-PW	R	5/18/2026	1,548.50		255699		8,180.50
					*** VENDOR TOTALS ***		1 CHECKS		8,180.50
009618		LIBRARY IDEAS, LLC							
	I-127783	VOX MISC BOOKS-KL	R	5/18/2026	343.56		255700		
	I-127874	VOX MISC BOOKS-KL	R	5/18/2026	1,153.00		255700		1,496.56
					*** VENDOR TOTALS ***		1 CHECKS		1,496.56
000402		LINDE GAS & EQUIPMENT							
	I-56472475	03/20/26-04/20/26 RENTALS-PKS	E	5/20/2026	54.77		014296		54.77
					*** VENDOR TOTALS ***		1 CHECKS		54.77
011610		QUINN LOPREATO							
	I-05/2026 FITNESS	APRIL 2026 FITNESS REIM	E	5/20/2026	16.05		014422		16.05
					*** VENDOR TOTALS ***		1 CHECKS		16.05

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003200		QUENTIN LUKE							
	I-04/2026 TESTING	4/19/2026 FIRE OFFICER TRN-FD	E	5/20/2026	52.70		014400		52.70
					*** VENDOR TOTALS ***		1 CHECKS		52.70
009473		MACQUEEN EQUIPMENT, LLC							
	I-15183	GUN RACK SHELTON'S K9 VEH-PD	E	5/20/2026	559.02		014362		
	I-W05920	REPAIRS TO #654-CG	E	5/20/2026	2,077.07		014362		2,636.09
					*** VENDOR TOTALS ***		1 CHECKS		2,636.09
002207		MANATTS INC							
	I-PAY 6-SE CRKVWDR	PAY 6-SE CRKVW DR EXT RISE	E	5/20/2026	64,082.57		014307		
	I-PAY1-PCC RE NETRIL	PAY 1-26 PCC REC NE THILEIN DR	E	5/20/2026	102,154.09		014307		166,236.66
					*** VENDOR TOTALS ***		1 CHECKS		166,236.66
008131		MARTIN BROTHERS DISTRIBUTING C							
	I-2621260	FOOD FOR RESALE - HAWKEYE	E	5/20/2026	77.00		014348		77.00
					*** VENDOR TOTALS ***		1 CHECKS		77.00
001799		MARTIN MARIETTA MATERIALS, INC							
	I-49108052	1" ROCK-WTR	R	5/18/2026	1,911.31		255701		1,911.31
					*** VENDOR TOTALS ***		1 CHECKS		1,911.31
009346		MARY'S CLEANING CARE INC							
	I-36306	03/2026 CLEANING-KL	E	5/20/2026	8,394.00		014359		
	I-36453	04/2026 CLEANING LAKESIDE	E	5/20/2026	472.50		014359		
	I-36454	04/2026 CLEANING - OEC	E	5/20/2026	199.50		014359		
	I-36458	JANITORIAL SUPPLIES-CH	E	5/20/2026	394.00		014359		
	I-36459	JANITORIAL SUPPLIES -FD	E	5/20/2026	394.00		014359		
	I-36460	JANITORIAL SUPPLIES - PW	E	5/20/2026	394.00		014359		
	I-36461	JANITORAL SUPPLIES-KL	E	5/20/2026	1,241.00		014359		
	I-36462	JANITORIAL SUPPLIES-PW	E	5/20/2026	394.00		014359		
	I-36463-A	4/30/26 CLEANING SUPPLIES-ACC	E	5/20/2026	480.00		014359		
	I-36463-B	4/30/26 CLEANING SUPPLIES-ACC	E	5/20/2026	1,033.00		014359		13,396.00
					*** VENDOR TOTALS ***		1 CHECKS		13,396.00
005013		MATERIAL HANDLING INNOVATIONS,							
	I-66100	CRANE INSPECTION-SWR	E	5/20/2026	1,320.00		014330		
	I-66113	CRANE/HOIST INSPECTION-CG	E	5/20/2026	1,630.00		014330		2,950.00
					*** VENDOR TOTALS ***		1 CHECKS		2,950.00
002183		MCCLURE ENGINEERING CO							
	I-167504 #24	PAY 24-SW DSM ST UTLTY IMP	R	5/18/2026	5,459.55		255702		5,459.55

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002183		MCCLURE ENGINEERING CO							
	I-167506 #2	PAY 2-ORLBR RD INT IMP/P1 DSG	R	5/18/2026	42,058.75		255703		42,058.75
					*** VENDOR TOTALS ***		2 CHECKS		47,518.30
001671		MCC IOWA LLC							
	I-04/2026	5/1-5/42/26 DEDICAT INTENET-IT	R	5/18/2026	750.00		255704		750.00
					*** VENDOR TOTALS ***		1 CHECKS		750.00
001864		ORCA PC/MEDIX OCCUPATIONAL HEA							
	I-29895	MAR 2026 AUDIO & FIRE PHYS	E	5/20/2026	893.50		014303		893.50
					*** VENDOR TOTALS ***		1 CHECKS		893.50
004747		MENARDS							
	I-30611	TOOLS, SUPPLIES-TRFC	E	5/20/2026	82.04		014327		
	I-30757	FLAGS /CLNR /MISC FD	E	5/20/2026	76.65		014327		
	I-31165	VALVE FIP/NIPPLE - PKS	E	5/20/2026	25.48		014327		
	I-31570	STATION SUPPLIES - FD	E	5/20/2026	204.95		014327		
	I-31825	QR FLXHD, 3/8 DR SUPPLIES-TRF	E	5/20/2026	82.13		014327		
	I-31903	KEY SETS, HOSE NOZZLE-WTR	E	5/20/2026	30.94		014327		
	I-31909	STAPLE GUN, SUPPLIES-ENG	E	5/20/2026	41.18		014327		
	I-31925	PAINT, RACH BAR, PRIMER-ENG	E	5/20/2026	103.40		014327		
	I-31947	MARKING PAINT, BUG SPRAY-ENG	E	5/20/2026	259.26		014327		
	I-32049	KEYSTONE - CH	E	5/20/2026	4.97		014327		
	I-32053	CLEANERS, GLOVES, PAINT-WTR	E	5/20/2026	519.29		014327		
	I-32060	BOLTS, BAGS-SWR	E	5/20/2026	44.32		014327		
	I-32063	SPATULAS -FD	E	5/20/2026	7.17		014327		
	I-32069	SAFETY SHIRTS - PKS	E	5/20/2026	44.97		014327		
	I-32102 04/28/2026	BITS/LAGSCREWS - PW	E	5/20/2026	82.79		014327		
	I-32104 05/2025	SHOP BOLTS, CLN SUPPLIES-SWR	E	5/20/2026	35.88		014327		
	I-32105	EYE BOLT - PW	E	5/20/2026	12.84		014327		
	I-32171	GEARDRIVE/RATCH -PRAC IGTN	E	5/20/2026	217.53		014327		
	I-32185	SHOP SAYLOR SUPPLIES-SWR	E	5/20/2026	30.97		014327		
	I-32219	ADHSV/VNYL/SPRDR-CH	E	5/20/2026	61.42		014327		
	I-32305	GEAR DRIVE/PATTER/ROTOR-CFAC	E	5/20/2026	348.79		014327		
	I-32307	NKUT, SPLITFLEX-TRFC	E	5/20/2026	7.27		014327		
	I-32308	LINE W/ REEL GOLD SHOP-SWR	E	5/20/2026	5.99		014327		
	I-32349	WOOD - PRAC	E	5/20/2026	20.81		014327		
	I-32354	FORKS/PLATES/RAGS-PRSC	E	5/20/2026	251.20		014327		
	I-32395	IRRIGATION SUPPLIES - KL	E	5/20/2026	63.98		014327		
	I-32473	MASTERFORCE ROOT REAPER-STRM	E	5/20/2026	34.99		014327		2,701.21
					*** VENDOR TOTALS ***		1 CHECKS		2,701.21
007664		MERCYONE ANKENY PHARMACY							
	I-04/15/26	EMS SUPPLIES -FD	R	5/18/2026	605.77		255705		
	I-04/28/26	EMS SUPPLIES - FD	R	5/18/2026	324.97		255705		930.74
					*** VENDOR TOTALS ***		1 CHECKS		930.74

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001931		METRO WASTE AUTHORITY							
	I-70032595	APRIL 2026 MONTHLY CURB-IT	E	5/20/2026	115,345.76		014304		115,345.76
					*** VENDOR TOTALS ***		1 CHECKS		115,345.76
012007		THE MANITOWOC COMPANY INC							
	I-SWO067457-1	REBUILD #247 CYLINDER-CG	E	5/20/2026	1,538.57		014382		1,538.57
					*** VENDOR TOTALS ***		1 CHECKS		1,538.57
012731		MH LOGISTICS CORP							
	I-SCO005180-1	MEWP TRAINING CLASS 4/17/2026	R	5/18/2026	800.00		255706		800.00
					*** VENDOR TOTALS ***		1 CHECKS		800.00
005317		MID AMERICAN SIGNAL INC							
	I-26-237	CONTROLLER & EVP - CIP-TRFC	E	5/20/2026	17,899.00		014332		17,899.00
					*** VENDOR TOTALS ***		1 CHECKS		17,899.00
009647		GADIMINA ENTERPRISES							
	I-7661	MAR 2026 DRUG TESTS-HR	E	5/20/2026	3,630.00		014365		3,630.00
					*** VENDOR TOTALS ***		1 CHECKS		3,630.00
003479		MID IOWA PETROLEUM EQUIPMENT L							
	I-34895	FUEL STATION REPAIRS	E	5/20/2026	640.15		014319		
	I-34903	FUELING STATION GRND ROD-CG	E	5/20/2026	1,028.16		014319		1,668.31
					*** VENDOR TOTALS ***		1 CHECKS		1,668.31
012155		MINT GREEN GROUP USA INC							
	I-INV880012	SPECIAL ORDER MERCH FOR RESALE	R	5/18/2026	80.15		255707		
	I-INV880191	STOCK MERCH FOR RESALE - OC	R	5/18/2026	370.50		255707		450.65
					*** VENDOR TOTALS ***		1 CHECKS		450.65
1		BRUXVOORT, JACOB							
	I-000202605133185	US REFUND	R	5/18/2026	100.00		255579		100.00
1		CAPONI, KATHLEEN							
	I-000202605133182	US REFUND	R	5/18/2026	56.80		255580		56.80
1		CAVALIER, DAWN M							
	I-000202605133178	US REFUND	R	5/18/2026	13.71		255581		13.71
1		CHISTE, CAMERON							
	I-000202605133183	US REFUND	R	5/18/2026	56.62		255582		56.62
1		CHRISTENSEN, AUSTIN							
	I-000202605133205	US REFUND	R	5/18/2026	19.59		255583		19.59

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1		CLAYPOOL, ZACH							
	I-000202605133170	US REFUND	R	5/18/2026	61.41		255584		61.41
1		COLE, APRIL M							
	I-000202605133191	US REFUND	R	5/18/2026	100.00		255585		100.00
1		COSTLOW, JOSHUA J							
	I-000202605133189	US REFUND	R	5/18/2026	40.15		255586		40.15
1		EHRHARDT, ALLY							
	I-000202605133175	US REFUND	R	5/18/2026	100.00		255587		100.00
1		ELITE EDGE							
	I-000202605133209	US REFUND	R	5/18/2026	100.00		255588		100.00
1		EWING, EVAN							
	I-000202605133197	US REFUND	R	5/18/2026	30.86		255589		30.86
1		FIRST LINE FUNDING G							
	I-000202605133208	US REFUND	R	5/18/2026	93.73		255590		93.73
1		GIFFORD, ZANE							
	I-000202605133200	US REFUND	R	5/18/2026	95.99		255591		95.99
1		HART, MORGAN							
	I-000202605133174	US REFUND	R	5/18/2026	100.00		255592		100.00
1		JOHNSON, AMY C							
	I-000202605133184	US REFUND	R	5/18/2026	53.80		255593		53.80
1		KELLAR, CINDY							
	I-000202605133202	US REFUND	R	5/18/2026	47.36		255594		47.36
1		KELLOGG, CODY M							
	I-000202605133187	US REFUND	R	5/18/2026	41.68		255595		41.68
1		LANE INVESTMENTS, LL							
	I-000202605133203	US REFUND	R	5/18/2026	107.32		255596		107.32
1		LEEPER, ZACK							
	I-000202605133196	US REFUND	R	5/18/2026	100.00		255597		100.00
1		LIGON, JEFFERY							
	I-000202605133204	US REFUND	R	5/18/2026	100.00		255598		100.00

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1		MAXWELL, TUCKER							
	I-000202605133193	US REFUND	R	5/18/2026	55.28		255599		55.28
1		MCFARLAND, SARAH							
	I-000202605133195	US REFUND	R	5/18/2026	98.48		255600		98.48
1		NELSON, ERIKA N							
	I-000202605133172	US REFUND	R	5/18/2026	60.75		255601		60.75
1		PIGG, WILLIAM J							
	I-000202605133168	US REFUND	R	5/18/2026	36.73		255602		36.73
1		REEDY, SADIE							
	I-000202605133186	US REFUND	R	5/18/2026	59.92		255603		59.92
1		REHA, TIM							
	I-000202605133173	US REFUND	R	5/18/2026	52.13		255604		52.13
1		RESENDEZ, JOSE A							
	I-000202605133201	US REFUND	R	5/18/2026	54.12		255605		54.12
1		ROBERTS, ANDREA							
	I-000202605133169	US REFUND	R	5/18/2026	48.07		255606		48.07
1		SCHMIDT, KARL & PATR							
	I-000202605133177	US REFUND	R	5/18/2026	13.40		255607		13.40
1		SCHRODER, MICHAEL							
	I-000202605133207	US REFUND	R	5/18/2026	83.25		255608		83.25
1		SHAW, KEILAH T							
	I-000202605133192	US REFUND	R	5/18/2026	54.28		255609		54.28
1		SLATTERY, BRODY							
	I-000202605133199	US REFUND	R	5/18/2026	39.95		255610		39.95
1		SMITHSON, MADISON F							
	I-000202605133194	US REFUND	R	5/18/2026	56.84		255611		56.84
1		STANLEY, RYAN							
	I-000202605133188	US REFUND	R	5/18/2026	52.35		255612		52.35
1		STEPHENS, ANTHONY							
	I-000202605133190	US REFUND	R	5/18/2026	21.38		255613		21.38

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1		STEVENS, LACEY D							
	I-000202605133206	US REFUND	R	5/18/2026	98.48		255614		98.48
1		STOCKER, ROSA							
	I-000202605133181	US REFUND	R	5/18/2026	27.67		255615		27.67
1		VERNESS, RYAN							
	I-000202605133171	US REFUND	R	5/18/2026	100.00		255616		100.00
1		WANG, JIE							
	I-000202605133180	US REFUND	R	5/18/2026	56.84		255617		56.84
1		WEBB, COLTON L							
	I-000202605133176	US REFUND	R	5/18/2026	61.46		255618		61.46
1		WILDE, KATELYN							
	I-000202605133198	US REFUND	R	5/18/2026	45.84		255619		45.84
1		YOUNKER, MARY KAY							
	I-000202605133179	US REFUND	R	5/18/2026	99.61		255620		99.61
				*** VENDOR TOTALS ***			42 CHECKS		2,695.85
007776		MPS ENGINEERS PC							
	I-PAY 2-26 PCC PATCH	PAY 2-2026 PCC ST PATCHING PRO	R	5/18/2026	245,187.09		255708		245,187.09
				*** VENDOR TOTALS ***			1 CHECKS		245,187.09
009985		THE SAFETY COMPANY LLC							
	I-IN262858	AIR BLOWER FOAM -WW	R	5/18/2026	174.44		255709		174.44
				*** VENDOR TOTALS ***			1 CHECKS		174.44
006756		MTI DISTRIBUTING INC							
	I-1514816-00	ROLLER UNIT #877	R	5/18/2026	519.75		255710		
	I-1517377-00	CLAMPS/VALVE/MISC -KL	R	5/18/2026	436.46		255710		956.21
				*** VENDOR TOTALS ***			1 CHECKS		956.21
002032		MUNICIPAL COLLECTIONS OF AMERI							
	I-73558	4/26 COLLECTION FEES-FD	R	5/18/2026	2,773.90		255711		
	I-73559	04/26 COLLECTION FEES-OLD	R	5/18/2026	614.52		255711		
	I-73560	4/26 COLLECTION FEES-CH	R	5/18/2026	294.04		255711		
	I-73562	4/26 COLLECTION FEES-KL	R	5/18/2026	206.62		255711		
	I-73563	4/26 COLLECTION FEES-WTR/WW	R	5/18/2026	101.59		255711		3,990.67
				*** VENDOR TOTALS ***			1 CHECKS		3,990.67

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000350		MUNICIPAL SUPPLY INC							
	C-0972667-CM	GASKET, LUG, TBOLT RTR-WTR	R	5/18/2026	713.70CR		255712		
	I-0972859-IN	SYSTEM SUPPLIES-WTR	R	5/18/2026	411.00		255712		
	I-0973686-IN	SYSTEM SUPPLIES-WTR	R	5/18/2026	3,814.65		255712		
	I-0974412-IN	SYSTEM SUPPLIES-WTR	R	5/18/2026	2,125.20		255712		5,637.15
					*** VENDOR TOTALS ***		1 CHECKS		5,637.15
003057		NAPA AUTO PARTS							
	C-779360	CR: OIL DRY FD	R	5/18/2026	11.58CR		255713		
	C-779364	CR: NON DETER TAX OCM	R	5/18/2026	0.78CR		255713		
	C-781513	CR: BLADES	R	5/18/2026	25.90CR		255713		
	I-779358	OIL DRY -FD	R	5/18/2026	204.58		255713		
	I-779363	NON DETER 30 QT OCM	R	5/18/2026	13.83		255713		
	I-782549	TUBING CUTTER - CG	R	5/18/2026	9.77		255713		
	I-782638	AUTO 3M TAPE-TRFC	R	5/18/2026	71.29		255713		
	I-782641	CONNECTOR DUMP TRUCKS	R	5/18/2026	24.56		255713		
	I-782678	SHOP TOOL HEXBIT - CG	R	5/18/2026	7.39		255713		
	I-782975	EARMUFF - CG	R	5/18/2026	30.10		255713		323.26
					*** VENDOR TOTALS ***		1 CHECKS		323.26
009328		IMRAN ODOBASIC							
	I-04/2026 MEALS	CR SRCH WARRANT MEALS-PD	E	5/20/2026	20.71		014413		20.71
					*** VENDOR TOTALS ***		1 CHECKS		20.71
003727		ODP BUSINESS SOLUTIONS, LLC							
	I-467686915001	OFF SUPPLIES, PLASTIC UTL-PW	R	5/18/2026	385.19		255714		
	I-468601081001	PAPER TOWELS; SILVERWARE-CH	R	5/18/2026	109.48		255714		494.67
					*** VENDOR TOTALS ***		1 CHECKS		494.67
010076		OLSSON, INC							
	I-577426 #2	PAY 2-TRFC SGNL TMNG UPD-DEL	R	5/18/2026	17,311.75		255715		
	I-577514 #14	PAY 14-FIBER OPTIC NTWRK	R	5/18/2026	39,181.52		255715		56,493.27
					*** VENDOR TOTALS ***		1 CHECKS		56,493.27
007878		OVERDRIVE INC							
	I-06497CO26140344	MISC MULTI MEDIA-KL	E	5/20/2026	47.95		014345		
	I-06497CO26152680	MISC MULTI MEDIA-KL	E	5/20/2026	113.98		014345		
	I-06497CO26153581	MISC MULTI MEDIA-KL	E	5/20/2026	500.00		014345		
	I-06497CO26160070	MISC MULTI MEDIA-KL	E	5/20/2026	38.00		014345		
	I-06497DA26154562	MISC MULTI MEDIA-KL	E	5/20/2026	83.99		014345		
	I-06497VO26135829	MISC MULTI MEDIA-KL	E	5/20/2026	154.71		014345		938.63
					*** VENDOR TOTALS ***		1 CHECKS		938.63

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004205		P F PETTIBONE & CO							
	I-189002	PISTOL SERV BARS AWARDS-PD	R	5/18/2026	203.80		255716		203.80
					*** VENDOR TOTALS ***		1 CHECKS		203.80
011375		PAR INDUSTRIES LLC							
	I-26126-1	BASEBALL RR HEATERS-PRSC	R	5/18/2026	6,100.00		255717		6,100.00
					*** VENDOR TOTALS ***		1 CHECKS		6,100.00
012742		KENT PATTERSON							
	I-05/09/2026 REFUND	5/9/26 DEPOSIT REFUND ACC	R	5/18/2026	500.00		255718		500.00
					*** VENDOR TOTALS ***		1 CHECKS		500.00
002158		PERFICUT COMPANIES INC							
	I-90495	4/18-4/24/26 SOUTH ZONE MOW	E	5/20/2026	11,063.92		014306		
	I-91714	4/25-5/1/26 SOUTH ZONE MOW	E	5/20/2026	11,063.92		014306		
	I-92447	5/2-5/8/26 SOUTH ZONE MOW	E	5/20/2026	11,063.92		014306		33,191.76
					*** VENDOR TOTALS ***		1 CHECKS		33,191.76
009158		PERFORMANCE FOODSERVICE - THOM							
	I-8166584	FOOD FOR RESALE - OC	R	5/18/2026	866.27		255719		
	I-8173216	FOOD FOR RESALE - OC	R	5/18/2026	967.84		255719		
	I-8175733	FOOD FOR RESALE - OC	R	5/18/2026	541.07		255719		2,375.18
					*** VENDOR TOTALS ***		1 CHECKS		2,375.18
004611		PETTY CASH							
	I-05/2026STARTUP-AC	FY26 STARTUP CASH AC	R	5/18/2026	1,340.00		255720		1,340.00
					*** VENDOR TOTALS ***		1 CHECKS		1,340.00
004223		PGA OF AMERICA							
	I-03612199 FY26	07/26-06/27 MEMBERSHIP DUES-CI	R	5/18/2026	565.75		255721		565.75
					*** VENDOR TOTALS ***		1 CHECKS		565.75
012317		PIED PIPER STUDIOS LLC							
	I-04/2026 KINDER	04/2026 KINDERMUSIK - ACC	E	5/20/2026	412.80		014429		412.80
					*** VENDOR TOTALS ***		1 CHECKS		412.80
002648		PIONEER MANUFACTURING COM							
	I-INV-292834	PHD ULTRA CLEANER - PRSC	E	5/20/2026	67.60		014312		67.60
					*** VENDOR TOTALS ***		1 CHECKS		67.60
009011		THE PITNEY BOWES RESERVE ACCOU							
	I-05/04/26	POSTAGE REFILL-CH	E	5/20/2026	4,000.00		014355		4,000.00
					*** VENDOR TOTALS ***		1 CHECKS		4,000.00

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003387		PJ IOWA LC PAPA JOHN'S PIZZA							
	I-179969	5/10/26 HAWKEYE	R	5/18/2026	8.00		255722		
	I-179975	5/10/26 HAWKEYE	R	5/18/2026	16.00		255722		
	I-1803639	4/29 HAWKEY	R	5/18/2026	16.00		255722		
	I-180636	4/25 HAWKEYE	R	5/18/2026	24.00		255722		
	I-180637	4/26 HAWKEYE	R	5/18/2026	8.00		255722		
	I-180638	04/27 HAWKEYE	R	5/18/2026	16.00		255722		
	I-180640	5/2/26 HAWKEYE	R	5/18/2026	24.00		255722		
	I-180641	5/2 HAWKEYE	R	5/18/2026	16.00		255722		
	I-180642	5/3/26 HAWKEYE	R	5/18/2026	32.00		255722		
	I-180643	5/6/26 HAWKEYE	R	5/18/2026	8.00		255722		
	I-180644	5/7/26 HAWKEYE	R	5/18/2026	16.00		255722		
	I-180646	05/2026 HAWKEYE	R	5/18/2026	40.00		255722		
	I-180647	5/10/26 HAWKEYE	R	5/18/2026	16.00		255722		240.00
					*** VENDOR TOTALS ***		1 CHECKS		240.00
011708		PLAYAWAY PRODUCTS LLC							
	I-532894	MISC MULTI MEDIA-KL	E	5/20/2026	413.64		014373		413.64
					*** VENDOR TOTALS ***		1 CHECKS		413.64
000120		POLK COUNTY SHERIFF'S OFFICE							
	I-26455	5/28/26 SE ORALABOR RD-TRFC	R	5/18/2026	212.81		255723		212.81
					*** VENDOR TOTALS ***		1 CHECKS		212.81
009386		POMP'S TIRE SERVICE, INC							
	I-1400204668	TIRES PD	E	5/20/2026	719.34		014360		
	I-1400204949	UNIT #228 TIRES	E	5/20/2026	817.92		014360		
	I-1400205150	UNIT #307 TIRES	E	5/20/2026	573.60		014360		2,110.86
					*** VENDOR TOTALS ***		1 CHECKS		2,110.86
003247		PRAIRIE AG SUPPLY INC							
	I-01-179589	TUNE UP KITS-OCM	R	5/18/2026	129.86		255724		129.86
					*** VENDOR TOTALS ***		1 CHECKS		129.86
007311		PROCTOR MECHANICAL CORPORATION							
	I-901985	ICE MACHINE REPAIR-FIRE	R	5/18/2026	1,186.37		255725		1,186.37
					*** VENDOR TOTALS ***		1 CHECKS		1,186.37
004790		PROFESSIONAL OFFICE SERVICES I							
	I-003851115	POSTAGE 4/22/2026 STATEMENT	R	5/18/2026	3,171.31		255726		
	I-003851116	POSTAGE 4/22/2026 STMT	R	5/18/2026	366.05		255726		
	I-003852870	POSTAGE 4/27/2026 STMT	R	5/18/2026	349.92		255726		
	I-003852871	POSTAGE 4/27/2026 STMT	R	5/18/2026	2,734.40		255726		
	I-003855009	POSTAGE 4/30/2026 STMT	R	5/18/2026	226.69		255726		6,848.37
					*** VENDOR TOTALS ***		1 CHECKS		6,848.37

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000344		QUICK SUPPLY CO							
	I-QSC225246	WATTLE STAKES-STRM	E	5/20/2026	163.20		014294		
	I-QSC225252	LANDSCAPE EDGING - PKS	E	5/20/2026	36.80		014294		200.00
					*** VENDOR TOTALS ***		1 CHECKS		200.00
006390		QUILL CORPORATION							
	I-48684911	STP EX LG DOOR STOP - P&R	E	5/20/2026	14.38		014339		14.38
					*** VENDOR TOTALS ***		1 CHECKS		14.38
005557		RACOM CORPORATION							
	I-INV44645	04/2026 CORE P25/XL VIRTUAL FD	E	5/20/2026	2,004.40		014334		
	I-INV44646	RACOM CORE P25 ACCESS FEES-PD	E	5/20/2026	2,612.73		014334		4,617.13
					*** VENDOR TOTALS ***		1 CHECKS		4,617.13
005066		RALPH N SMITH INC							
	I-32050	CARPET & GLUE CONF RM-CH	R	5/18/2026	2,591.00		255727		2,591.00
					*** VENDOR TOTALS ***		1 CHECKS		2,591.00
008276		RELIANT FIRE APPARATUS INC							
	I-INV-IA-7725	HANDLE/AKRON VALVE - FD	R	5/18/2026	563.19		255728		
	I-INV-IA-7739	CENTER SECTION R1 HANDLE-FD	R	5/18/2026	377.17		255728		940.36
					*** VENDOR TOTALS ***		1 CHECKS		940.36
003999		RINGCENTRAL INC							
	I-CD_001419573	4/26/26- 5/26/26 STATEMENT	E	5/20/2026	6,024.42		014320		6,024.42
					*** VENDOR TOTALS ***		1 CHECKS		6,024.42
006366		ROTELLA'S ITALIAN BAKERY INC							
	I-F85724	FOOD FOR RESALE OC	E	5/20/2026	104.46		014338		
	I-F87486	FOOD FOR RESALE - OC	E	5/20/2026	43.34		014338		
	I-F89995	FOOD FOR RESALE - OC	E	5/20/2026	124.56		014338		
	I-F91682	FOOD FOR RESALE - OC	E	5/20/2026	51.60		014338		323.96
					*** VENDOR TOTALS ***		1 CHECKS		323.96
012277		ANTHONY SAN							
	I-03/26-05/26BRKDNC	03/26-05/26 BREAKDANCING	R	5/18/2026	192.00		255729		192.00
					*** VENDOR TOTALS ***		1 CHECKS		192.00
000298		SCHNEIDER GRAPHICS INC							
	I-127384	RETIRED OFFICERS ENT PLAQUE-PD	R	5/18/2026	480.64		255730		480.64
					*** VENDOR TOTALS ***		1 CHECKS		480.64
012279		JACKSON SCHOENING							
	I-05/2026 BOOTS	SHOES 5/5/26 SCHEELS-FD	E	5/20/2026	140.00		014428		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00

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006963		DAVID SCHUMACHER							
	I-04/2026 TRAVEL	4/30/26 SHOTGUN ARMORER-PD	E	5/20/2026	30.71		014405		
	I-05/2026 MEALS	4/22/26 SERT MEALS REIM-PD	E	5/20/2026	53.95		014405		84.66
					*** VENDOR TOTALS ***		1 CHECKS		84.66
008519		SHEKAR ENGINEERING, PLC							
	I-PAY 9-DSM ST UTLTY	PAY 9-SW DSM ST UTLTY IMP	R	5/18/2026	131,059.73		255731		131,059.73
					*** VENDOR TOTALS ***		1 CHECKS		131,059.73
006962		NATHAN SHIMANEK							
	I-04/2026 TRAVEL	4/21/26 LIFESAVERS CONF-PD	E	5/20/2026	68.89		014404		
	I-05/2026 MEALS	5/1/26 SERT MEAL REIM-PD	E	5/20/2026	12.51		014404		81.40
					*** VENDOR TOTALS ***		1 CHECKS		81.40
001103		SHRED-IT							
	I-8014207898	REG SHRED SERVICE 4/22/26-PD	R	5/18/2026	70.46		255732		70.46
					*** VENDOR TOTALS ***		1 CHECKS		70.46
009078		SITEONE LANDSCAPE SUPPLY HOLDI							
	I-165665906-001	IRRIGATION PARTS-PRSC	R	5/18/2026	1,173.47		255733		1,173.47
					*** VENDOR TOTALS ***		1 CHECKS		1,173.47
012643		SM HENTGES & SONS INC							
	I-PAY 2-WSTLN UTILTY	PAY 2-WSTLWN PL UTILITY IMP P1	E	5/20/2026	330,586.15		014392		330,586.15
					*** VENDOR TOTALS ***		1 CHECKS		330,586.15
003348		SSS INC							
	I-486864	ELEVIS UNDERGRN LINE-SWR	R	5/18/2026	267.36		255734		267.36
					*** VENDOR TOTALS ***		1 CHECKS		267.36
008956		SOLARWINDS INC							
	I-IN753672	SERV-U MFT 5/6/26-6/17/26- IT	E	5/20/2026	4,122.93		014354		4,122.93
					*** VENDOR TOTALS ***		1 CHECKS		4,122.93
011758		JONATHAN SOUBAYI							
	I-04/2026 MEALS	4/20/26 RIFLE TRN MEAL REIM-PD	E	5/20/2026	13.87		014424		13.87
					*** VENDOR TOTALS ***		1 CHECKS		13.87
002339		STAPLES CONTRACT & COMMERCIAL							
	I-6060657688	ENVELOPES EVIDENCE-PD	E	5/20/2026	43.04		014309		
	I-6061106966	LAPTOP BAGS - PD	E	5/20/2026	96.45		014309		
	I-6061594367	MISC OFFICE SUPPLIES-KL	E	5/20/2026	176.79		014309		316.28
					*** VENDOR TOTALS ***		1 CHECKS		316.28

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002065		STAR EQUIPMENT LTD							
	I-01716822	CRANKCASE SPARE - PW	E	5/20/2026	115.00		014305		
	I-01716886	SCREWS PW	E	5/20/2026	23.68		014305		138.68
					*** VENDOR TOTALS ***		1 CHECKS		138.68
012446		STATE INDUSTRIAL PRODUCTS							
	C-904040271	CR: FRAGRANCES -PD	E	5/20/2026	180.02CR		014388		
	I-904127590	FRAGRANCE CUBES - PD	E	5/20/2026	349.65		014388		169.63
					*** VENDOR TOTALS ***		1 CHECKS		169.63
011816		STORYTIME PODS PTY LTD							
	I-INV-4079	LOTE4KIDS RENWL 6/1-5/31/27-KL	E	5/20/2026	1,275.00		014375		1,275.00
					*** VENDOR TOTALS ***		1 CHECKS		1,275.00
005956		GARRON STRATTON							
	I-04/2026 MEALS	4/21-4/23/26 SERT MEAL REIM-PD	E	5/20/2026	79.79		014402		79.79
					*** VENDOR TOTALS ***		1 CHECKS		79.79
004079		STRAWBERRY PATCH							
	I-64490	TSHIRTS - P&R	R	5/18/2026	622.00		255735		
	I-64491	AQUATIC 26 SHIRTS-POOLS	R	5/18/2026	1,500.00		255735		
	I-64492	SAFETY VESTS-CODE	R	5/18/2026	188.00		255735		
	I-64493	TSHIRTS -P&R	R	5/18/2026	175.00		255735		2,485.00
					*** VENDOR TOTALS ***		1 CHECKS		2,485.00
003339		STREICHER'S							
	I-I1823072	UNIFORM B. MENKE-PD	R	5/18/2026	348.00		255736		348.00
					*** VENDOR TOTALS ***		1 CHECKS		348.00
008509		REDBUD LLC							
	I-10075	4/25-5/1/26 FACILITIES/PRSC	R	5/18/2026	6,898.65		255737		6,898.65
008509		REDBUD LLC							
	I-10184	5/2-5/8/26 FACILITIES/PRSC MOW	R	5/18/2026	6,898.65		255738		6,898.65
					*** VENDOR TOTALS ***		2 CHECKS		13,797.30
005743		SWANNIES GOLF APPAREL CO							
	I-708478	MERCH FOR RESALE - OC	R	5/18/2026	831.60		255739		831.60
					*** VENDOR TOTALS ***		1 CHECKS		831.60
012403		AMANDA SWANSON							
	I-05/2026 MILEAGE	MILEAGE 4/7-4/23-26-FD	E	5/20/2026	11.60		014430		11.60
					*** VENDOR TOTALS ***		1 CHECKS		11.60

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000124		SYSCO IOWA INC							
	C-439407314	CR: FOOD FOR RESALE OC	R	5/18/2026	66.95CR		255740		
	I-439414491	FOOD FOR RESALE OC	R	5/18/2026	296.40		255740		
	I-439423935	FOOD FOR RESALE - OC	R	5/18/2026	266.31		255740		495.76
					*** VENDOR TOTALS ***		1 CHECKS		495.76
010068		T-MOBILE USA INC							
	I-04/21/2026	03/21/26 - 04/20/26 STATEMENT	R	5/18/2026	1,065.55		255741		1,065.55
					*** VENDOR TOTALS ***		1 CHECKS		1,065.55
005911		TARGET SOLUTIONS LEARNING LLC							
	I-INV138518-A	5/1-10/31/2026 MEMBSHIP-FD	E	5/20/2026	5,132.10		014335		
	I-INV138518-B	5/1-10/31/25 MEMRSHIP/MNT-FD	E	5/20/2026	395.33		014335		5,527.43
					*** VENDOR TOTALS ***		1 CHECKS		5,527.43
007220		COMPLETELY IT							
	I-TS-INV-22455	FY26 TEAMSIDLINE RNWL-P&R	R	5/18/2026	1,499.00		255742		1,499.00
					*** VENDOR TOTALS ***		1 CHECKS		1,499.00
009540		TELEFLEX LLC							
	I-9511497200	TELEFLEX NEEDLES EMS-FIRE	E	5/20/2026	1,995.00		014364		1,995.00
					*** VENDOR TOTALS ***		1 CHECKS		1,995.00
006031		KATIE THIELMAN							
	I-04/2026 MILEAGE	4/7 - 4/28/2026 MILEAGE-BANQ	E	5/20/2026	114.19		014403		114.19
					*** VENDOR TOTALS ***		1 CHECKS		114.19
004907		TK CONCRETE INC							
	I-PAY1FNL-SUNR PRKIN	PAY1FNL-SUNRSPRK PRKINGLOT RE	R	5/18/2026	84,617.45		255743		84,617.45
004907		TK CONCRETE INC							
	I-RTNG-SUNR PRKLOT	RTNG-SUNR PRK PRKLOT RECON	R	5/18/2026	4,453.55		255744		4,453.55
					*** VENDOR TOTALS ***		2 CHECKS		89,071.00
007224		TREERING WORKFORCE SOLUTIONS I							
	I-MSP-14399	CITY OF ANKENYDB 5/26 STMT-IT	E	5/20/2026	748.50		014341		748.50
					*** VENDOR TOTALS ***		1 CHECKS		748.50
000740		TRIPLETT OFFICE SOLUTIONS							
	I-480936-0	9/12 BOOKLET ENVELOPES-ENG	E	5/20/2026	439.59		014300		439.59
					*** VENDOR TOTALS ***		1 CHECKS		439.59
010088		TRUCK CENTER COMPANIES EAST LL							
	I-XA301492052:01	UNIT #220 PARTS	E	5/20/2026	217.77		014367		217.77
					*** VENDOR TOTALS ***		1 CHECKS		217.77

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000966		U S BANK							
	I-9917770602921311	SLP PRIZES GIFT CARDS-KL	R	5/18/2026	6,300.00		255745		6,300.00
					*** VENDOR TOTALS ***		1 CHECKS		6,300.00
006209		ULINE INC							
	I-206892143	ORANGE PUMICE, URN SCREEN-PD	R	5/18/2026	105.34		255746		105.34
					*** VENDOR TOTALS ***		1 CHECKS		105.34
009428		UMB BANK NA							
	I-0185403367 05/2026	2014G GO REF CLN P&I	D	5/17/2026	2,034,418.75		003044		
	I-0185408440 05/2026	2016A GO REF BONDS P&I	D	5/17/2026	343,212.50		003044		
	I-0185409216 05/2026	2016B GO BONDS P&I	D	5/17/2026	934,250.00		003044		
	I-0185413564 05/2026	2017A GO BONDS P&I	D	5/17/2026	941,540.63		003044		
	I-0185413572 05/2026	2017B WATER REVENUE BONDS P&I	D	5/17/2026	158,134.38		003044		
	I-0185417599 05/2026	2018A GO BONDS P&I	D	5/17/2026	1,712,100.00		003044		
	I-0185417607 05/2026	2018B WATER REVENUE BONDS P&I	D	5/17/2026	458,915.63		003044		
	I-I045 05/2026	2019A GO BONDS P&I	D	5/17/2026	2,083,325.00		003044		
	I-I046 05/2026	2019B WATER REV BONDS P&I	D	5/17/2026	385,975.00		003044		
	I-I1237 05/2026	2022A GO BONDS P&I	D	5/17/2026	3,549,837.51		003044		
	I-I1534 05/2026	2023B GO BONDS P&I	D	5/17/2026	1,059,000.00		003044		
	I-I1791 05/2026	2024A GO BONDS P&I	D	5/17/2026	4,862,125.00		003044		
	I-I2052 05/2026	2025 GO BONDS P&I	D	5/17/2026	2,806,050.00		003044		
	I-I441 05/2026	2020A GO BONDS P&I	D	5/17/2026	1,664,475.00		003044		
	I-I446 05/2026	2020B WATER REVENUE BONDS P&I	D	5/17/2026	249,787.51		003044		
	I-I792 05/2026	2024B WATER REV BONDS P&I	D	5/17/2026	267,450.00		003044		
	I-I880 05/2026	2021A GO BONDS P&I	D	5/17/2026	2,902,350.00		003044		26,412,946.91
					*** VENDOR TOTALS ***		1 CHECKS		26,412,946.91
011919		UNITED STATES MARSHALS SERVICE							
	I-12886	PRISONER TRNSPORT 4/1/26-PD	R	5/18/2026	3,850.00		255747		3,850.00
					*** VENDOR TOTALS ***		1 CHECKS		3,850.00
012257		UNITYPOINT HEALTH AT WORK							
	I-297849	411 PHY HARESTAD-PD	R	5/18/2026	1,437.84		255748		1,437.84
					*** VENDOR TOTALS ***		1 CHECKS		1,437.84
012670		US FOODS INC							
	I-3939268	FOOD FOR RESALE-OC	R	5/18/2026	1,260.67		255749		
	I-861211	FOOD FOR RESALE - OC	R	5/18/2026	973.51		255749		2,234.18
					*** VENDOR TOTALS ***		1 CHECKS		2,234.18
012743		ANDREA VALDEZ							
	I-05/02/2026 REFUND	05/02/26 REFUND ACC	R	5/18/2026	250.00		255750		250.00
					*** VENDOR TOTALS ***		1 CHECKS		250.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 5/07/2026 THRU 5/20/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
010506		ASHLIE VAN HORN							
	I-03/26-05/26ZUMBA	03/26-05/26 ZUMBA	E	5/20/2026	281.75		014418		281.75
					*** VENDOR TOTALS ***		1 CHECKS		281.75
001552		BRICE VANDRIMMELEN							
	I-04/2026 TRAVEL	4/9/26 HUMAN TRAFFICKING-PD	E	5/20/2026	3.16		014397		3.16
					*** VENDOR TOTALS ***		1 CHECKS		3.16
012744		MANIVONG VANG							
	I-07/04/2026REFUND	7/4/26 REFUND LAKESIDE	R	5/18/2026	270.00		255751		270.00
					*** VENDOR TOTALS ***		1 CHECKS		270.00
005012		VAN-WALL EQUIPMENT INC							
	I-6871784	#651 AC COMPRESSOR-CG	E	5/20/2026	1,026.37		014329		
	I-6876969	UNIT #651 VAPOR COND	E	5/20/2026	486.68		014329		
	I-6887051	UNIT #633 PARTS	E	5/20/2026	269.32		014329		
	I-6889979	UNIT #807 FILTERS	E	5/20/2026	70.79		014329		1,853.16
					*** VENDOR TOTALS ***		1 CHECKS		1,853.16
000479		VEENSTRA & KIMM INC							
	I-115296-8 #8	PAY 8-WATER TOWER DESIGN SVC	E	5/20/2026	29,460.00		014298		29,460.00
					*** VENDOR TOTALS ***		1 CHECKS		29,460.00
012735		ASHLEY VULGAMOTT							
	I-05/2026 STRM BMP	STRMWATER BMP REIM-STRMWTR	R	5/18/2026	75.00		255752		75.00
					*** VENDOR TOTALS ***		1 CHECKS		75.00
004796		WALSH DOOR & HARDWARE COMPANY							
	I-847232	OPENEYE TRAFFIC NVR-IT	R	5/18/2026	10,029.09		255753		
	I-847281	CAMERA REPAIRS -OC	R	5/18/2026	384.25		255753		10,413.34
					*** VENDOR TOTALS ***		1 CHECKS		10,413.34
003376		WASHER SYSTEMS OF IOWA, INC							
	I-1018379472	MAXI FLOW ADJ GPM - PW	R	5/18/2026	361.38		255754		361.38
					*** VENDOR TOTALS ***		1 CHECKS		361.38
007822		WEE'S TEES LLC							
	I-21282	TSHIRTS -FD	R	5/18/2026	727.02		255755		
	I-21716	TSHIRTS PKS	R	5/18/2026	343.86		255755		1,070.88
					*** VENDOR TOTALS ***		1 CHECKS		1,070.88
010625		WHITFIELD & EDDY PLC							
	I-367314	SVC 3/31/26 SIGN IMP ISUE-CODE	R	5/18/2026	82.50		255756		82.50
					*** VENDOR TOTALS ***		1 CHECKS		82.50

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 5/07/2026 THRU 5/20/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012662		WHKS & CO INC							
	I-57515 #1	PAY 1-SE 3ST STRSWR IMP-P1	E	5/20/2026	4,983.71		014393		4,983.71
					*** VENDOR TOTALS ***		1 CHECKS		4,983.71
007146		MICHAEL E WILLIAMS							
	I-05/2026 FITNESS	KETTLEBELL FITNESS REIM	R	5/18/2026	24.20		255757		
	I-05/2026 FITNESS 2	WALKING MAT FITNESS REIM	R	5/18/2026	48.15		255757		
	I-05/2026 MEALS	4/20/26 RIFLE MEALS X 2-PD	R	5/18/2026	40.08		255757		112.43
					*** VENDOR TOTALS ***		1 CHECKS		112.43
012733		BOB WRIGHT							
	I-5/26 DRAIN PROG	DRAIN SUMP PUMP PROG REIM-WW	R	5/18/2026	4,000.00		255758		4,000.00
					*** VENDOR TOTALS ***		1 CHECKS		4,000.00
009306		STEVEN YOUNG							
	I-05/2026 MEALS	5/1/26 SERT MEAL REIM-PD	E	5/20/2026	12.71		014411		12.71
					*** VENDOR TOTALS ***		1 CHECKS		12.71
011416		MICHELLE LEE YUSKA							
	I-04/2026 MEALS	4/15-4/17/26 IMFOA MEALS-CLK	E	5/20/2026	96.53		014420		
	I-05/2026 TRAVEL	513/26 GCMOA MEAL/MILEAGE-CLK	E	5/20/2026	38.99		014420		135.52
					*** VENDOR TOTALS ***		1 CHECKS		135.52
012726		TASHA ZARGHAMI							
	I-4/2026 STRM BMP	STRMWATER BMP REIM-STRM	R	5/18/2026	75.00		255759		75.00
					*** VENDOR TOTALS ***		1 CHECKS		75.00
008820		SIOUXLAND TURF PRODUCTS INC							
	I-INV-06311	LIQUID FERT-PRSC	E	5/20/2026	2,396.00		014352		
	I-INV-06668	HERBICIDE AND CHEMICALS-OCM	E	5/20/2026	1,415.75		014352		3,811.75
					*** VENDOR TOTALS ***		1 CHECKS		3,811.75
011964		ZOLL DATA SYSTEMS, INC.							
	I-INV00226728	06/2026 SERVICES - FD	E	5/20/2026	420.00		014377		420.00
					*** VENDOR TOTALS ***		1 CHECKS		420.00

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	181		1,542,418.81	0.00	1,542,418.81
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	2		26,413,246.91	0.00	26,413,246.91
EFT:	153		1,374,042.92	0.00	1,374,042.92
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

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 5/07/2026 THRU 5/20/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APFNB TOTALS:	336	29,329,708.64	0.00	29,329,708.64
BANK: APFNB TOTALS:	336	29,329,708.64	0.00	29,329,708.64
REPORT TOTALS:	336	29,329,708.64	0.00	29,329,708.64

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 an asphalt distributor for the Public Works Department.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Adopt **RESOLUTION** authorizing the purchase of an Asphalt Distributor for the Public Works Department, as specified.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The purchase of an Asphalt Distributor is included in the approved FY 2027 budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

RESOLUTION

RESOLUTION AUTHORIZING THE PURCHASE OF AN ASPHALT DISTRIBUTOR FOR THE PUBLIC WORKS DEPARTMENT

WHEREAS, the City of Ankeny desires to purchase an Asphalt Distributor for the Public Works Department, and;

WHEREAS, the City of Ankeny is a member of Sourcewell, member #67120, the (Contract #070821-FNN) estimated price for the purchase of an Asphalt Distributor with Mid Country Machinery, is $120,156.00, and;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the proposal from Mid Country Machinery, in the amount of $120,156.00 is hereby accepted.

BE IT FURTHER RESOLVED by the City Council that the City Manager is hereby authorized to issue a purchase order from FY 2027 funds for the estimated purchase price ($120,156.00), to facilitate the purchase of said Asphalt Distributor.

DATED at Ankeny, Iowa, this 18th day of May, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 a truck chassis for Public Works Department single axle snow plow truck (replace existing truck #221).

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Adopt **RESOLUTION** authorizing the purchase of a chassis for the single axle snow plow truck as specified.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The purchase of a single axle snow plow truck is included in the approved FY 2027 budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

RESOLUTION

RESOLUTION AUTHORIZING THE PURCHASE OF A CHASSIS FOR PUBLIC WORKS DEPARTMENT SINGLE AXLE SNOW PLOW TRUCK

WHEREAS, the City of Ankeny desires to purchase a truck chassis which will be used for a new single axle snow plow truck to replace existing truck #221 for the Public Works Department, and;

WHEREAS, the City of Ankeny is a member of Sourcewell, member #67120, the (Contract #032824-NVS) estimated price for the purchase of a truck chassis with Ascendance Trucks Midwest, is $124,604.00 and;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the proposal from Ascendance Trucks Midwest, in the amount of $124,604.00 is hereby accepted.

BE IT FURTHER RESOLVED by the City Council that the City Manager is hereby authorized to issue a purchase order from FY 2027 funds for the estimated purchase price ($124,604.00), plus up to 10% of the estimated purchase price ($12,460.00) for potential increases in the cost of the truck due to market conditions, to facilitate the purchase of said truck chassis.

DATED at Ankeny, Iowa, this 18th day of May, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 a truck chassis for Public Works Department single axle snow plow truck (replace existing truck #223).

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Adopt **RESOLUTION** authorizing the purchase of a chassis for the single axle snow plow truck as specified.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The purchase of a single axle snow plow truck is included in the approved FY 2027 budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

RESOLUTION

RESOLUTION AUTHORIZING THE PURCHASE OF A CHASSIS FOR PUBLIC WORKS DEPARTMENT SINGLE AXLE SNOW PLOW TRUCK

WHEREAS, the City of Ankeny desires to purchase a truck chassis which will be used for a new single axle snow plow truck to replace existing truck #223 for the Public Works Department, and;

WHEREAS, the City of Ankeny is a member of Sourcewell, member #67120, the (Contract #032824-NVS) estimated price for the purchase of a truck chassis with Ascendance Trucks Midwest, is $124,604.00 and;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the proposal from Ascendance Trucks Midwest, in the amount of $124,604.00 is hereby accepted.

BE IT FURTHER RESOLVED by the City Council that the City Manager is hereby authorized to issue a purchase order from FY 2027 funds for the estimated purchase price ($124,604.00), plus up to 10% of the estimated purchase price ($12,460.00) for potential increases in the cost of the truck due to market conditions, to facilitate the purchase of said truck chassis.

DATED at Ankeny, Iowa, this 18th day of May, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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** naming depositories for the City of Ankeny, Iowa.

ORIGINATING DEPARTMENT
Finance

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

The attached resolution provides for the addition of Greater Iowa Credit Union, the name change from Two Rivers Bank & Trust to First Mid Bank & Trust, and an increase in the maximum depository amount for First National Bank from $30,000,000 to $60,000,000.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend adopting resolution naming depositories for the City of Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

RESOLUTION

A RESOLUTION NAMING DEPOSITORIES FOR THE CITY OF ANKENY, IOWA

BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that it approves the following list of financial institutions to be depositories of the City of Ankeny, Iowa, pursuant to Chapter 12C.2 of the Code of Iowa.

The Administrative Services Director and Accounting Manager are hereby authorized to deposit City of Ankeny, Iowa, funds in amounts not to exceed the maximum approved for each respective financial institution as set out below:

Depository Name	Limit		Depository Name	Limit
Availa Bank	$25,000,000		Greater Iowa Credit Union	$25,000,000
Bankers Trust	$25,000,000		Great Southern Bank	$25,000,000
BMO	$25,000,000		Green State Credit Union	$25,000,000
Central Bank	$25,000,000		JP Morgan Chase Bank	$25,000,000
Charter Bank	$25,000,000		Lincoln Savings Bank	$25,000,000
Community Choice Credit Union	$25,000,000		Northwest Bank	$25,000,000
Community State Bank	$25,000,000		Peoples Bank	$25,000,000
Farmers State Bank	$25,000,000		South Story Bank & Trust	$25,000,000
First Interstate Bank	$25,000,000		US Bank	$25,000,000
First Mid Bank & Trust	$25,000,000		Veridian Credit Union	$25,000,000
First National Bank	$60,000,000		Wells Fargo Bank	$25,000,000

Passed and approved this 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to accept the Civil Service Commission certified list for promotion to: Utilities Operator II in the water division of the municipal utilities department; subject to passing any further departmental requirements.

ORIGINATING DEPARTMENT
Human Resources

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend acceptance of the Civil Service Commission certified list for promotion to: Utilities Operator II in the water division of the municipal utilities department; subject to passing any further departmental requirements.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. 05.18.26 memo to mayor

May 18, 2026

To: The Honorable Bobbi Bentz, Mayor, and City Council Members

From: Civil Service Commission

At the May 4, 2026, meeting of the Civil Service Commission, the following employees were certified eligible for promotion, subject to passing all other requirements.

Municipal Utilities Operator II Water – Municipal Utilities Department:

RANK	LAST NAME	FIRST NAME
1	Meinecke	Garrett

Respectfully submitted,
Dawn Gean
Dawn Gean, Clerk of the Civil Service Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 Trailside at Trestle Ridge Plat 1 Final Plat and accept private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane; and recommend City Council authorization of cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed $64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed $12,737.50.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Trailside at Trestle Ridge Plat 1 is a proposed 10.84-acre plat located east of NW Weigel Drive and south of the High Trestle Trail. The plat includes 9 single-family lots and 50 townhome lots, along with one outlot designated for stormwater management, two street lots, and associated easements and utilities. NW Trailside Drive will serve as the primary public street through the development, while NW Cadence Lane, NW Trail Grove Lane, and NW Path Lane are proposed as private streets serving the townhome portion of the site. The plat is zoned R-3, Multiple Family Residence District, restricted to 10 units per acre and PUD, Planned Unit Development. The proposed plat meets applicable zoning and subdivision requirements. Plat 1 requires .77 acres of parkland be dedicated. Payment in lieu of has been approved by the City's Parks Department and payment will be required with final approval. This amount reflects the City's recently updated Parkland Dedication Ordinance. Per the approved PUD, one overstory tree is required with each single-family lot in the development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Grant preliminary approval of Trailside at Trestle Ridge Plat 1.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan & Zoning Commission recommended approval at their meeting on April 21, 2026.

FISCAL IMPACT

Cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed $64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed $12,737.50.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Staff Report
2. Aerial Map
3. PZ Minutes
4. Applicant Letter
5. Final Plat

Plan and Zoning Commission
Staff Report

Meeting Date: April 21, 2026

Agenda Item: Trailside at Trestle Ridge Plat 1 – Final Plat & Site Plan
Report Date: April 15, 2026
Prepared By: Laura Hutzell EJC
Associate Planner

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of Trailside at Trestle Ridge Plat 1 Final Plat and accept private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane; and recommend City Council authorization of cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed $64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed $12,737.50.

That the Plan and Zoning Commission approve Trailside at Trestle Ridge Plat 1 Site Plan subject to recordation of the Trailside at Trestle Ridge Plat 1 Final Plat and acceptance of the private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane.

Project Summary:

Final Plat: Trailside at Trestle Ridge Plat 1 is a proposed 10.84-acre plat located east of NW Weigel Drive and south of the High Trestle Trail. The plat includes 9 single-family lots and 50 townhome lots, along with one outlot designated for stormwater management, two street lots, and associated easements and utilities. NW Trailside Drive will serve as the primary public street through the development, while NW Cadence Lane, NW Trail Grove Lane, and NW Path Lane are proposed as private streets serving the townhome portion of the site. The plat is zoned R-3, Multiple Family Residence District, restricted to 10 units per acre and PUD, Planned Unit Development. The proposed plat meets applicable zoning and subdivision requirements. Plat 1 requires .77 acres of parkland be dedicated. Payment in lieu of has been approved by the City's Parks Department and payment will be required with final approval. This amount reflects the City's recently updated Parkland Dedication Ordinance. Per the approved PUD, one overstory tree is required with each single-family lot in the development.

Site Plan: Trailside at Trestle Ridge Plat 1 Site Plan is the associated site plan for Trailside at Trestle Ridge Plat 1 Final Plat. The proposed site plan consists of 5.8 acres of the overall development and includes the townhome portion of the site. The proposed development is located southeast of the intersection of NW Weigel Drive and NW Trailside Drive. The plan proposes 50 townhome units and private street connections, with access provided from the NW Trailside Drive, a public

street. The layout includes sidewalks, utility infrastructure, stormwater management, and landscaping improvements. Parking is primarily provided through garages and driveways serving each unit, along with additional guest parking spaces located throughout the development. The site plan is consistent with the underlying R-3 zoning restricted to 10 units per acre.

Project Report:

The proposed Final Plat and Site Plan for Trailside at Trestle Ridge Plat 1 include a mix of single-family and townhome development. The northern portion of the plat includes 9 single-family lots located along NW Trailside Drive. The southern portion includes 50 townhome lots arranged around a network of private drives, including NW Cadence Lane, NW Trail Grove Lane, and NW Path Lane. The townhomes are grouped in clusters and face the internal private streets, with garage access provided.

Access to the development is provided from NW Weigel Drive onto NW Trailside Drive, which serves as the main public street through the site. NW Trailside Drive then connects to the internal private streets that serve the townhome units.

Sidewalks are provided throughout the site for pedestrian movement. Public sidewalks are located along NW Weigel Drive and within the single-family portion of the development, providing a connection to the High Trestle Trail. Private sidewalks are also included throughout the townhome area, allowing residents to move safely throughout the development.

Sanitary sewer service is provided by 8-inch public sewer mains located within NW Trailside Drive and extended into the private street network. Water service is also provided by new 8-inch public water mains, with individual connections serving each lot. Sanitary sewer infrastructure is proposed within easements throughout the site and is required to be reviewed by the WRA to ensure compliance.

Stormwater is managed through grading and underground pipes. Water is collected by inlets along NW Trailside Drive and the private streets and is carried through storm pipes ranging from 12 to 30 inches in size. The stormwater is then directed to a detention area located in the southeastern portion of the site within Outlot Z.

Landscaping is provided throughout the development in line with the Trestle Ridge Estates Phase 3 PUD requirements. One overstory tree is required in the front yard of each single-family lot. Screening has been added along NW Weigel Drive to help reduce visual impacts, and headlight screening is provided in areas near open parking spaces.

Parking is primarily provided via garages and driveways serving each townhome unit, totaling approximately 100 parking spaces. An additional 13 guest parking spaces are located throughout the site, meeting the minimum parking requirements.

The applicant has provided architectural elevations for the proposed townhome units as part of the site plan submittal. The townhomes are designed as two-story buildings and include a mix of materials to help reduce repetition along the street.

As shown in the submitted elevations, the buildings feature varied rooflines, a combination of horizontal and vertical siding, including vinyl lap siding, board and batten panels, and shake-style accents. A stone veneer base is incorporated along the front elevation. Landscaping will also be provided as a buffer between the proposed townhomes along NW Weigel Drive.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: Trailside at Trestle Ridge Plat 1
NAME OF OWNER/DEVELOPER: Jerry's Homes, Inc.

GENERAL INFORMATION:

PLAT LOCATION: East of NW Weigel Drive and south of the High Trestle Trail.
SIZE OF PLAT: 10.84 acres
ZONING: R-3 Multiple Family Residence District restricted to 10 units/acre
Trestle Ridge Estates Phase 3 PUD

LOTS:

NUMBER: 50 townhome lots
9 single family lots
SIZE/DENSITY: 8.62 units per acre – townhome portion
USE: Residential
BUILDING LINES: **PUD:**
Front: 25'
Rear: 25'
Side: 5' min. one side
Lot Width: 50'
Minimum two-family lot width: 75'
Minimum Lot Area: 6,000 sqft
R-3:
Front: 30'
Rear: 35'
Side: 15' (1 Story – 7' minimum) (one and two family)
17' (> 1-story – 8' minimum (one and two family)
20' (1 story multi-family – 8' minimum)
22' (> 1 story & < 3 stories multi-family 9' minimum)
24' (3 story up to 45' multi-family – 10')

PARK SITE DEDICATION:

The parkland dedication requirement for Trailside at Trestle Ridge Plat 1 is .77 acres. Payment in lieu of has been approved by the City's Parks Department. Payment will be due at the time of final approval and will reflect the City's recently updated Parkland Dedication Ordinance.

ADJACENT LANDS:

NORTH: Trestle Ridge Estates Plat 7
SOUTH: The Sterling at Rock Creek PUD
EAST: Trestle Ridge Estates Plat 2

WEST: Undeveloped R-1 & Ankeny Fire Station #4

STREET DEVELOPMENT:

NAME:	NW Trailside Drive
LENGTH:	516.63'
CLASSIFICATION:	Normal Residential
R.O.W. (REQ'D/PROV.):	60/60
PAVEMENT WIDTH:	27'

NW Trailside Drive is a public street, all other streets in this plat will be private.

WASTE WATER:

PROJECTED FLOWS: 59 lots X 3 persons per house X 330 gallons per day/per= 58,410 GPD

TREATMENT PLANT CAPACITY: 11.2 MGD; current daily avg. 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

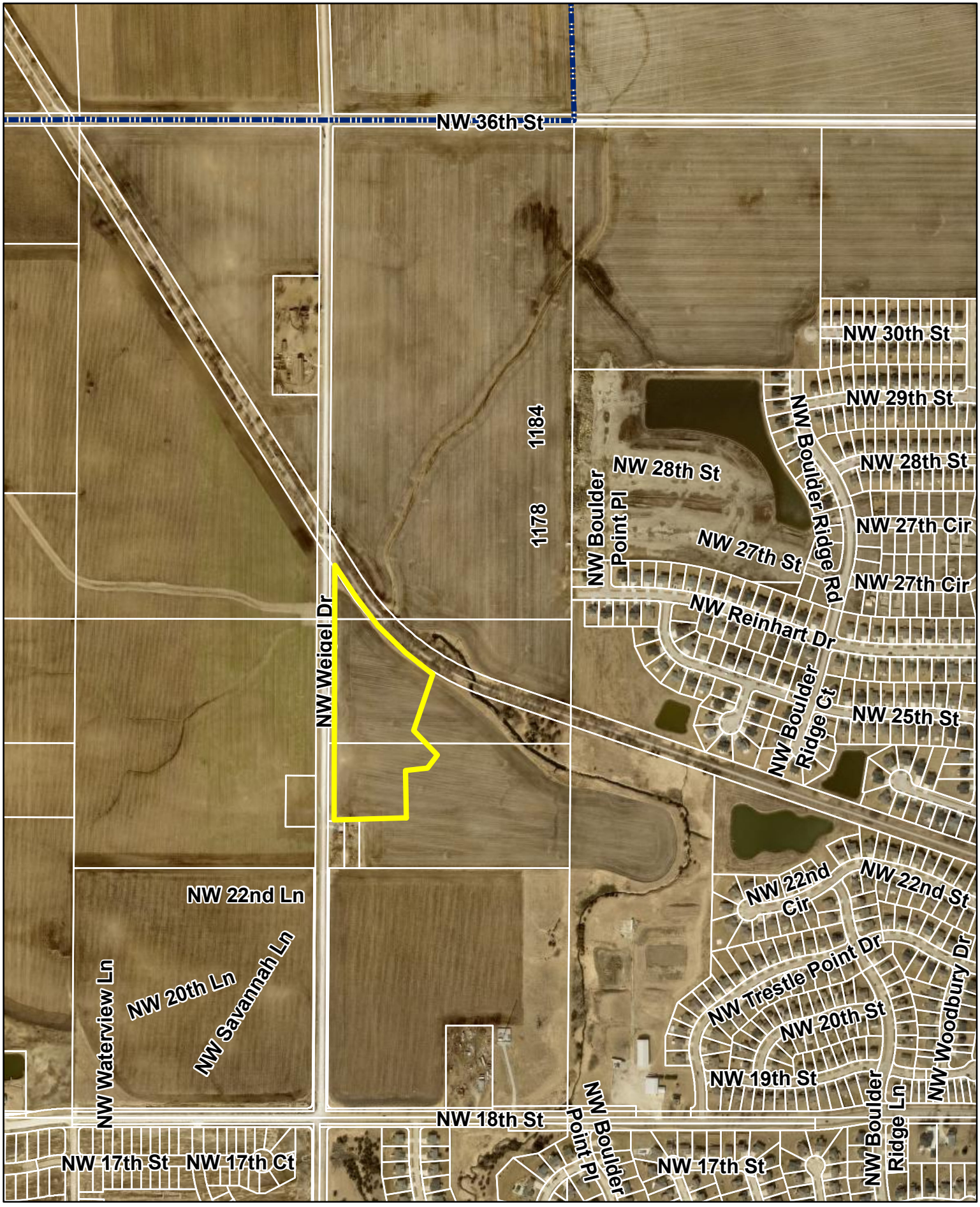
WATER SYSTEM:

USAGE: 59 units X 3 person/house X 100 gallons/day = 17,700 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.



N

1 inch = 650 feet

Date: 4/13/2026

Trailside at Trestle Ridge Plat 1 - Final Plat & Site Plan
Aerial Map

Ankeny
bringing it all together.

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 21, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the April 21, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the April 21, 2026 agenda without amendments. Second by P. Tuning. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS
Email from Tim Wright, 10373 NW 42nd St, Polk City, IA 50226, stating his concern about the Moeckly Annexation. He expresses that his neighbors would be opposed to the annexation without assurances that no development would happen before the planned westward expansion of NW 18th Street to 415, as it has created a "cut through" situation in his neighborhood along 102nd Avenue that has become dangerous to pedestrians.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the April 7, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. 1600 Se Corporate Woods Drive – 2026 Baker Group Additon Site Plan
Motion to approve the site plan for 1600 SE Corporate Woods Drive, 2026 Baker Group Addition Site Plan,
Item #3. Trailside at Trestle Ridge Plat 1 Final Plat and Site Plan
Motion to approve the final plat and site plan for Trailside at Trestle Ridge
Item #4. 3708 SE Convenience Blvd – Ankeny Regional Airport Construct Maintenance Building Site Plan
Motion to approve the site plan for 3708 SE Convenience Boulevard, Ankeny Regional Airport Construct Maintenance Building.

Motion by R. Weisheit to approve the recommendations for Consent Agenda Items #1 - #4. Second by L. West. Motion carried 6 - 0.

April 3, 2026

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trailside at Trestle Ridge Plat 1
Final Plat & Construction Drawings Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, Inc., we respectfully submit herewith final plat and construction drawings for Trailside at Trestle Ridge Plat 1 in request for approval. This property consists of 10.84 acres and is located east of NW Weigel Drive and south of the High Trestle Trail. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District with restrictions and the PUD requirements that exist on the property. This project features the construction of 9 single family residential lots, 50 townhome lots and an outlot sized at 1.23 acres for stormwater management. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing for 2,157 sy of 6-inches of modified subbase under the pavement in an amount not to exceed $64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed $12,737.50.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

TRAILSIDE AT TRESTLE RIDGE PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PT. E1/2 NW1/4 SEC 9-80-24
PT. N1/2 NE1/4 SW1/4 SEC 9-80-24
ANKENY, POLK COUNTY, IOWA

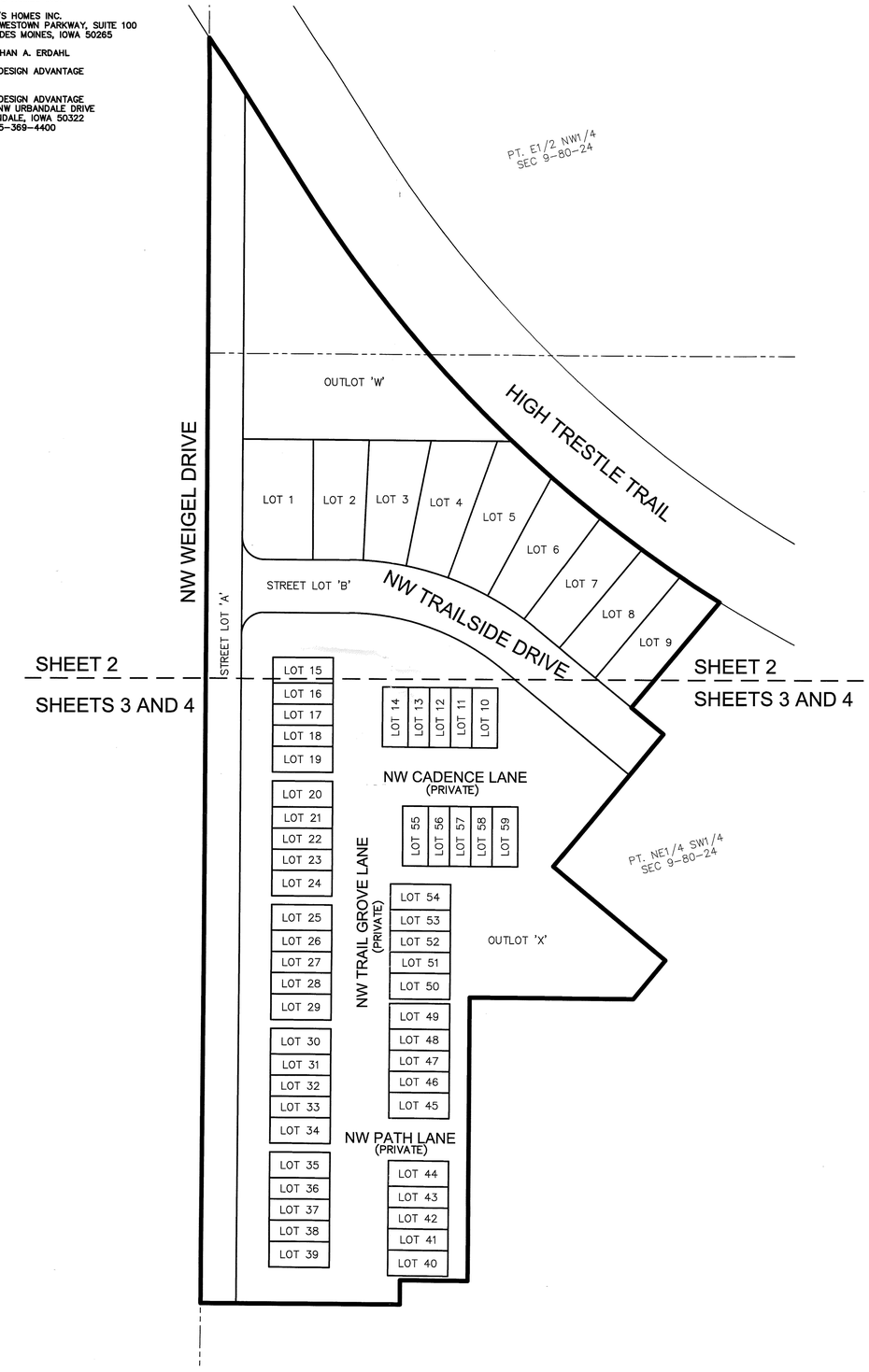
REQUESTOR: JERRY'S HOMES INC.

PROPRIETOR: JERRY'S HOMES INC.
3900 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50265

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

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



AREA ABOVE RESERVED FOR RECORDING STAMP

OWNER / DEVELOPER

JERRYS HOMES INC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 29, 2025

ZONING

PUD (PLANNED UNIT DEVELOPMENT)

R-3 (MULTIPLE FAMILY RESIDENCE DISTRICT)

BULK REGULATIONS

R-3: (LOTS 10-59 AND OUTLOT 'X')
SETBACKS:
FRONT: 30 FEET
REAR: 35 FEET
SIDE: 15 FEET (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)
17 FEET (> 1-STORY - 8' MIN.)(ONE AND TWO FAMILY DWELLINGS)
20 FEET (1-STORY MULTI-FAMILY - 8' MIN)
22 FEET (> 1-STORY & < 3-STORIES MULTI-FAMILY - 9' MIN)
24 FEET (3-STORY UP TO 45 FT MULTI-FAMILY - 10' MIN)

PUD: (LOTS 1-9, OUTLOT 'W')
SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 5 FEET

MINIMUM LOT WIDTH: 50 FEET
MINIMUM TWO FAMILY LOT WIDTH: 75 FEET
MINIMUM LOT AREA: 6,000 SF

NOTE:
1. A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
2. DETACHED HOMES REQUIRE A MINIMUM OF A TWO-CAR ATTACHED GARAGE.

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. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
4. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
5. LOT 1 AND OUTLOT 'X' SHALL NOT BE ALLOWED DIRECT ACCESS TO NW WEIGEL DRIVE.
6. THE NEAREST EDGE OF THE DRIVEWAY IN LOT 1 NEEDS TO BE AS FAR EAST AS POSSIBLE.
7. ACCESS TO HIGH TRESTLE TRAIL OR ANY CHANGES WITHIN THE PROPERTY ADJACENT TO THE TRAIL CANNOT BE MADE WITHOUT PERMISSION FROM POLK COUNTY CONSERVATION.
8. THE TRAILSIDE AT TRESTLE RIDGE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK ALONG OUTLOT 'W' NORTH TO THE SOUTH SIDE OF THE HIGH TRESTLE TRAIL.
9. THE DRIVEWAY FOR LOT 9 SHALL BE LOCATED TO AVOID THE SIDEWALK RAMP LOCATION.
10. BUILDABLE LOTS ARE LOCATED OUTSIDE OF THE FEMA FLOODPLAIN AND HAVE BEEN DESIGNED TO BE ELEVATED AT LEAST ONE FOOT ABOVE THE CURRENT FEMA 100-YEAR BASE FLOOD ELEVATION.
11. NO FENCES, STRUCTURES, TREES OR CHANGE IN GRADE IS ALLOWED WITHIN THE SANITARY EASEMENT ON LOTS 4-9 WITHOUT WRA APPROVAL.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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		

PLAT DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

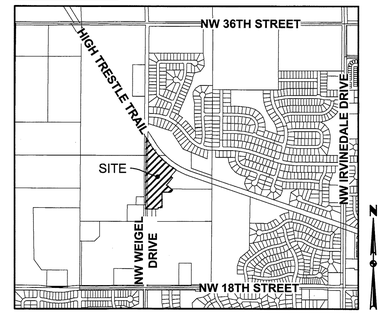
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'48" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 357.12 FEET TO THE SOUTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE SOUTH 32°13'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 670.42 FEET AND WHOSE CHORD BEARS SOUTH 45°10'26" EAST, 664.72 FEET; THENCE SOUTH 39°38'36" WEST, 155.91 FEET; THENCE SOUTH 50°21'24" EAST, 47.07 FEET; THENCE SOUTH 39°38'36" WEST, 195.00 FEET; THENCE SOUTH 50°21'24" EAST, 165.00 FEET; THENCE SOUTH 39°38'36" WEST, 56.96 FEET; THENCE NORTH 89°44'45" WEST, 184.58 FEET; THENCE SOUTH 00°15'15" WEST, 320.34 FEET; THENCE NORTH 89°44'45" WEST, 76.07 FEET; THENCE SOUTH 00°15'15" WEST, 27.64 FEET; THENCE SOUTH 89°59'29" WEST, 225.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°20'12" EAST ALONG SAID WEST LINE, 1073.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.84 ACRES (472,040 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 1.07 ACRES OF ROADWAY EASEMENT ALONG THE WEST SIDE THEREOF.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	39°27'11"	300.00'	206.58'	N70°05'00"W	202.52'
C2	2°47'13"	330.00'	16.05'	N51°45'00"W	16.05'
C3	8°30'51"	330.00'	49.04'	N57°24'02"W	48.99'
C4	8°30'51"	330.00'	49.04'	N65°54'53"W	48.99'
C5	8°30'51"	330.00'	49.04'	N74°25'44"W	48.99'
C6	8°30'51"	330.00'	49.04'	N82°56'35"W	48.99'
C7	2°36'35"	330.00'	15.03'	N88°30'18"W	15.03'
C8	90°08'48"	25.00'	39.33'	N44°44'11"W	35.40'
C9	5°45'01"	1482.54'	148.79'	S35°05'39"E	148.72'
C10	14°27'54"	1482.54'	374.29'	N39°27'06"W	373.30'
C11	2°18'37"	1482.54'	59.78'	S47°50'22"E	59.78'
C12	2°45'42"	1482.54'	71.46'	S50°22'31"E	71.45'
C13	2°15'59"	1482.54'	58.64'	S52°53'22"E	58.64'
C14	2°02'58"	1482.54'	53.03'	S55°02'50"E	53.03'
C15	2°03'25"	1482.54'	53.22'	S57°06'02"E	53.22'
C16	89°51'12"	25.00'	39.21'	N45°15'49"E	35.31'
C17	15°27'46"	270.00'	72.87'	N82°04'42"W	72.65'
C18	39°27'11"	270.00'	185.92'	S70°05'00"E	182.27'
C19	50°49'13"	63.00'	55.88'	N64°50'38"E	54.07'

VICINITY MAP (NOT TO SCALE)

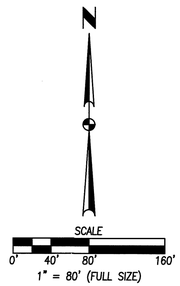


ANKENY, IOWA

AREA SUMMARY

E1/2 NW1/4	0.712 AC	(31,004 SF)
E1/2 NW1/4 ROW	0.251 AC	(10,928 SF)
NE1/4 SW1/4	9.060 AC	(394,667 SF)
NE1/4 SW1/4 ROW	0.814 AC	(35,441 SF)
TOTAL	10.84 AC	(472,040 SF)

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date Apr. 21, 2026
Ayes 7 Nays 0 Abstain ___ Absent ___
APPROVED
J. Rapp Chairperson
A. Middleton Secretary



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.

JONATHAN A. ERDAHL
28686
IOWA
PROFESSIONAL LAND SURVEYOR

JONATHAN A ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 4

PRELIMINARY
NOT FOR CONSTRUCTION

RECEIVED
MAY 08 2026
City of Ankeny

REVISIONS	DATE
EIGHTH SUBMITTAL	05/08/26
SEVENTH SUBMITTAL	04/24/26
SIXTH SUBMITTAL	04/03/26
FIFTH SUBMITTAL	01/23/26
FOURTH SUBMITTAL	01/09/26
THIRD SUBMITTAL	10/10/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
FINAL PLAT

1 / 4

2505.409

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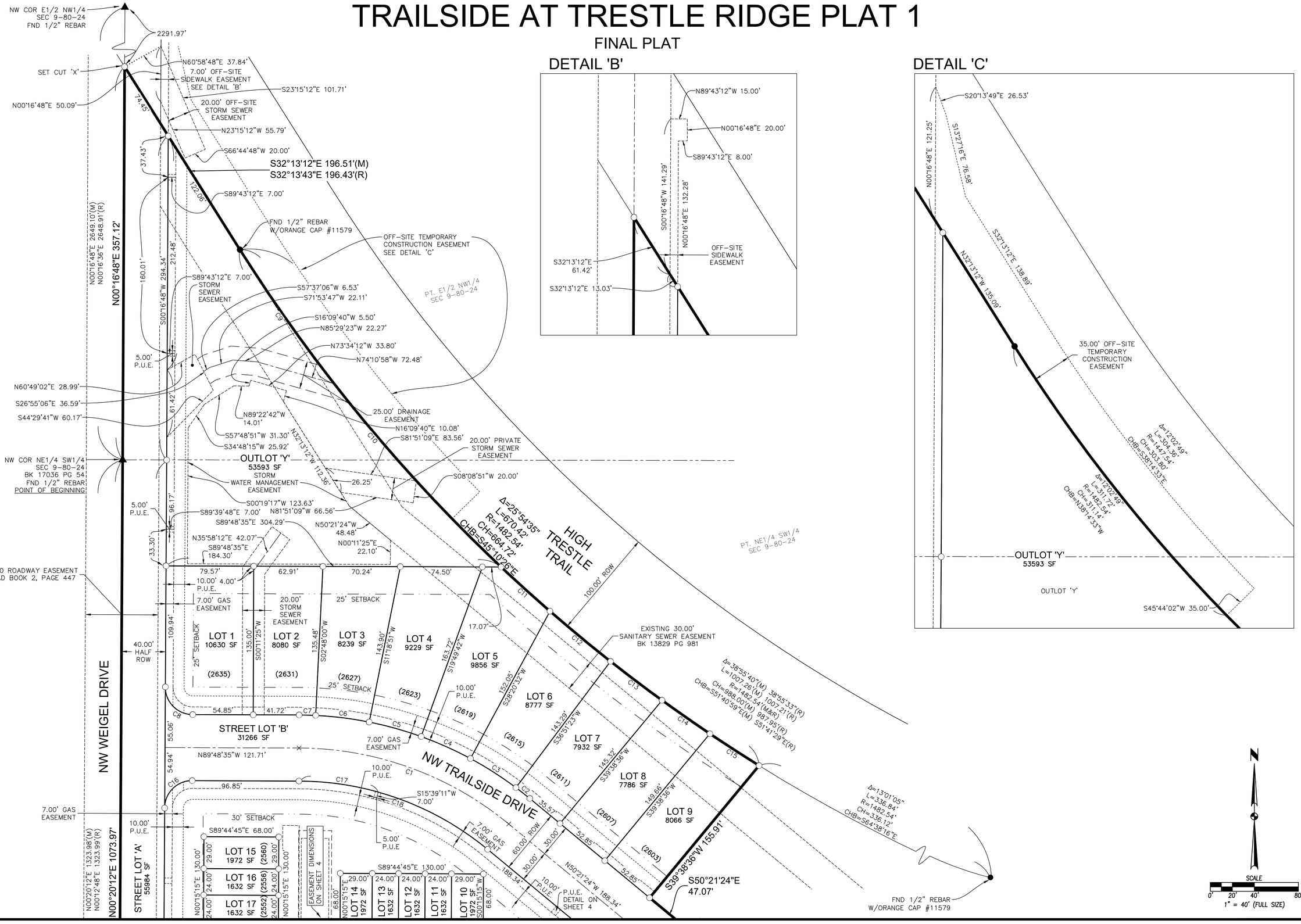
COMMENT: DWG

TRAILSIDE AT TRESTLE RIDGE PLAT 1

FINAL PLAT



REVISIONS	DATE
SIXTH SUBMITTAL	04/03/26
FIFTH SUBMITTAL	01/23/26
FOURTH SUBMITTAL	01/09/26
THIRD SUBMITTAL	10/10/25
SECOND SUBMITTAL	09/26/25
FIRST SUBMITTAL	08/29/25

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CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1

FINAL PLAT

2 / 4

2505.409

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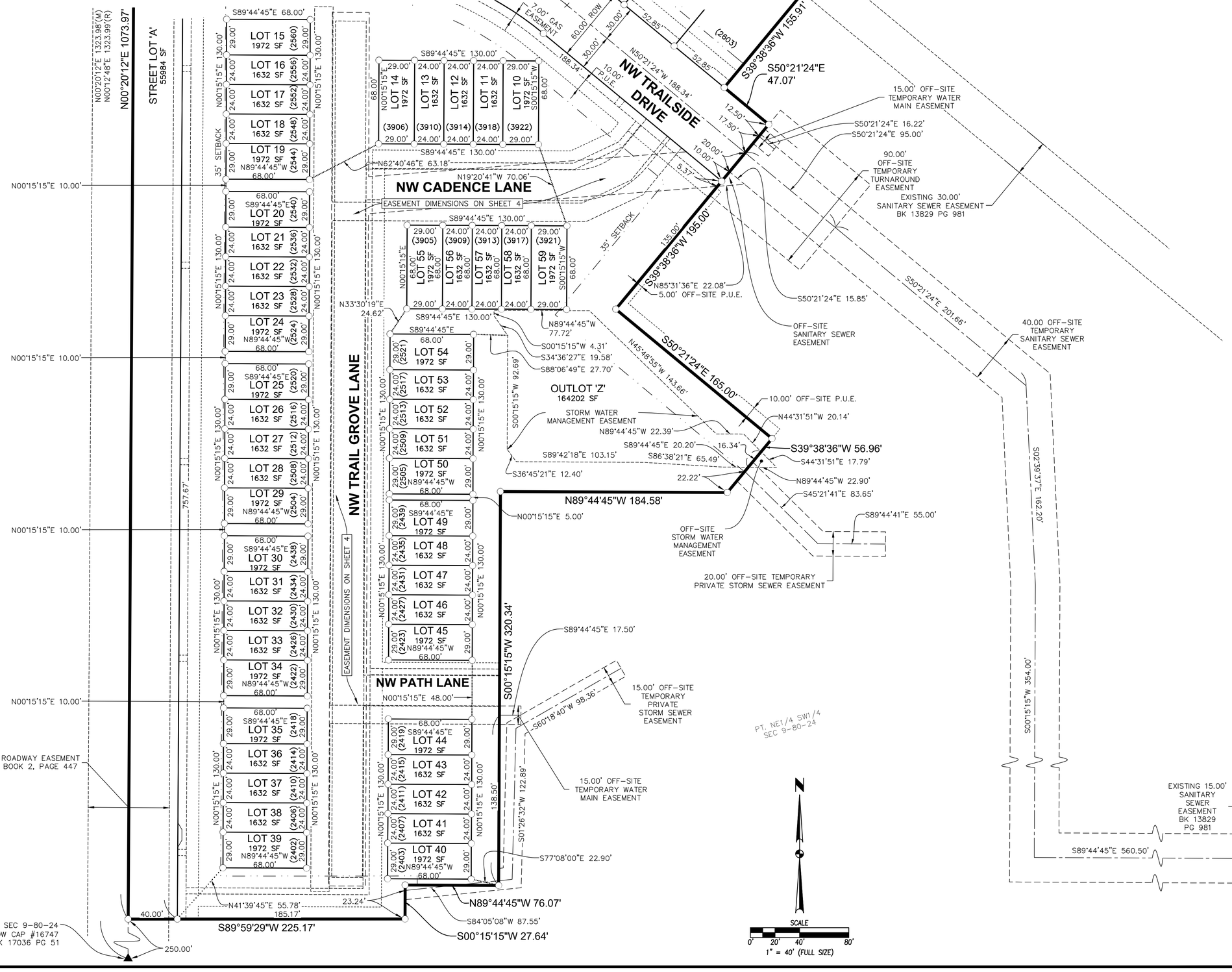
ENG:
TECH:

TRAILSIDE AT TRESTLE RIDGE PLAT 1

FINAL PLAT



REVISIONS	DATE
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FIFTH SUBMITTAL	01/23/26
FOURTH SUBMITTAL	01/09/26
THIRD SUBMITTAL	10/10/25
SECOND SUBMITTAL	09/26/25
FIRST SUBMITTAL	08/29/25

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ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1

FINAL PLAT

3/4

2505.409

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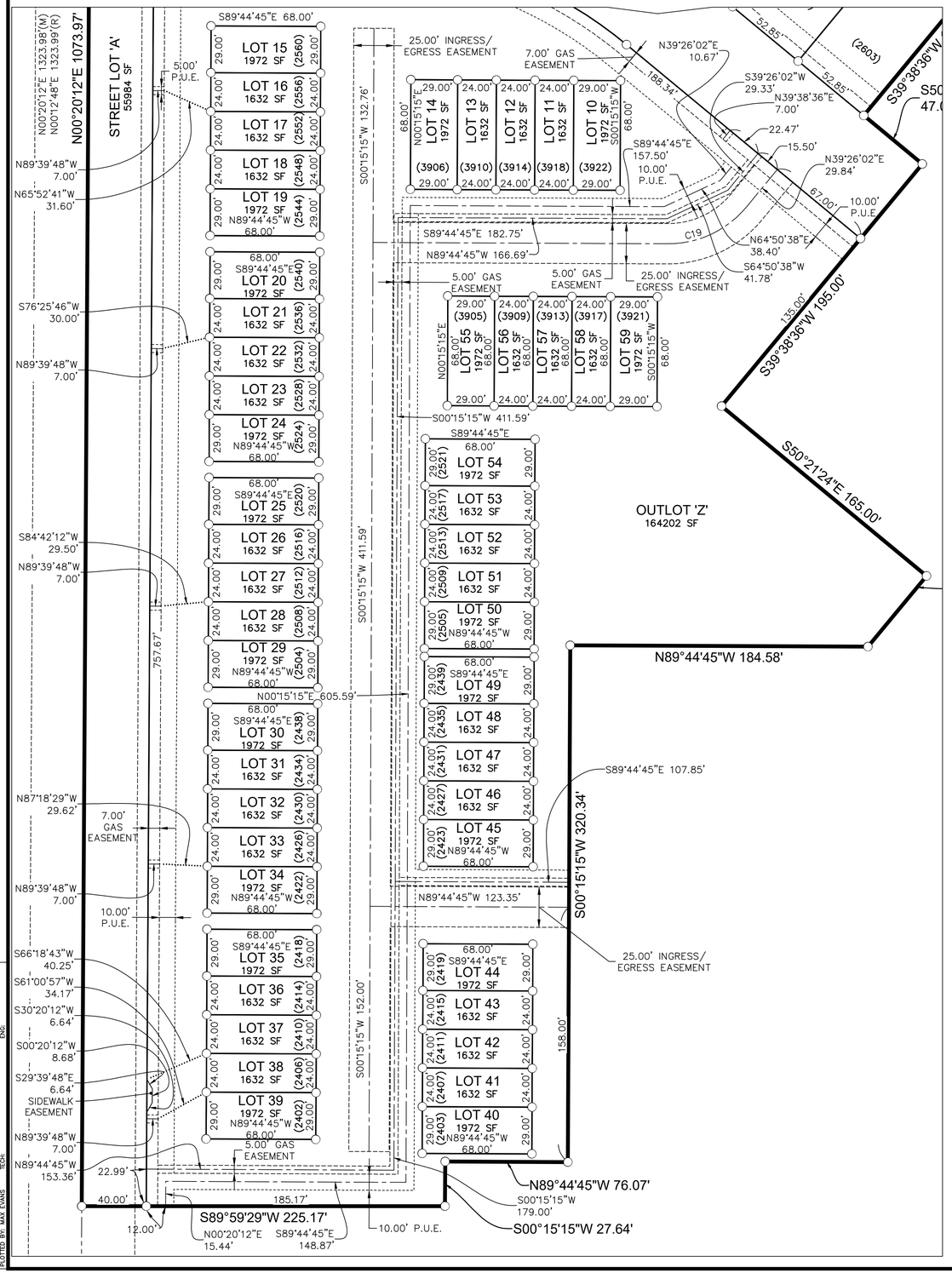
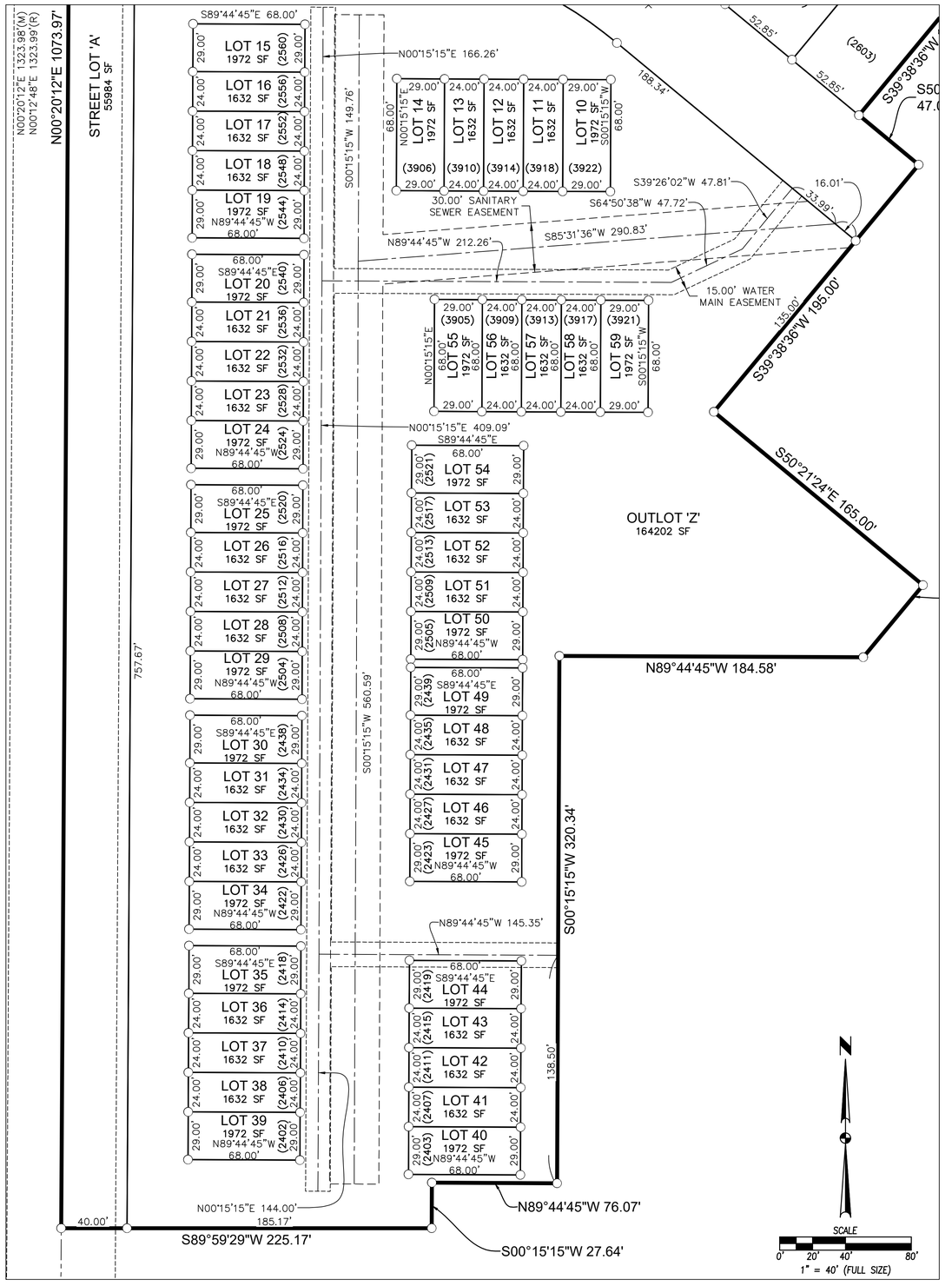
TRAILSIDE AT TRESTLE RIDGE PLAT 1

FINAL PLAT





DATE	REVISIONS
04/03/26	SIXTH SUBMITTAL
01/23/26	FIFTH SUBMITTAL
01/09/26	FOURTH SUBMITTAL
10/10/25	THIRD SUBMITTAL
09/26/25	SECOND SUBMITTAL
08/29/25	FIRST SUBMITTAL

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

TRAILSIDE AT TRESTLE RIDGE PLAT 1
FINAL PLAT

4 / 4

2505.409

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PLOTTED BY: MAX EVANS
COMMENT: ENG

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Ingress/Egress Easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y, Spectrum 36 Plat 2. (date of hrg: 6/1/26 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Threshold Development, LLC has requested the vacation of a Public Ingress/Egress Easement located on Outlot U, Spectrum 36 Plat 1, and Outlot Y, Spectrum 36 Plat 2 to facilitate future development of the sites. This ingress/egress easement served as a maintenance access route for maintaining the Otter Creek Trunk Sewer. With the development of the Spectrum 36 area and extensions of public right-of-way along NE Spectrum Drive, all public purposes served by said easement are no longer necessary. Any future easement needs will be provided during the platting process of either outlot.

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. Notice
3. Exhibit A
4. Applicant Letter

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC INGRESS/EGRESS EASEMENT, LOCATED ON OUTLOT U, SPECTRUM 36 PLAT 1 AND OUTLOT Y, SPECTRUM 36 PLAT 2

WHEREAS, a request has been submitted for the City Council of the City of Ankeny, Iowa, to consider vacating a public ingress/egress easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y, Spectrum 36 Plat 2, and being legally described as follows:

SEE ATTACHED EXHIBIT A

WHEREAS, City staff has reviewed the request, and determined that said easement vacation is appropriate; and

WHEREAS, Section 364.7, Code of Iowa, provides that easements may be vacated only after notice and hearing as required by law.

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

1. That a public hearing shall be held at 5:30 p.m. on the 1st day of June, 2026, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a request to vacate a public ingress/egress easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y, Spectrum 36 Plat 2; and

2. That the City Clerk is hereby authorized and directed to publish notice of said hearing at the time and in the manner required by law.

PASSED AND APPROVED this 18th day of May, 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC INGRESS/EGRESS EASEMENT, LOCATED ON OUTLOT U, SPECTRUM 36 PLAT 1 AND OUTLOT Y, SPECTRUM 36 PLAT 2

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST, WHO, UNDER THE PROVISIONS OF SECTION 364.7, CODE OF IOWA, MAY BE ENTITLED TO NOTICE OF ANY PROPOSED RESOLUTION FOR THE VACATION OF AN EASEMENT OR A PORTION OF AN EASEMENT WITHIN THE CITY OF ANKENY, IOWA.

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider a request to vacate a public ingress/egress easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y, Spectrum 36 Plat 2, lying over, under, across, and through those parts legally described as on file in the City Clerk's office.

NOTICE IS FURTHER GIVEN that said Easement is proposed to be vacated by the City of Ankeny and conveyed to Threshold Development, LLC. Said conveyance will be by Quit Claim Deed, and without payment of consideration.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the City Council will hold a public hearing at 5:30 p.m. on the 1st day of June, 2026, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider the request to vacate that said Easement, at which time and place all citizens and all parties in interest shall have the opportunity to be heard.

DATED this 18th day of May, 2026.

CITY OF ANKENY, IOWA

_____

Michele Yuska, City Clerk

Published in the Des Moines Register on the _____ day of _____, 2026.

EXHIBIT A

A STRIP OF LAND 20.00 FEET IN WIDTH ACROSS THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA BEING SITUATED 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6: THENCE 500° 09' 53" W, 15.24 FEET ALONG THE EAST LINE OF SAID SECTION 6: THENCE N89° 52' 08" W, 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.E. 29TH STREET AND THE POINT OF BEGINNING: THENCE CONTINUING N 89° 52' 08" W. 906.79 FEET: THENCE S 61° 50' 36" W. 84.44 FEET: THENCE S 37° 50' 43" W, 108.85 FEET: THENCE S02° 36' 11" W, 160.97 FEET, TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE: THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, 39.62 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 113° 20' 25" AND BEING SUBTENDED BY A CHORD WHICH BEARS S 59° 21' 23" W. 33.45 FEET; THENCE N63° 53' 24" W TANGENT TO SAID CURVE, 335.54 FEET; THENCE N 80° 21' 12" W, 69.21 FEET; THENCE S 43° 40' 56" W, 261.72 FEET: THENCE N 81° 57' 30" W. 75.16 FEET: THENCE N58° 01' 12" W, 106.93 FEET: THENCE S 74° 40' 18" W, 78.08 FEET: THENCE S 14° 42' 28" W. 130.22 FEET; THENCE S 11° 41' 26" E, 119.44 FEET: THENCE S 20° 56' 04" W, 58.08 FEET: THENCE S 58° 33' 02" W, 166.41 FEET; THENCE S 11° 45' 54" W, 109.03 FEET; THENCE S 70° 19' 07" W, 172.49 FEET TO A POINT ON THE EASTERLY END OF THE 100' WIDE TEMPORARY CONSTRUCTION EASEMENT; AND THERE TERMINATING, CONTAINING IN ITS WIDTH 1.37 ACRES.

27.00
1106 JM

Doc ID: 020708710004 Type: GEN
Recorded: 01/07/2008 at 10:31:29 AM
Fee Amt: $27.00 Page 1 of 4
Revenue Tax: $0.00
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2008-00052433
BK 12503 PG 26-29

RETURN TO:

Prepared by: James E. Graham, 1715 South G Avenue, Nevada, Iowa 50201 (515) 382-1698
For: City of Ankeny, 210 S. Ankeny Blvd., Ankeny, Iowa 50021 (515) 963-3523

SANITARY SEWER EASEMENT

KNOW ALL BY THESE PRESENT:

That we, the undersigned, **OTTER CREEK LAND AND CATTLE, L.C.**, for the consideration of Two Thousand Three Hundred Forty and No/100 --- ($2,340.00) --- DOLLARS and other valuable consideration in hand paid by the CITY OF ANKENY, IOWA, a municipal corporation, do grant and convey unto the City of Ankeny, Iowa, a perpetual easement for sanitary sewer right-of-way under, through and across the following described real estate, which includes the right to enter, reenter, construct, maintain, repair, and replace a sanitary sewer, together with necessary appurtenances:

Perpetual Sewer Easement

A strip of land 30.00 feet in width in the Northwest Quarter of the Southeast Quarter of Section 6, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa as shown on the Plat of Easement attached hereto and by reference made a part hereof, and being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 6; thence N89°59'25"W, 2324.13 feet along the North line of the Southeast Quarter of said Section 6; thence S00°00'35"W, 825.19 feet to the point of beginning; thence S35°23'00"E, 30.00 feet; thence S54°37'00"W, 191.74 feet to a point on the Easterly right of way line of U.S. Interstate #35; thence N13°15'01"W, 32.39 feet along said line; thence N54°37'00"E, 179.53 feet to the point of beginning, containing 0.13 acres.

That said perpetual easement is granted unto the City of Ankeny, Iowa, for the purpose of the construction, installation, maintenance, repair and replacement of the following described public improvement:

Sanitary Sewer

In connection herewith it is specifically agreed that by this perpetual easement, the City of Ankeny shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain, repair and replace a sanitary sewer, and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

That said municipal corporation shall restore said described land to a satisfactory condition after construction and any other entry on said land in substantially the same condition as prior to entry.

It is further agreed that the grantors may make any lawful use of said land, except that no permanent structures shall be built or placed upon the above described perpetual easement, and that if such improvements are built or constructed, in violation of this perpetual easement, the City of Ankeny shall in no way be responsible for any damages thereto resulting from the construction, maintenance or repair of the aforesaid improvements.

That the grantors do hereby covenant with said grantee, that said grantors hold said real estate by fee simple title; that they have good and lawful authority to sell and convey the same, that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

The City of Ankeny shall exercise due care in entering or reentering said real estate and shall compensate the grantors for actual damages caused to said real estate or to grantors' remaining property.

The City of Ankeny shall hold grantors harmless and indemnify grantors from any liability incurred by grantors as a result of the City's exercise of the granted rights.

IN WITNESS WHEREOF I have hereunto affixed my hands this

21 day of December, 2007.

OTTER CREEK LAND AND CATTLE, L.C.

By: Richard L. Albaugh
Name:
Title:

By:_____
Name:
Titie:

STATE OF IOWA :

COUNTY OF STORY : SS

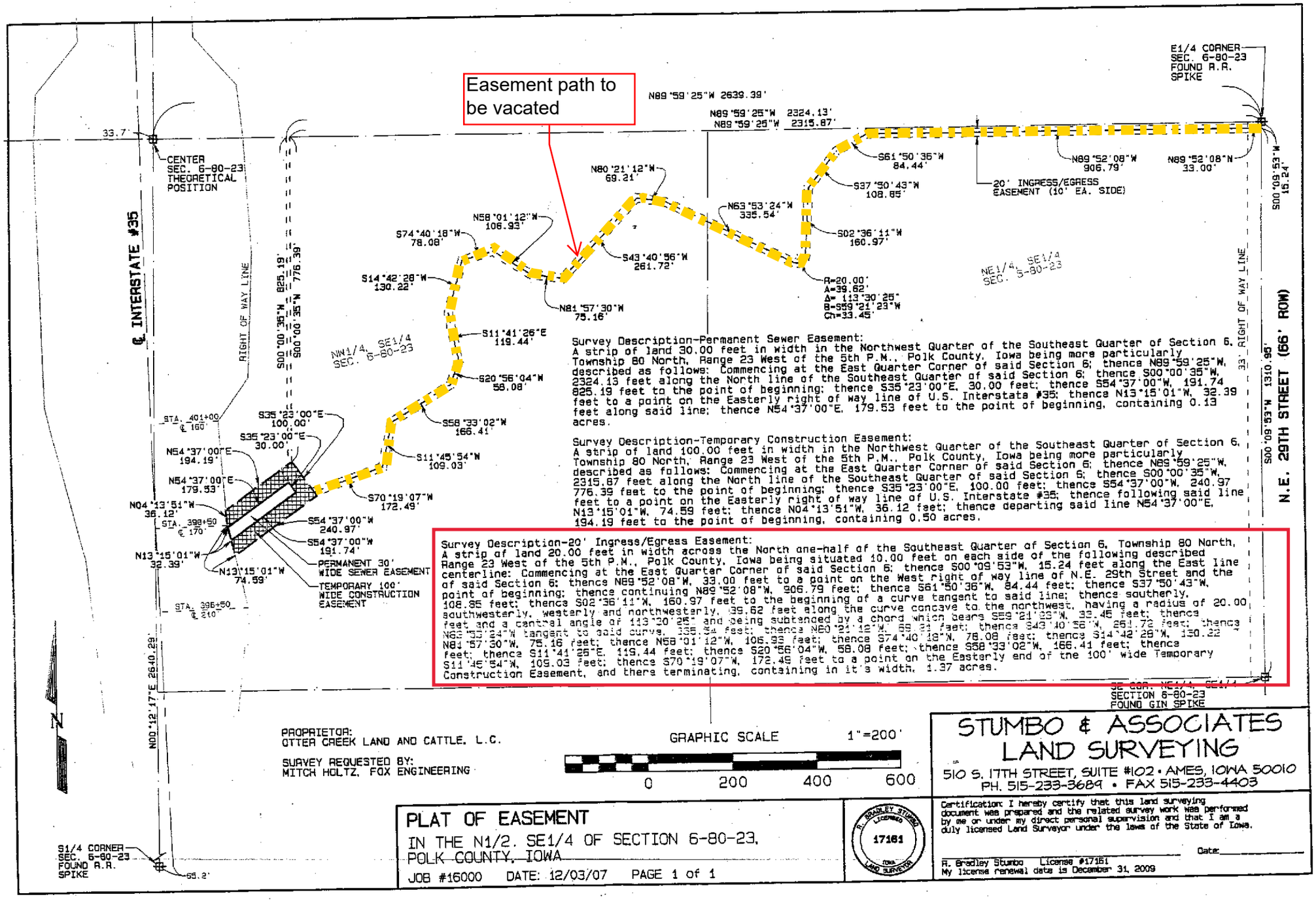
On this 21 day of December, 2007, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared

Richad L. Albaugh

To me known to be the identical person(s) named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

MIKE ADAMS
Commission Number 746768
My Commission Expires
03-07-10

Notary in and for the State of Iowa



Survey Description-Permanent Sewer Easement:
A strip of land 30.00 feet in width in the Northwest Quarter of the Southeast Quarter of Section 6, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa being more particularly described as follows: Commencing at the East Quarter Corner of said Section 6; thence N89°59'25"W, 2324.13 feet along the North line of the Southeast Quarter of said Section 6; thence S00°00'35"W, 825.19 feet to the point of beginning; thence S35°23'00"E, 30.00 feet; thence S54°37'00"W, 191.74 feet to a point on the Easterly right of way line of U.S. Interstate #35; thence N13°15'01"W, 32.39 feet along said line; thence N54°37'00"E, 179.53 feet to the point of beginning, containing 0.13 acres.

Survey Description-Temporary Construction Easement:
A strip of land 100.00 feet in width in the Northwest Quarter of the Southeast Quarter of Section 6, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa being more particularly described as follows: Commencing at the East Quarter Corner of said Section 6; thence N89°59'25"W, 2315.87 feet along the North line of the Southeast Quarter of said Section 6; thence S00°00'35"W, 776.39 feet to the point of beginning; thence S35°23'00"E, 100.00 feet; thence S54°37'00"W, 240.97 feet to a point on the Easterly right of way line of U.S. Interstate #35; thence following said line N13°15'01"W, 74.59 feet; thence N04°13'51"W, 36.12 feet; thence departing said line N54°37'00"E, 194.19 feet to the point of beginning, containing 0.50 acres.

Survey Description-20' Ingress/Egress Easement:
A strip of land 20.00 feet in width across the North one-half of the Southeast Quarter of Section 6, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa being situated 10.00 feet on each side of the following described centerline: Commencing at the East Quarter Corner of said Section 6; thence S00°09'53"W, 15.24 feet along the East line of said Section 6; thence N89°52'08"W, 33.00 feet to a point on the West right of way line of N.E. 29th Street and the point of beginning; thence continuing N89°52'08"W, 906.79 feet; thence S61°50'36"W, 84.44 feet; thence S37°50'43"W, 108.85 feet; thence S02°36'11"W, 160.97 feet to the beginning of a curve tangent to said line; thence southerly, southwesterly, westerly and northwesterly, 39.62 feet along the curve concave to the northwest, having a radius of 20.00 feet and a central angle of 113°30'25" and being subtended by a chord which bears S89°21'23"W, 33.45 feet; thence N63°53'24"W tangent to said curve, 335.54 feet; thence N80°21'12"W, 69.21 feet; thence S43°40'56"W, 261.72 feet; thence N58°01'12"W, 106.93 feet; thence S74°40'18"W, 78.08 feet; thence S14°42'26"W, 130.22 feet; thence N81°57'30"W, 75.16 feet; thence N58°01'12"W, 106.93 feet; thence S74°40'18"W, 78.08 feet; thence S14°42'26"W, 130.22 feet; thence N81°57'30"W, 75.16 feet; thence S11°41'26"E, 119.44 feet; thence S20°56'04"W, 58.08 feet; thence S58°33'02"W, 166.41 feet; thence S11°45'54"W, 109.03 feet; thence S70°19'07"W, 172.49 feet to a point on the Easterly end of the 100' wide Temporary Construction Easement, and there terminating, containing in it's width, 1.37 acres.

PROPRIETOR:
OTTER CREEK LAND AND CATTLE, L.C.

SURVEY REQUESTED BY:
MITCH HOLTZ, FOX ENGINEERING

PLAT OF EASEMENT

IN THE N1/2, SE1/4 OF SECTION 6-80-23, POLK COUNTY, IOWA

JOB #16000 DATE: 12/03/07 PAGE 1 of 1

STUMBO & ASSOCIATES
LAND SURVEYING
510 S. 17TH STREET, SUITE #102 • AMES, IOWA 50010
PH. 515-233-3689 • FAX 515-233-4403

R. BRADLEY STUMBO LICENSED 17161 IOWA LAND SURVEYOR

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Date:_____

R. Bradley Stumbo License #17161
My license renewal date is December 31, 2009

April 29, 2026

Honorable Mayor & City Council
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50023

RE: SPECTRUM 36
INGRESS_EGRESS EASEMENT VACATION REQUEST
S&A PROJECT NO. 126.0447.01

Dear Honorable Mayor and City Council Members:

On behalf of Threshold Development, LLC, please find the accompanying request to vacate an ingress-egress easement located in the northern portion of the Spectrum 36 development.

This ingress-egress easement was granted to the City in 2007 when the Otter Creek Trunk sewer was extended under Interstate 35 and stopped at the east ROW line of the interstate. This easement provided the City an access route from County NE 29th Street westerly along the south side of Otter Creek to reach what was at that time, the uppermost Otter Creek trunk sewer manhole for sewer maintenance as needed.

Since that time, the Otter Creek Trunk Sewer and NE Spectrum Drive have been extended with permanent easements and ROW to provide access to the Otter Creek trunk sewer and subsequent lateral sewers. This ingress-egress easement is no longer necessary and thus the request to vacate it from land that will be developed as future residential areas in the Spectrum 36 development

Please feel free to contact me at your convenience should you have any questions or comments. Thank you for your thoughtful consideration.

Sincerely,
SNYDER AND ASSOCIATES, INC.

Jon Hanson

Jon L. Hanson, P.E.

cc: Brian Martin, Threshold Development
file

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 final plat, subdivision bonds for seeding and erosion control, platted easements, and cost-participation for 12-inch water main for Piper Properties Plat 5 Final Plat.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Piper Properties Plat 5 is a proposed 2.54 acres (+/-) plat, located north of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The subject plat consists of creating one buildable lot anticipated to be utilized for a bank.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commisison recommended City Council approval on February 3, 2026.

FISCAL IMPACT

Authorize cost-participation for 12-inch water main along N Ankeny Boulevard in the amount estimated to be $4,276.25

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. P&Z Minutes
3. Final Plat
4. Staff Report
5. Aerial Map
6. Applicant Letter

WHEN RECORDED RETURN TO:

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

Preparer Information: Ryan Kirschman, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone:(515)963-3556

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, SUBDIVISION BONDS FOR SEEDING AND EROSION CONTROL, PLATTED EASEMENTS, AND AUTHORIZING COST-PARTICIPATION FOR 12-INCH WATER MAIN FOR PIPER PROPERTIES PLAT 5

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for Piper Properties Plat 5 on the 3rd day of February, 2026; and

WHEREAS, the attorney's title opinion, subdivision bonds for seeding and erosion control, and platted easements have been submitted and accepted by the City Engineer and Director of Community Development of the City of Ankeny, Iowa.

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

1. That the final plat for Piper Properties Plat 5 is hereby approved; and
2. That the subdivision bonds for seeding and erosion control are hereby accepted; and
3. That the Public Sanitary Sewer, Public Ingress/Egress, Public Utility, Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement, Public Water, and Public Gas Easements are hereby accepted; and
4. That cost participation for 12-inch water main be authorized in an amount estimated to be $4,276.25 is hereby approved

PASSED AND APPROVED this 18th day of May, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 3, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the February 3, 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, Deb Gervais and Megan Flynn.

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the February 3, 2026 agenda without amendments. Second by J. Herst. 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 of the December 16, 2025 meeting
Motion to approve and accept the December 16, 2025 minutes of the Plan and Zoning Commission meeting.
Item #2. 36th St - Dutch Bros Coffee - Site Plan
Item #3. 1302 N Ankeny Blvd - 2025 Northview Parking Lot Improvements
Item #4. 36th Street Centre Plat 2 - Final Plat
Item #5. Piper Properties Plat 5 - Final Plat
Item #6. Piper Properties Plat 6 - Final Plat

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

PIPER PROPERTIES PLAT 5

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL 2023-76
PT OUTLOT 'Z', PIPER PROPERTIES PLAT 1,
ANKENY, POLK COUNTY, IOWA

REQUESTOR: CENTRAL BANK

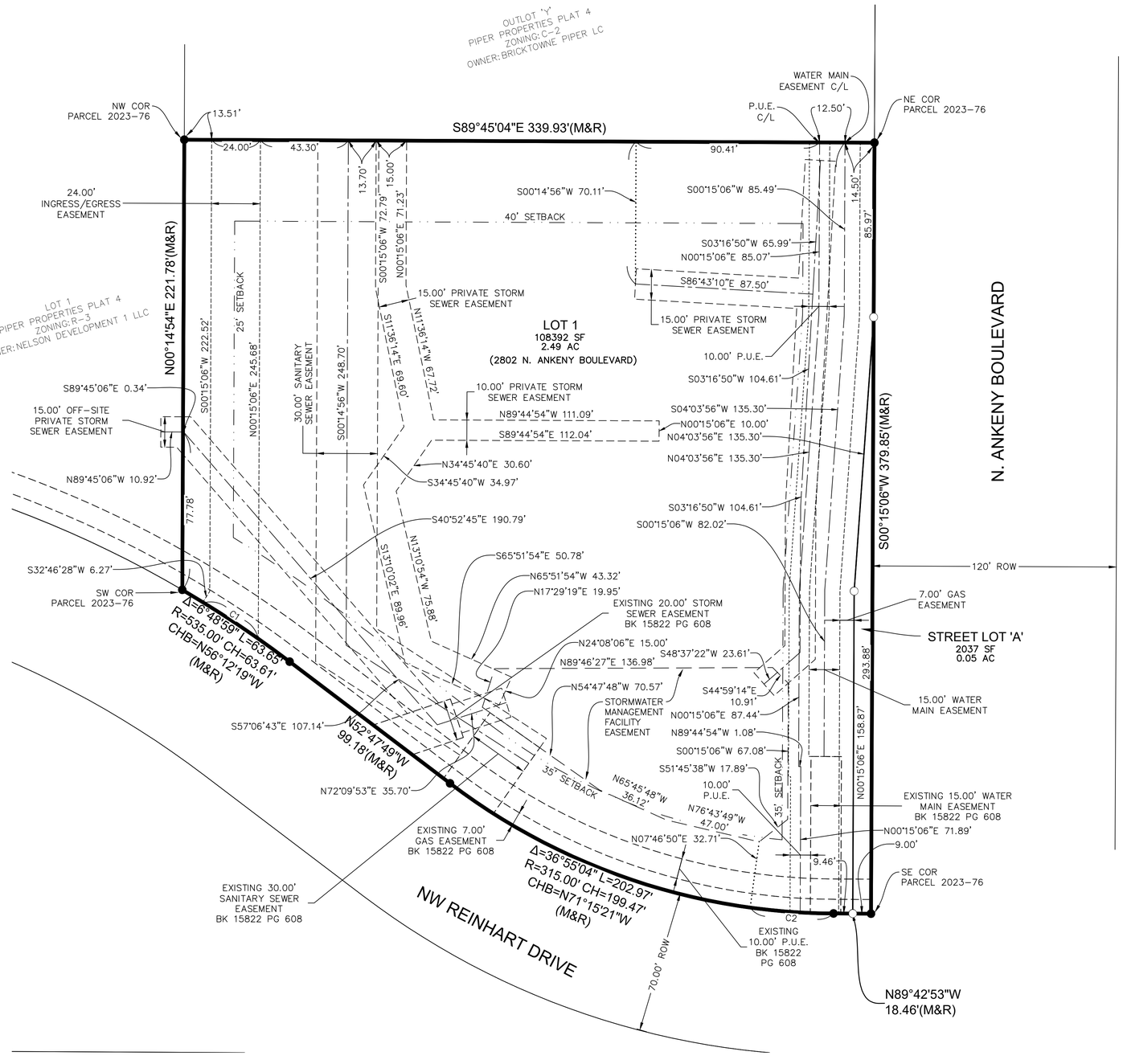
PROPRIETOR: CENTRAL BANK
2805 N ANKENY BLVD
ANKENY, IOWA 50023

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

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

AREA ABOVE RESERVED FOR RECORDING STAMP



OWNER / DEVELOPER

CENTRAL BANK
CONTACT: DAMON MILLER
2805 N ANKENY BLVD
ANKENY, IOWA 50023
PH: (515)473-7033

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-2: GENERAL RETAIL & HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK= 35 FEET
REAR YARD SETBACK= 40 FEET
SIDE YARD SETBACK= 25 FEET

DATE OF SURVEY

JUNE 18, 2025

PLAT DESCRIPTION

PARCEL 2023-76 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19460, PAGE 977, BEING A PART OF OUTLOT 'Z', PIPER PROPERTIES PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 2.54 ACRES (110,429 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.

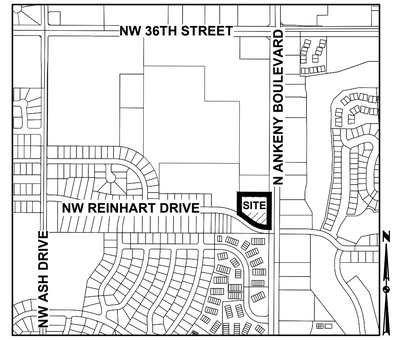
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°29'26"	536.68'	32.70'	S56°36'03"E	32.69'
C2	7°29'43"	315.00'	41.21'	S85°58'02"E	41.18'

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

SCALE
0' 15' 30' 60'
1" = 30' (FULL SIZE)

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.

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	REVISIONS
10/24/25	REVISED
10/01/25	REVISED
07/14/25	REVISED
06/18/25	PREPARED

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

PIPER PROPERTIES PLAT 5
FINAL PLAT

1/1
2505.378

FILE: R:\2025\2505378\DWG\2505378-FINAL PLAT_BANK.DWG
PLOT DATE: 10/24/2025 2:12 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: February 3, 2026

Agenda Item: Piper Properties Plat 5 – Final Plat
Report Date: January 28, 2026
Prepared by: Ryan Kirschman, AICP
Planner I

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Piper Properties Plat 5 Final Plat; and authorize cost participation request for 12-inch watermain along the east side of the property in the amount estimated to be $4,276.25.

Project Summary:

Piper Properties Plat 5 is a proposed 2.54 acres (+/-) plat, located north of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The subject plat consists of creating one buildable lot anticipated to be utilized for a bank.

Project Report:

Streets: There are no new proposed streets with this plat.

Water: The applicant is proposing to install a 12-inch water main that will be installed along N Ankeny Boulevard and 2-inch water main to service the proposed site.

Sewer: 8-inch sanitary sewer will be installed through the site from the south to the north property line by the applicant. The applicant is proposing 6-inch sanitary sewer to service the proposed site.

Drainage: The proposed site has a highpoint in the northern portion of the proposed lot. Generally, lot 1 drains to the south where a detention basin is located. This plat lies in the Middle Four Mile Creek watershed and all storm water from the site will ultimately flow into Four Mile Creek.

Parkland: Dedication is not required for a Commercial Development.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Piper Properties Plat 5**
NAME OF OWNER/ DEVELOPER: **Central Bank**

GENERAL INFORMATION:

PLAT LOCATION:	North of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street
SIZE OF PLAT:	2.54 acres
ZONING:	C-2, General Retail, Highway-Oriented, and Central Business Commercial District

LOTS:

NUMBER:	1 buildable lot;	
SIZE/DENSITY:	Lot 1 2.54 Acres	
USE:	Bank	
BUILDING LINES:		
	Front yard setback:	35’
	Rear yard setback:	40’

PARK SITE DEDICATION:

Dedication is not required for a Commercial Development.

ADJACENT LANDS:

NORTH:	Piper Properties Plat 6
SOUTH:	Piper Properties Plat 3
EAST:	N Ankeny Blvd ROW
WEST:	Piper Properties Plat 4

STREET DEVELOPMENT: No street development will occur with this final plat.

WASTE WATER:

PROJECTED FLOWS: 2.54 acres of land X 3000 gal. per day/acre of developable land = 7,620 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Drainage Area.

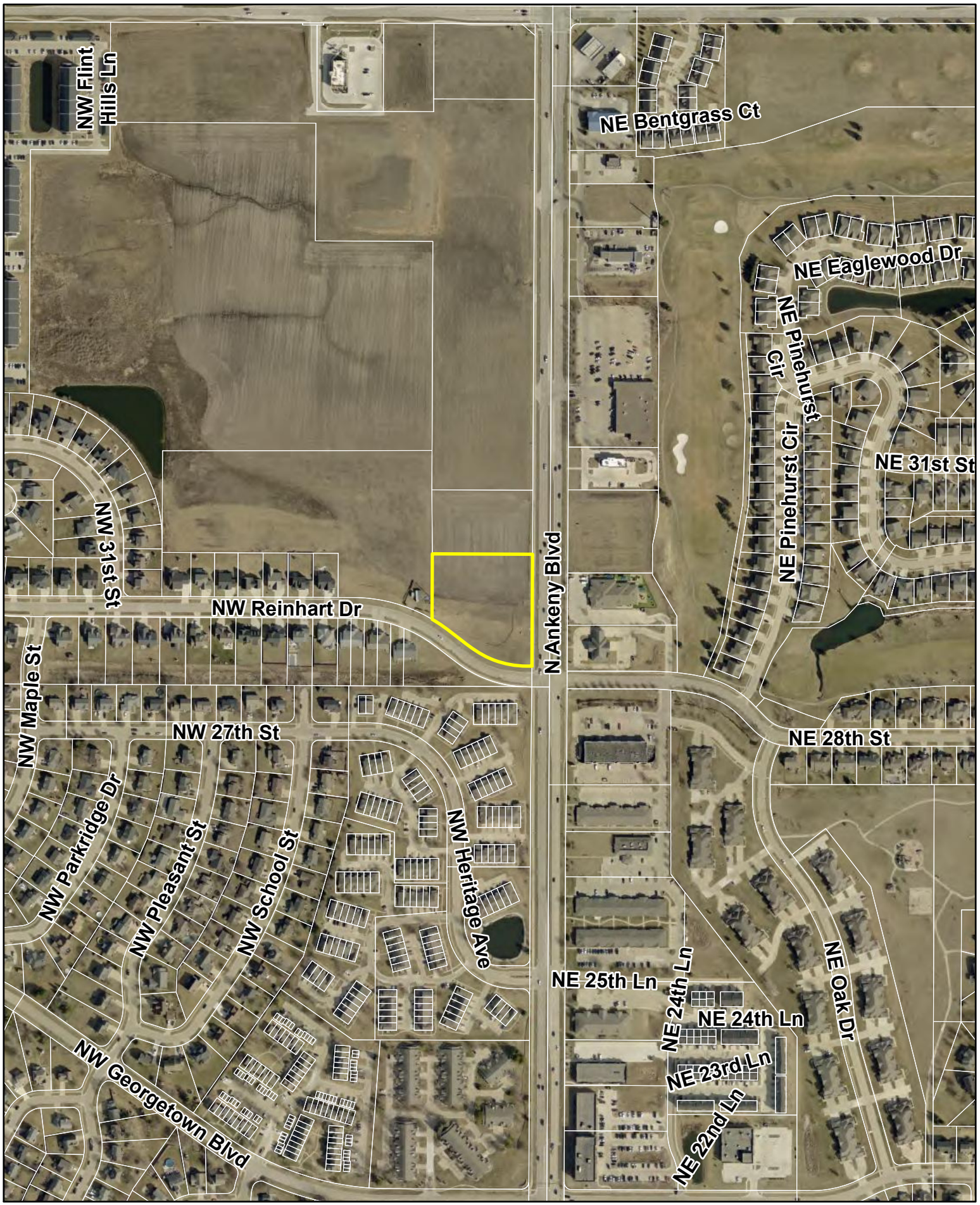
WATER SYSTEM:

USAGE: 2.54 acres of land X 1000 gal. per day/acre of developable land = 2,540 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



N

1 inch = 413 feet

Date: 10/16/2025

Piper Properties Plat 5
Final Plat
Aerial Map

Ankeny
bringing it all together.

October 24, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Central Bank - Ankeny
Final Plat & Site Plan Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Central Bank, we submit herewith the following final plat, construction drawings and site plan for review and approval. The project area contains 2.54 acres and is located northwest of the intersection of N. Ankeny Bouldevard and NW Reinhart Drive. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail & Highway Oriented Commercial Business District. The project features the construction of a 10,480-sf bank building with associated parking improvements. We would like to request cost sharing for the 12-inch watermain in the amount of $13.75/LF which equates to $4,276.25.

Please accept this submittal for the next available Planning & Zoning Commission and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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** 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 5 Final Plat.

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

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND ACCEPTING CONTRACTS AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF SANITARY SEWER AND WATER MAIN IN PIPER PROPERTIES PLAT 5

WHEREAS, the plans and specifications for the construction of sanitary sewer and water main in Piper Properties Plat 5 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for Piper Properties Plat 5.

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

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

PASSED AND APPROVED this 18th day of May, 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 final plat, subdivision bonds for seeding and erosion control, platted easements, and cost-participation for 12-inch water main for Piper Properties Plat 6 Final Plat.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Piper Properties Plat 6 is a proposed 1.69 acres (+/-) plat, located north of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The subject plat consists of creating one buildable lot anticipated to be utilized for a medical and dental offices.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commisison recommended City Council approval on February 3, 2026.

FISCAL IMPACT

Authorize cost-participation for 12-inch water main along N Ankeny Boulevard in the amount estimated to be $6,888.75.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. P&Z Minutes
3. Final Plat
4. Staff Report
5. Aerial Map
6. Applicant Letter

WHEN RECORDED RETURN TO:

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

Preparer Information: Ryan Kirschman, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone:(515)963-3556

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, SUBDIVISION BONDS FOR SEEDING AND EROSION CONTROL, PLATTED EASEMENTS, AND AUTHORIZING COST-PARTICIPATION FOR 12-INCH WATER MAIN FOR PIPER PROPERTIES PLAT 6

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for Piper Properties Plat 6 on the 3rd day of February, 2026; and

WHEREAS, the attorney's title opinion, subdivision bonds for seeding and erosion control, and platted easements have been submitted and accepted by the City Engineer and Director of Community Development of the City of Ankeny, Iowa.

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

1. That the final plat for Piper Properties Plat 6 is hereby approved; and
2. That the subdivision bonds for seeding and erosion control are hereby accepted; and
3. That the Public Sanitary Sewer, Public Gas, Public Utility, and Public Water Main Easements are hereby accepted; and
4. That cost participation for 12-inch water main be authorized in an amount estimated to be $6,888.75 is hereby approved

PASSED AND APPROVED this 18th day of May, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 3, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the February 3, 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, Deb Gervais and Megan Flynn.

AMENDMENTS TO THE AGENDA
Motion by T. Flack to approve and accept the February 3, 2026 agenda without amendments. Second by J. Herst. 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 of the December 16, 2025 meeting
Motion to approve and accept the December 16, 2025 minutes of the Plan and Zoning Commission meeting.
Item #2. 36th St - Dutch Bros Coffee - Site Plan
Item #3. 1302 N Ankeny Blvd - 2025 Northview Parking Lot Improvements
Item #4. 36th Street Centre Plat 2 - Final Plat
Item #5. Piper Properties Plat 5 - Final Plat
Item #6. Piper Properties Plat 6 - Final Plat

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

PIPER PROPERTIES PLAT 6

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'Y', PIPER PROPERTIES PLAT 4
ANKENY, POLK COUNTY, IOWA

REQUESTOR: BRICKTOWNE PIPER LC

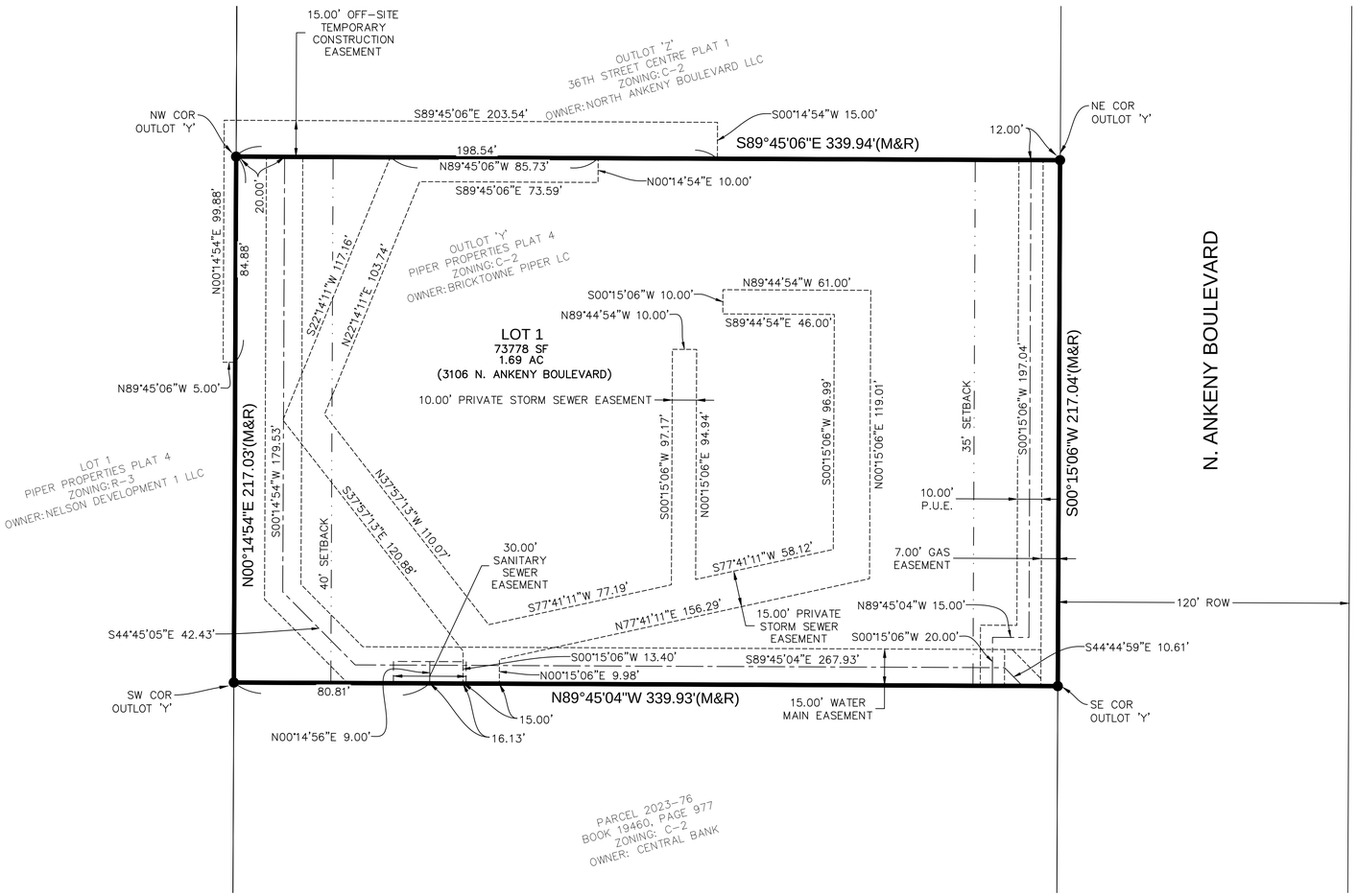
PROPRIETOR: BRICKTOWNE PIPER LC
4611 MORTENSEN ROAD STE 106
AMES, IA 50014

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

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

AREA ABOVE RESERVED FOR RECORDING STAMP



OWNER / DEVELOPER

BRICKTOWNE PIPER LC
CONTACT: TODD PETERSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014
PH: (515) 232-2128

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-2: GENERAL RETAIL & HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK= 35 FEET
REAR YARD SETBACK= 40 FEET
SIDE YARD SETBACK= NONE

DATE OF SURVEY

JUNE 18, 2025

PLAT DESCRIPTION

OUTLOT 'Y', PIPER PROPERTIES PLAT 4, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 1.69 ACRES (73,778 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

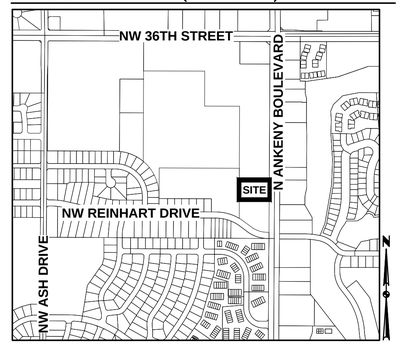
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.

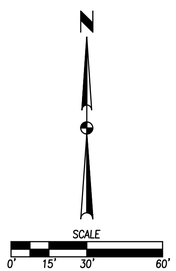
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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 (NOT TO SCALE)



ANKENY, 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 ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL
28686
LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF IOWA

JONATHAN A. ERDAHL, P.L.S. DATE

LICENCE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS | DATE | PREPARED
10/01/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

PIPER PROPERTIES PLAT 6
FINAL PLAT

1/1
2509.702

FILE: H:\2025\2509702\DWG\2509702-FINAL PLAT.DWG
PLOT DATE/TIME: 10/1/2025 11:35 AM COMMENT:
PLOTTED BY: MAX EVANS TECH: ENG:

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: February 3, 2026

Agenda Item: Piper Properties Plat 6 – Final Plat
Report Date: January 28, 2026
Prepared by: Ryan Kirschman, AICP
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Piper Properties Plat 6 Final Plat; and authorize cost participation request for 12-inch watermain along the west side of the property in the amount estimated to be $6,888.75.

Project Summary:

Piper Properties Plat 6 is a proposed 1.69 acres (+/-) plat, located north of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The subject plat consists of creating one buildable lot anticipated to be utilized for a medical and dental offices.

Project Report:

Streets: There are no new proposed streets with this plat.

Water: The applicant is proposing to install a 12-inch water main that will be connecting to the line in the southeast corner of the property. The proposed line will run along the south property line and then go north along the western property line. The building will be serviced with a 6-inch water line.

Sewer: 6-inch sanitary sewer will be installed connecting to the line on the south side of the property.

Drainage: The proposed site has a highpoint in the eastern portion of the proposed parking lot. Generally, lot 1 drains away from the building towards storm drains which connect a detention basin is located on the south side of Piper Properties Plat 5. This plat lies in the Middle Four Mile Creek watershed and all storm water from the site will ultimately flow into Four Mile Creek.

Parkland: Dedication is not required for a Commercial Development.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Piper Properties Plat 6**
NAME OF OWNER/ DEVELOPER: **Bricktowne Piper LC/Advanced Family Dentistry**

GENERAL INFORMATION:

PLAT LOCATION:	North of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street
SIZE OF PLAT:	1.69 acres
ZONING:	C-2, General Retail, Highway-Oriented, and Central Business Commercial District

LOTS:

NUMBER:	1 buildable lot;	
SIZE/DENSITY:	Lot 1 1.69 Acres	
USE:	Medical offices	
BUILDING LINES:		
	Front yard setback:	35’
	Rear yard setback:	40’

PARK SITE DEDICATION:

Dedication is not required for a Commercial Development.

ADJACENT LANDS:

NORTH:	Vacant land zoned C-2
SOUTH:	Piper Properties Plat 5
EAST:	N Ankeny Blvd ROW
WEST:	Piper Properties Plat 4

STREET DEVELOPMENT: No street development will occur with this final plat.

WASTE WATER:

PROJECTED FLOWS: 1.69 acres of land X 3000 gal. per day/acre of developable land = 5,070 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Drainage Area.

WATER SYSTEM:

USAGE: 1.69 acres of land X 1000 gal. per day/acre of developable land = 1,690 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

N

1 inch = 286 feet

Date: 1/28/2026

Piper Properties Plat 6
Final Plat
Aerial Map

Ankeny
bringing it all together.

January 23, 2026

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Advanced Family Dentistry Commercial
Final Plat & Site Plan Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Advanced Family Dentistry, we submit herewith the following final plat, construction drawings and site plan for review and approval. The project area contains 1.69 acres and is located at 3106 N. Ankeny Boulevard. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail & Highway Oriented Commercial Business District. The project features the construction of a 14,800-sf bank building with associated parking improvements. We would like to request cost sharing for the 12-inch watermain in the amount of $13.75/LF which equates to $6,888.75.

Please accept this submittal for the next available Planning & Zoning Commission and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of water main in the Piper Properties Plat 6 Final Plat.

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

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND ACCEPTING CONTRACTS AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF WATER MAIN IN PIPER PROPERTIES PLAT 6

WHEREAS, the plans and specifications for the construction of water main in Piper Properties Plat 6 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for Piper Properties Plat 6.

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

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

PASSED AND APPROVED this 18th day of May, 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Hold Harmless Agreement allowing Dillon Davenport to construct a fence within a Public Storm Sewer, Drainage and Pond Access Easement on the north 17.5 feet of Lot 19, Grove Landing Plat 6.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

2. Hold Harmless Agreement

WHEN RECORDED RETURN TO:

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

Preparer Information: Deb Gervais, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3558

RESOLUTION

RESOLUTION AUTHORIZING THE MAYOR TO SIGN A HOLD HARMLESS AGREEMENT ALLOWING DILLON DAVENPORT TO CONSTRUCT A FENCE WITHIN A PUBLIC STORM SEWER, DRAINAGE AND POND ACCESS EASEMENT ON THE NORTH 17.5 FEET OF LOT 19, GROVE LANDING PLAT 6

WHEREAS, Dillon Davenport and City staff have agreed to a set of terms and conditions regarding the placement of a fence within the Public Storm Sewer, Drainage and Pond Easement located on the north 17.5 feet of Lot 19, Grove Landing Plat 6, City of Ankeny, Polk County, Iowa, a copy of said agreement is attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized to sign a Hold Harmless Agreement allowing Dillon Davenport to construct a fence within a Public Storm Sewer, Drainage and Pond Easement located on the north 17.5 feet of Lot 19, Grove Landing Plat 6, City of Ankeny, Polk County, Iowa.

PASSED AND APPROVED this 18th day of May 2026.

CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
Michelle Yuska, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Dillon Davenport, 1509 NW Jackson Drive, Ankeny IA 50023 812-319-5484

SPACE ABOVE THIS LINE FOR RECORDER

Hold Harmless Agreement

Whereas, ***Dillon Davenport***, (hereinafter "Property Owner") has requested permission to place a ***Fence*** in a portion of the City of Ankeny's (hereinafter the "City") Storm Sewer, Drainage, and Pond Access Easement, more particularly described as follows:

> North 17.5-feet of 1509 NW Jackson Drive Ankeny IA 50023 (Lot 19, Grove Landing Plat 6)

and;

Whereas, the City is agreeable to allowing ***Dillon Davenport*** to place its ***Fence*** in a portion of the Storm Sewer, Drainage, and Pond Access Easement under the terms and conditions stated herein.

Now, therefore, it is hereby agreed as follows:

1. The City agrees to allow ***Dillon Davenport*** to place its ***Fence*** at the north property line of 1509 NW Jackson Drive Ankeny IA 50023, in a portion of the City's Storm Sewer, Drainage, and Pond Access Easement. Said ***Fence*** shall otherwise comply with all agreements, ordinances and laws.

2. ***Dillon Davenport***, and/or ***Dillon Davenport*** successor-in-interest, agrees to remove the ***Fence***, at no cost to the City, within 14 days of the City's request for said removal, to allow work on the Storm Sewer, Drainage, and Pond Access Easement or other utilities. If ***Dillon Davenport***, and/or ***Dillon Davenport*** successor-in-interest, fails to remove said ***Fence*** within the 14 days of the City's request then the City shall have the right to remove said ***Fence*** at ***Dillon Davenport***, and/or ***Dillon Davenport*** successor-in-interest, cost. In the event of a need for an emergency repair to the Storm Sewer, Drainage, and Pond Access Easement, the City shall have the right to remove said ***Fence*** and bill the cost to ***Dillon Davenport*** and/or ***Dillon Davenport*** successor-in-interest and ***Dillon Davenport*** and/or ***Dillon Davenport*** successor-in-interest agrees to pay such cost.

3. The City agrees that in the event the ***Fence*** is removed, and if at the time the ***Fence*** is removed it is a legal nonconforming use, ***Dillon Davenport*** shall have the right to rebuild the same ***Fence*** that was removed in the same or a comparable location, at ***Dillon Davenport*** expense.

4. ***Dillon Davenport*** agrees to protect and indemnify and hold harmless the City from and against any and all losses, costs, damages and expenses occasioned by, or arising out of ***Dillon Davenport*** use of the City's Storm Sewer, Drainage, and Pond Access Easement or the removal or rebuilding of its ***Fence***.

In Witness Whereof, the City of Ankeny has caused this Agreement to be duly executed in its name and on behalf by its Mayor and its seal to be hereunto duly fixed and attested by its City Clerk. ***Dillon Davenport*** has caused this Agreement to be executed by its authorized representative.

Dated this 27th day of April, 2026.

City of Ankeny, Iowa

By: _____
Bobbi B. Bentz, Mayor

Attest:

By: _____
Michelle Yuska, City Clerk

Dillon Davenport

By: Dillon Davenport

Name: Dillon Davenport
Title: Property Owner

STATE OF IOWA, COUNTY OF POLK, ss:

On the _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **BOBBI B. BENTZ** and **MICHELLE YUSKA**, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Ankeny, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and that said instrument was signed and contained in the Resolution adopted by the City Council of Ankeny, Iowa, on the ____ day of _____, 2026, and the said **BOBBI B. BENTZ** and **MICHELLE YUSKA** acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF POLK, ss:

On the 6 day of May, 2026, before me, the undersigned, a Notary Public in and for the said State, personally appeared Dillon Davenport, to me personally known, who being by me duly sworn, did say that he/she is the Property Owner executing the within and foregoing instrument to which this is attached; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Dillon Davenport, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.

Molly C. Guerra
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
MOLLY C. GUERRA
Commission Number 828739
My Commission Expires
12/04/2026

Grove Landing Owners Association / Homeowner Agreement

Dillon & Amanda Davenport
1509 NW Jackson Dr, Ankeny, IA 50023 / Grove Landing Owners Association

The Grove Landing Owners Association will allow you to extend out your fence and not have it flush to your home, as long as 2 stipulations have been met. First, confirmation of approval from the City of Ankeny. Secondly, if the fence would be required to be moved for any reason, then the HOA is not liable for such expense, and the homeowner would be solely responsible for the cost.

HOA Agent: Robert Geiger Date: 4/24/2026

Print name: Robert Geiger

Homeowner: Dillon Davenport Date: 04/27/2026

Print name: Dillon Davenport

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 Ingress/Egress Easement associated with the development of the Elevated Water Storage Tower No. 4 Site Plan.

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 Management Easement
3. Ingress/Egress Easement

WHEN RECORDED RETURN TO:

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

Preparer Information: Bryan Morrissey, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: 515-963-3551

RESOLUTION

RESOLUTION ACCEPTING A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT AND INGRESS/EGRESS EASEMENT ASSOCIATED WITH THE DEVELOPMENT OF THE ELEVATED WATER STORAGE TOWER NO. 4 SITE PLAN

WHEREAS, the Plan & Zoning Commission of the City of Ankeny, Iowa, approved the Elevated Water Storage Tower No. 4 Site Plan on February 17, 2026;

WHEREAS, a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Ingress/Egress Easement, associated with the development of the Elevated Water Storage Tower No. 4 Site Plan, has been submitted and approved by the City Engineer and Director of Community Development of the City of Ankeny, Iowa.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Ingress/Egress Easement associated with the development of the Elevated Water Storage Tower No. 4 Site Plan is hereby accepted.

PASSED AND APPROVED this 18th day of May, 2026.

CITY OF ANKENY

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
City Clerk
410 W. 1st Street
Ankeny, Iowa 50023

Preparer Information: Matthew J. Thomas – Veenstra and Kimm, Inc. West Des Moines, IA 50266 Phone: 515-225-8000

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 THE CITY OF ANKENY (hereinafter referred to as "Grantor") and the **City of Ankeny, Iowa** (hereinafter referred to as "City"), in consideration for the approval by the City of the Project described as the City of Ankeny Water Tower – Project Number 115296 (hereinafter referred to as "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:

PARCEL "2026-17" of the SE1/4 NE1/4 in Section 23-T80N-R24W, as Plat of Survey filed on April 28, 2026 and recorded in Book 20498 Page 760 of the Office of the Polk County Recorder.

("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:

   See EXHIBIT B, attached hereto and made a part hereof

   (hereinafter referred to as 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") in the City of Ankeny 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 hereby consents and agrees to the covenants and obligations of this Agreement and by virtue of their ownership of a portion of the Benefited Property.

5. It is hereby agreed that 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 hereby 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. 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.

9. As detailed in a 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.

10. 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.

11. 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.

12. 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:

    1/2 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 A**, attached hereto and made a part hereof).

PART II – EASEMENT FOR STORM WATER MANAGEMENT FACILITY AND DRAINAGE

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

13. 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.

14. 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.

15. 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.

16. No structure shall be erected over or within the Easement Area without obtaining the prior written approval of the City Engineer.

17. 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.

18. No planting of trees and shrubs is allowed within the Easement Area (other than planting allowed and required by the City).

19. 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.

20. 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.

21. 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.

22. 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.

23. Should there be a conflict between this Agreement any other written covenants affecting the property within the Project, this Agreement shall control.

24. Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

25. 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.

26. 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 _____ day of _____, _____.

GRANTOR & OWNER:

By: _____
Name: _____
Title: _____

STATE OF IOWA, COUNTY OF POLK, ss:

On this _____ day of _____, _____, 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.

_____
Notary Public in and for the State of Iowa

CITY OF ANKENY, IOWA

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

Signed this _____ day of _____, _____.

_____
City Clerk of the City of Ankeny, Iowa

EXHIBIT A

AGREEMENT AND WAIVER
POST CONSTRUCTION STORM WATER MANAGEMENT

THIS AGREEMENT made and entered into by and between the City of Ankeny, Iowa, hereinafter referenced the CITY, and THE CITY OF ANKENY, 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 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on:

See EXHIBIT B, attached hereto and made a part hereof

and applies to the property described as:

PARCEL "2026-17" of the SE1/4 NE1/4 in Section 23-T80N-R24W, as Plat of Survey filed on April 28, 2026 and recorded in Book 20498 Page 760 of the Office of the Polk County Recorder.

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: _____

By _____

Name _____

Date _____

Witness _____

Name _____

EXHIBIT B

LEGAL DESCRIPTION

A part of PARCEL "2026-17", Plat of Survey filed on April 28, 2026 and recorded in Book 20498 Page 760 of the Office of the Polk County Recorder, located vin and forming a part of the Southeast Quarter of the Northeast Quarter in Section 23, Township 80 North, Range 24 West of the 5th P.M., City of Ankeny, Polk County, Iowa, more particularly described as follows:

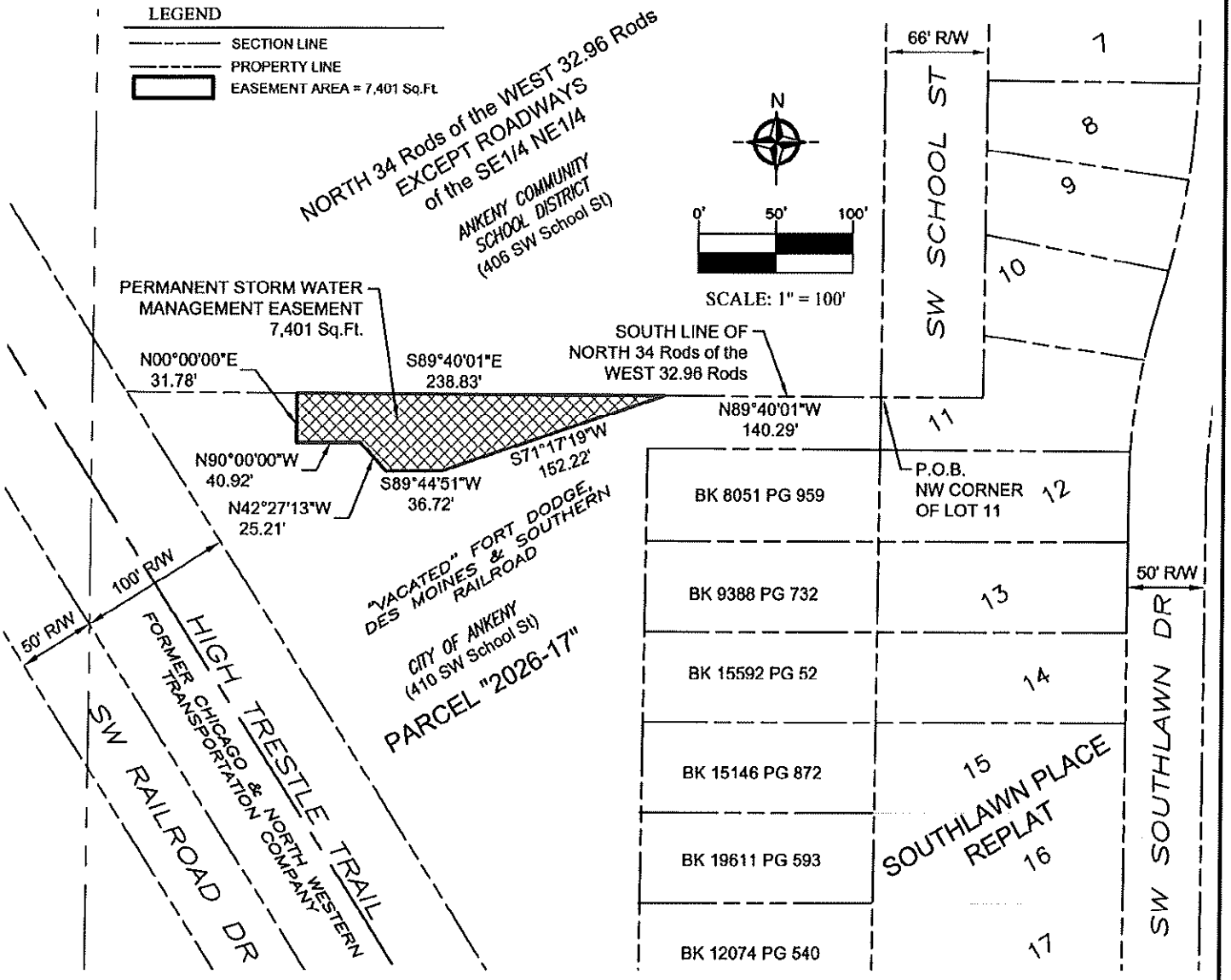
Commencing at the Northwest Corner of LOT 11 in SOUTHLAWN PLACE REPLAT, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 89°40'01" West along the South Line of said North 34 Rods of the West 32.96 Rods in the Southwest Quarter of the Northeast Quarter in said Section 23, a distance of 140.29 feet to the Point of Beginning; thence South 71°17'19" West, 152.22 feet; thence South 89°44'51" West, 36.72 feet; thence North 42°27'13" West, 25.21 feet; thence North 90°00'00" West, 40.92 feet; thence North 00°00'00" East, 31.78 feet to a point on said South Line; thence South 89°40'01" East along said South Line, 238.83 feet to the Point of Beginning, containing 7,401 Square Feet.

PROPERTY OWNER:
CITY OF ANKENY
410 WEST 1ST STREET
ANKENY, IA 50023
(515) 965-6400

EASEMENT DRAWING

EAS-02

PERMANENT STORM WATER MANAGEMENT EASEMENT BEING CONVEYED TO THE CITY OF ANKENY, POLK COUNTY, IOWA



LEGAL DESCRIPTION: PERMANENT STORM WATER MANAGEMENT EASEMENT

A parcel of land located in and forming a part of the Southeast Quarter of the Northeast Quarter in Section 23, Township 80 North, Range 24 West of the 5th P.M., City of Ankeny, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of LOT 11 in SOUTHLAWN PLACE REPLAT, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 89°40'01" West along the South Line of said North 34 Rods of the West 32.96 Rods in the Southwest Quarter of the Northeast Quarter in said Section 23, a distance of 140.29 feet to the Point of Beginning; thence South 71°17'19" West, 152.22 feet; thence South 89°44'51" West, 36.72 feet; thence North 42°27'13" West, 25.21 feet; thence North 90°00'00" West, 40.92 feet; thence North 00°00'00" East, 31.78 feet to a point on said South Line; thence South 89°40'01" East along said South Line, 238.83 feet to the Point of Beginning, containing 7,401 Square Feet.

EASEMENT FOR:
CITY OF ANKENY
410 WEST 1ST STREET
ANKENY, IA 50023
PHONE: (515) 965-6400

V&K PROJECT NUMBER 115296 DATE: 02/23/26

VEENSTRA & KIMM INC.
6775 VISTA DRIVE - WEST DES MOINES, IA 50265 - (515) 225-8000

DRAWING # 1
SHEET 1 OF 1

\\vk-fs.vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DS\Survey\Plats\115296 EAS-01 Ankeny SWM Ease.dwg 2/23/2026 3:08 PM

WHEN RECORDED RETURN TO:
City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Pat Burk, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450
Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023

PERMANENT INGRESS/EGRESS EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Ankeny Community School District, hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, do hereby sell, grant, and convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate (the "Easement Area"):

See Attached Permanent Easement Drawing

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 Ingress/Egress

1. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized structures placed or erected under, over, on, through, across, or within the Easement Area.

2. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns, and transferees shall not erect any fence or other structure under, over, on, through, across, or within the Easement Area without obtaining the prior written consent of the City, 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.

3. 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.

4. 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.

5. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the duty of restoration shall be limited to grading and replacing grass or sod, and any other ground cover (but not including any structures, trees, or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair, or maintenance of any improvements located within the Easement Area.

6. 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. To the extent allowed by law, 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. To the extent allowed by law, the City agrees to indemnify and hold Grantor, 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 the City or its employees, agents or representatives.

7. Easement Benefit. This easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

8. 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.

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.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 23rd day of March, 20 26.

S Gott
Signed

Stephanie Gott, School Board President
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 23rd day of March, A.D. 20 26, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephanie Gott,

X to me personally known
or ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL)

RENAE S. DEVENNEY
Commission Number 859617
My Commission Expires
October 11, 2027

Renae S DeVenney (Sign in Ink)

Renae S DeVenney (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
___
___
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
X OTHER: School

SIGNER IS REPRESENTING:

List name(s) of entity(ies) or person(s)
___
___
___

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

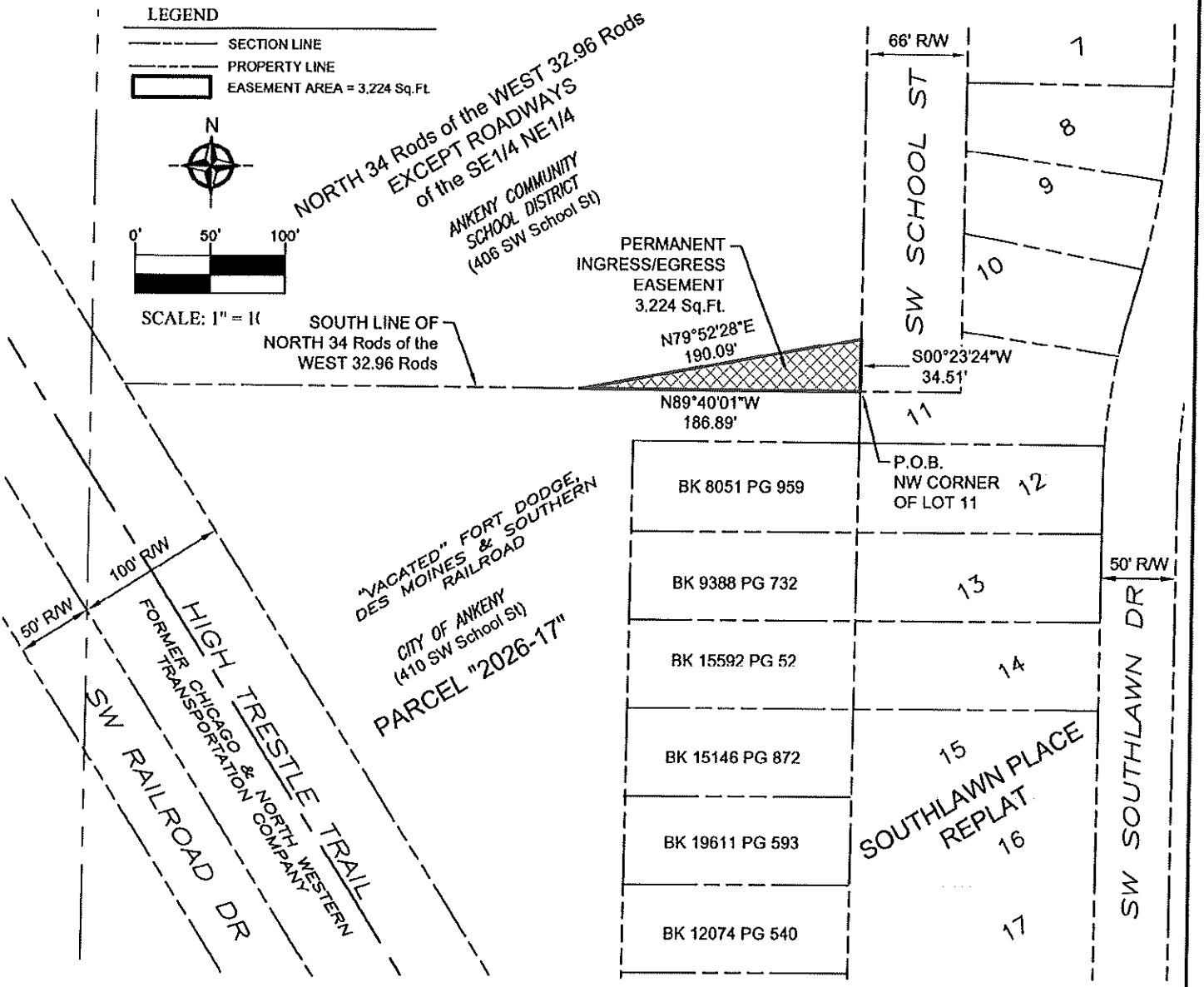
_____
City Clerk of the City of Ankeny, Iowa

PROPERTY OWNER:
ANKENY COMMUNITY
SCHOOL DISTRICT
406 SW SCHOOL ST
ANKENY, IOWA 50023
(515) 965-9600

EASEMENT DRAWING

EAS–01

PERMANENT INGRESS/EGRESS EASEMENT BEING CONVEYED
TO THE CITY OF ANKENY, POLK COUNTY, IOWA



LEGAL DESCRIPTION: PERMANENT INGRESS/EGRESS EASEMENT:

A parcel of land located in and forming a part of the North 34 Rods of the West 32.96 Rods of the Southeast Quarter of the Northeast Quarter in Section 23, Township 80 North, Range 24 West of the 5th P.M., City of Ankeny, Polk County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of LOT 11 in SOUTHLAWN PLACE REPLAT, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 89°40'01" West along the South Line of said North 34 Rods of the West 32.96 Rods in the Southwest Quarter of the Northeast Quarter in said Section 23, a distance of 186.89 feet; thence North 79°52'28" East, 190.09 feet to a point on the West Right-of-Way Line of SW School Street; thence South 00°23'24" West along said West Right-of-Way Line, 34.51 feet to the Point of Beginning, containing 3,224 Square Feet.

EASEMENT FOR:
CITY OF ANKENY
410 WEST 1ST STREET
ANKENY, IA 50023
PHONE: (515) 965-6400

V&K PROJECT NUMBER 115296 DATE: 02/23/26

VEENSTRA & KIMM INC.
6775 VISTA DRIVE - WEST DES MOINES, IA 50265 - (515) 225-8000

DRAWING #
1
SHEET 1 OF 1

\\vk-fs.vkdom.net\wdmshare\0100\0115-Ankeny\0115-0296_Water_Tower_DS\Survey\Plats\115296 EAS-01 Ankeny School Dist.dwg 2/23/2026 2:55 PM

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement with Central Bank concerning the reimbursement for improvements associated with Piper Properties Plat 5.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

A resolution authorizing the Mayor to sign a Development Agreement with Central Bank concerning the reimbursement for improvements associated with Piper Properties Plat 5.

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. Development Agreement

RESOLUTION

RESOLUTION AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ANKENY, IOWA, AND CENTRAL BANK ASSOCIATED WITH PIPER PROPERTIES PLAT 5

WHEREAS, City staff and Central Bank have entered into a Development Agreement that outlines certain terms and conditions to share the cost of improvements associated with the development of Piper Properties Plat 5; and

WHEREAS, the October 14, 2025 Traffic Memo approved by the City shows the traffic generated from Central Bank will require a southbound right-turn lane and lengthening the existing eastbound left-turn lane at the intersection of N Ankeny Boulevard and NW Reinhart Drive; and

WHEREAS, City staff and Central Bank have agreed to said terms and conditions outlined in said Development Agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized to sign a Development Agreement by and between the City of Ankeny, Iowa, and Central Bank associated with Piper Properties Plat 5.

PASSED AND APPROVED this 18th day of May, 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
Michelle Yuska, City Clerk
City of Ankeny
410 W. First St
Ankeny, IA 50023

Preparer Information: Mitchell Wedell, 1210 NW Prairie Ridge Dr., Ankeny, Iowa 50023 (515) 963-3523

SPACE ABOVE THIS LINE FOR RECORDER

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ANKENY, IOWA, AND CENTRAL BANK, IOWA

WHEREAS, the City of Ankeny, Iowa (hereinafter the "City") has received a site plan from the Central Bank, Iowa (hereinafter the "Developer") regarding the construction of the site plan "Central Bank - Ankeny"; and

WHEREAS, the October 14, 2025 Traffic Memo approved by the City shows that traffic generated from Central Bank will require a southbound right-turn lane and lengthening the existing eastbound left-turn lane at the intersection of N Ankeny Boulevard and NW Reinhart Drive (hereinafter the "Improvements"); and

WHEREAS, the City has programmed the N Ankeny Boulevard and NW Reinhart Drive Traffic Signal (hereinafter the "City Project") into the City's current Capital Improvement Program (CIP). The City Project is currently programmed for design in 2026 and construction to occur in 2027; and

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the Developer and the City hereby agree as follows:

1. The City will design and construct the Improvements at N Ankeny Boulevard and NW Reinhart Drive as part of the City Project.

2. The Developer agrees to reimburse the City for all construction costs associated with the Improvements. The reimbursement amount is estimated to be $112,970.00, per the attached cost opinion. The actual reimbursement amount will be based on the certified construction costs at the time of project completion but shall not exceed the above estimated cost. Payment shall be made by the Developer to the City within thirty (30) days after the public improvements for the City Project have been completed and accepted by the City Council.

3. The Developer agrees to provide the City with any right-of-way, and/or temporary construction easements (the "Right of Way") necessary for any street, public utility, pedestrian ramp, or other improvements needed to complete the City Project. The Right of Way shall be provided at no cost to the City.

4. This Agreement shall be governed by the laws of the State of Iowa.

5. In the event a party hereto fails to pay its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, the other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not cured within 30 days from the date of notice, the party not in default may exercise all remedies available at law, or in equity, including specific performance.

6. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.

7. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by the Developer and the City Council of the City of Ankeny, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of the Developer and the City.

8. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.

9. The Developer agrees that this Development Agreement shall be effective and binding from and after the approval hereof by resolution of the City Council and shall be binding on any and all subsequent titleholders, transferees and assignees.

City:

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
Attn.: Don Clark, PE

Central Bank:

Central Bank
2805 N Ankeny Boulevard
Ankeny, IA 50023
Attn.: Nick Brown, General Counsil

Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or the Developer shall have the right to send notices by overnight delivery which notices shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representative on this the 22 day of January 2026.

CENTRAL BANK

By: Nick Brown
Nick Brown, General Counsil

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

Attest:

By: _____
Michelle Yuska, City Clerk

STATE OF SOUTH DAKOTA, COUNTY OF LINCOLN, ss:

On the 22 day of January, 2026, before me, a Notary Public in and for said County and State personally appeared Nick Brown, General Counsil, to me personally known, who being by me duly sworn, did say that he is General Counsil of Central Bank, executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of the corporation, by it and by him voluntarily executed.

Mackenzie M Monett Keller
Notary Public in and for said State of South Dakota

MACKENZIE MONETT KELLER
Seal
Notary Public
South Dakota

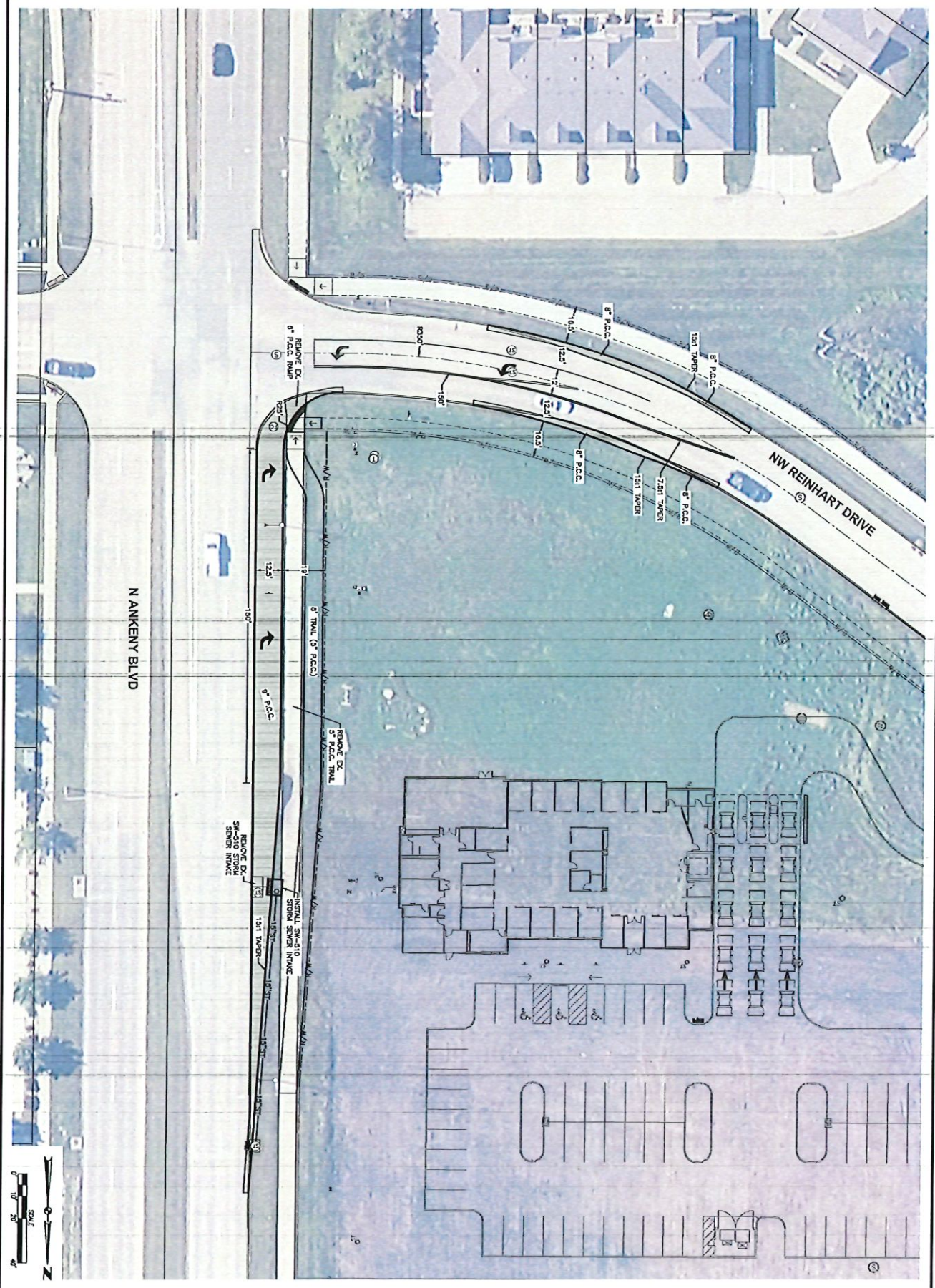
STATE OF IOWA, COUNTY OF POLK, ss:

On the _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **BOBBI B. BENTZ** and **MICHELLE YUSKA**, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Ankeny, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and that said instrument was signed and contained in the Resolution adopted by the City Council of Ankeny, Iowa, on the _____ day of _____, 2026, and the said **BOBBI B. BENTZ** and **MICHELLE YUSKA** acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

N. Ankeny Blvd & NW Reinhart Drive Turn Lanes - Ankeny, Iowa
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
November 11, 2025

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST	TOTAL
Grading						
1	Pavement & Sidewalk Removals	1	LS	$ 5,450.00	$ 5,450.00	
2	Storm Sewer Intake and Pipe Removals	1	LS	$ 2,000.00	$ 2,000.00	
3	Subgrade Preparation & Curb Backfill	604	SY	$ 6.50	$ 3,926.00	
4	Subbase, Modified (6-inches)	672	SY	$ 12.50	$ 8,400.00	
5	Seeding, Permanent	0.2	AC	$ 3,000.00	$ 600.00	
					Grading Total:	$ 20,376.00
Utilities						
6	15-inch RCP	119	LF	$ 76.00	$ 9,044.00	
7	Double Open-Throat Curb Intake, SW-510	1	EA	$ 14,000.00	$ 14,000.00	
					Utilities Total:	$ 23,044.00
Paving						
8	Pavement, PCC, 8-inch	80	SY	$ 62.00	$ 4,960.00	
9	Pavement, PCC, 9-inch	388	SY	$ 70.00	$ 27,160.00	
10	Pavement, PCC Trail, 5-inch	259	SY	$ 50.00	$ 12,950.00	
11	Pedestrian Ramp	1	EA	$ 4,000.00	$ 4,000.00	
12	Pavement Markings - Turn Arrow	3	EA	$ 500.00	$ 1,500.00	
13	Pavement Markings - Striping	5	STA	$ 120.00	$ 600.00	
					Paving Total:	$ 51,170.00
Miscellaneous						
14	Mobilization	1	LS	$ 5,000.00	$ 5,000.00	
15	Traffic Control	1	LS	$ 4,500.00	$ 4,500.00	
16	Street Light Relocation	1	LS	$ 3,000.00	$ 3,000.00	
17	Traffic Sign Relocation	1	LS	$ 500.00	$ 500.00	
18	Contingency (5%)	1	LS	$ 5,380.00	$ 5,380.00	
					Miscellaneous Total:	$ 18,380.00
		Total Opinion of Probable Construction Cost			$ 112,970.00	



1/1 2505.378	N ANKENY BLVD & NW REINHART DR TURN LANE EXHIBIT ANKENY, IOWA	CIVIL DESIGN ADVANTAGE	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 ENGINEER: EKO EI: MAE	REVISIONS / PREPARED	DATE 10/25/2023

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 execution of a Joint Public Service Agreement between the Iowa Department of Transportation (DOT) and the City of Ankeny, Iowa, for the maintenance and repair of primary roads (state highways) within Ankeny.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No Legal Review Required

EXECUTIVE SUMMARY

The action before the City Council is the approval of an agreement with the Iowa DOT to facilitate the maintenance and repair of primary roads located within the city limits of Ankeny.

This agreement with the Iowa DOT is renewed by the City Council every five (5) years. This agreement, which is due for renewal on July 1, 2026, delineates the maintenance and repair responsibilities of each entity. This agreement states what the Iowa DOT shall maintain and repair and what the City of Ankeny shall maintain and repair according to the Iowa Code.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the City Council take the following action:

1. Adopt RESOLUTION authorizing the execution of a Joint Public Service Agreement by and between the City of Ankeny and the Iowa Department of Transportation to facilitate the maintenance and repair of primary roads within Ankeny.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

This item does not have a fiscal impact.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. RES-2026-0504-28EMaintenanceAgreementIADOT
2. Joint Public Service Agreement

RESOLUTION 2026-XXX

A RESOLUTION AUTHORIZING THE EXECUTION OF A JOINT PUBLIC SERVICE AGREEMENT BETWEEN THE IOWA DEPARTMENT OF TRANSPORTATION AND THE CITY OF ANKENY, IOWA, FOR THE MAINTENANCE AND REPAIR OF PRIMARY ROADS WITHIN ANKENY

WHEREAS, the City of Ankeny and the Iowa Department of Transportation (DOT) share responsibility for maintenance and repair of the primary roads (state highways) within the city limits of Ankeny; and

WHEREAS, the City Council renews an agreement with the Iowa DOT every five (5) years. This agreement, which is due for renewal at this time, delineates the road maintenance and repair responsibilities of each entity.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized and directed to execute the Joint Public Service Agreement between the Iowa Department of Transportation and the City of Ankeny for the routine maintenance and repair of the primary roads within Ankeny.

DATED this 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Form 810034wd
Mod

Agreement for Maintenance and Repair of Primary Roads in Municipalities

This Agreement made and entered into by and between the Municipality of Ankeny, Polk County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of Transportation, Ames, Iowa, hereinafter referred to as the Department.

AGREEMENT:

In accord with Provisions of Chapter 28E, Sections 306.3, 306.4, 313.3-5, 313.21-.23, 313.27, 313.36, 314.5, 321.348 and 384.76 of the Code of Iowa and the Iowa Administrative Rules 761 – Chapter 150 (IAC) the Municipality and Department enter into the following agreement regarding maintenance, repair and minor reconstruction of the primary roads within the boundaries of the Municipality.

I. The Department shall maintain and repair:
   - A. Freeways (functionally classified and constructed)
     1. Maintain highway features including ramps and repairs to bridges.
     2. Provide bridge inspection.
     3. Highway lighting.
   - B. Primary Highways – Urban Cross-Section (curbed) (See Sec. II.A)
     1. Pavement: Maintain and repair pavement and subgrade from face of curb to face of curb (excluding parking lanes, drainage structures, intakes, manholes, public or private utilities, sanitary sewers and storm sewers).
     2. Traffic Services: Provide primary road signing for moving traffic, pavement marking for traffic lanes, guardrail, and stop signs at intersecting streets.
     3. Drainage: Maintain surface drainage within the limits of pavement maintenance described in I.B.1 above.
     4. Snow and Ice Removal: Plow traffic lanes of pavement and bridges and treat pursuant to the Department's policy.
     5. Vehicular Bridges: Structural maintenance and painting as necessary.
     6. Provide bridge inspection.
   - C. Primary Highways – Rural Cross-Section (uncurbed) (See II.B)
     1. Maintain, to Department standards for rural roads, excluding tree removal, sidewalks, and repairs due to utility construction and maintenance.
   - D. City Streets Crossing Freeway Rights of Way (See II.C)
     1. Roadsides within the limits of the freeway fence.
     2. Surface drainage of right of way.
     3. Traffic signs and pavement markings required for freeway operation.
     4. Guardrail at piers and bridge approaches.
     5. Bridges including deck repair, structural repair, berm slope protection and painting.
     6. Pavement expansion relief joints and leveling of bridge approach panels.

II. The Municipality shall maintain and repair:
   - A. Primary Highways – Urban Cross-Section (curbed) (See Sec. I.B)
     1. Pavement: Maintain and repair pavement in parking lanes, intersections beyond the limits of state pavement maintenance; curbs used to contain drainage; and repairs to all pavement due to utility construction, maintenance and repair.
     2. Traffic Services: Paint parking stalls, stop lines and crosswalks. Maintain, repair and provide energy to traffic signals and street lighting.
     3. Drainage: Maintain storm sewers, manholes, intakes, catch basins and culverts used for collection and disposal of surface drainage.

4. Snow and ice removal: Remove snow windrowed by state plowing operations, remove snow and ice from all areas outside the traffic lanes and load or haul snow which the Municipality considers necessary. Remove snow and ice from sidewalks on bridges used for pedestrian traffic.
5. Maintain sidewalks, retaining walls and all areas between curb and right-of-way line. This includes the removal of trees as necessary and the trimming of tree branches as necessary.
6. Clean, sweep and wash streets when considered necessary by the Municipality.
7. Maintain and repair pedestrian overpasses and underpasses including snow removal, painting and structural repairs.

B. Primary Highways – Rural Cross-Section (uncurbed) (See Sec. I.C)
1. Maintain and repair highway facilities due to utility construction and maintenance.
2. Removal of trees as necessary and the trimming of tree branches as necessary.
3. Maintain sidewalks.

C. City Streets Crossing Freeway Rights of Way (See I.D)
1. All pavement, subgrade and shoulder maintenance on cross streets except expansion relief joints and bridge approach panel leveling.
2. Mark traffic lanes on the cross street.
3. Remove snow on the cross street, including bridges over the freeway.
4. Clean and sweep bridge decks on streets crossing over freeway.
5. Maintain all roadside areas outside the freeway fence.
6. Maintain pedestrian overpasses and underpasses including snow removal, painting, lighting and structural repair.

III. The Municipality further agrees:
A. That all traffic control devices placed by the Municipality on primary roads within the Municipal boundaries shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways."
B. To prevent encroachment or obstruction within the right of way, the erection of any private signs on the right of way, or on private property which may overhang the right of way and which could obstruct the view of any portion of the road or the traffic signs or traffic control devices contrary to Section 318.11 of the Code of Iowa.
C. To comply with all current statutes and regulations pertaining to overlength and overweight vehicles using the primary roads, and to issue special permits for overlength and overweight vehicles only with approval of the Department.
D. To comply with the current Utility Accommodation Policy of the Department.
E. To comply with the access control policy of the Department by obtaining prior approval of the Department for any changes to existing entrances or for the construction of new entrances.

IV. Drainage district assessments levied against the primary road within the Municipality shall be shared equally by the Department and the Municipality.

V. Major construction initiated by the Department and all construction initiated by the Municipality shall be covered by separate agreements.

VI. The Department and the Municipality may by a separate annual Supplemental Agreement, reallocate any of the responsibilities covered in Section I of this agreement.

VII. This Agreement shall be in effect for a five-year period from July 1, **2026** to June 30, **2031**

IN WITNESS WHEREOF, The Parties hereto have set their hands, for the purposes herein expressed, on the dates indicated below.

Ankeny

MUNICIPALITY

By_____

Date_____

IOWA DEPARTMENT OF TRANSPORTATION

By_____
District Engineer

Date_____

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the SE Oralabor Road & SE Four Mile Drive Traffic Signal in Ankeny, Iowa. (Heggen Farms, LLC)

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 accepting temporary construction easement from Heggen Farms, LLC to facilitate the construction of the SE Oralabor Road & SE Four Mile Dive Traffic Signal.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt a **RESOLUTION** accepting temporary construction easement from Heggen Farms, LLC to facilitate the construction of the SE Oralabor Road & SE Four Mile Drive Traffic Signal in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

December 15, 2025: Council approved a Resolution authorizing the acquisition of property and property interests for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

FISCAL IMPACT

The total compensation for the temporary construction easement is $2,318.00. The cost for the temporary construction easement is part of the project costs for the SE Oralabor Road & SE Four Mile Drive Traffic Signal included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Heggen - Resolution Purchase Agreement
2. Heggen - Purchase Agreement
3. Heggen - Temporary Construction Easement

RESOLUTION 2026-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF TEMPORARY CONSTRUCTION EASEMENT AT 2964 NE 78th AVENUE FOR THE SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that temporary construction easement be granted by Heggen Farms, LLC at 2964 NE 78th Avenue to facilitate the construction of the SE Oralabor Road & SE Four Mile Drive Traffic Signal in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said temporary construction easement necessary for the construction of the SE Oralabor Road & SE Four Mile Drive Traffic Signal; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said temporary construction easement from Heggen Farms, LLC at 2964 NE 78th Avenue;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement and Temporary Construction Easement for the completion of the SE Oralabor Road & SE Four Mile Drive Traffic Signal are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 18th day of May, 2026.

_____
Bobbi B. Benz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Docusign Envelope ID: 35948D25-FA04-4124-9042-7EB1A324E01B

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: Heggen Farms LLC
2964 NE 78th Ave
Ankeny, IA 50021

1. Property Description. The City of Ankeny, Iowa (the "City"), intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s) (the "Property").

2. Purchase Price. The City of Ankeny agrees to pay $2,318.00, for the Acquisition of the Property or an interest in the Property as follows:

Temporary Easement:	3,862 SF x $4.00 / SF x 10% x 1.5 years) =	$	2,317.20
Other Considerations:	Cost to Cure = NA	$	0.00
Total Compensation:	(Rounded Up)	$	2,318.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting or title searches (if any), recording, and other fees and expenses involved with this Project.

3. Purpose of the Acquisition (the "Project"). The acquisition is for the improvement of the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

4. Title. By executing this offer you are warranting that to the best of your knowledge you own the fee title to the Property and have authority to convey the Property or an interest in the Property as set forth in this Agreement.

5. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

6. Possession. Possession shall be upon receipt of funds.

7. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

8. Time is of the Essence. Time is of the essence in this contract.

9. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

10. Execution of Contract. This Contract is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

Docusign Envelope ID: 35948D25-FA04-4124-9042-7EB1A324E01B

11. Temporary Easement Duration. The duration of the Temporary Easement shall be from approximately April 1, 2026 to September 30, 2027 to accommodate permanent surface restoration along with potential overseeding and/or reseeding if applicable.

Dated at Ankeny, Iowa, this 11th day of May, 2026.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Pat Burk, City Attorney

THIS OFFER IS ACCEPTED on this 5/11/2026.

HEGGEN FARMS LLC

By: Signed by: Michael Heggen 0868D416366F4CC...
Michael Heggen, Manager

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa

Type of Document:	**TEMPORARY CONSTRUCTION EASEMENT**
RETURN TO:	Patrick T. Burk, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 Telephone: 515-274-1450
PREPARED BY:	Patrick T. Burk, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 Telephone: 515-274-1450
TAXPAYER:	Heggen Farms LLC, 2964 78th Ave, Ankeny, IA 50021

Grantor(s):
Heggen Farms LLC

Grantee(s):
City of Ankeny, Iowa

Legal Description:

SEE ATTACHED

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, HEGGEN FARMS, L.L.C., (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate (the "Premises"):

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements (the "Project"):

SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon the Premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the Project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after the date of final acceptance for the sole purpose of seeding and surface restoration. Access for the seeding and surface restoration shall not unreasonably interfere with the rights of the Grantor to the use and enjoyment of the Premises.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

MH

IN WITNESS WHEREOF, we have hereunto affixed our hands this 4th day of May, 2026.

HEGGEN FARMS, L.L.C.

By: Michael Heggen
Michael Heggen, Member/MANAGER

MH

STATE OF IOWA)
) ss.
COUNTY OF Dallas)

On this 4th day of May, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael Heggen, as Member of Heggen Farms, L.L.C.

NANCY L. THORNTON
Commission Number 720001
My Commission Expires
December 16, 2026

Nancy L Thornton
Notary Public in and for the State of Iowa

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

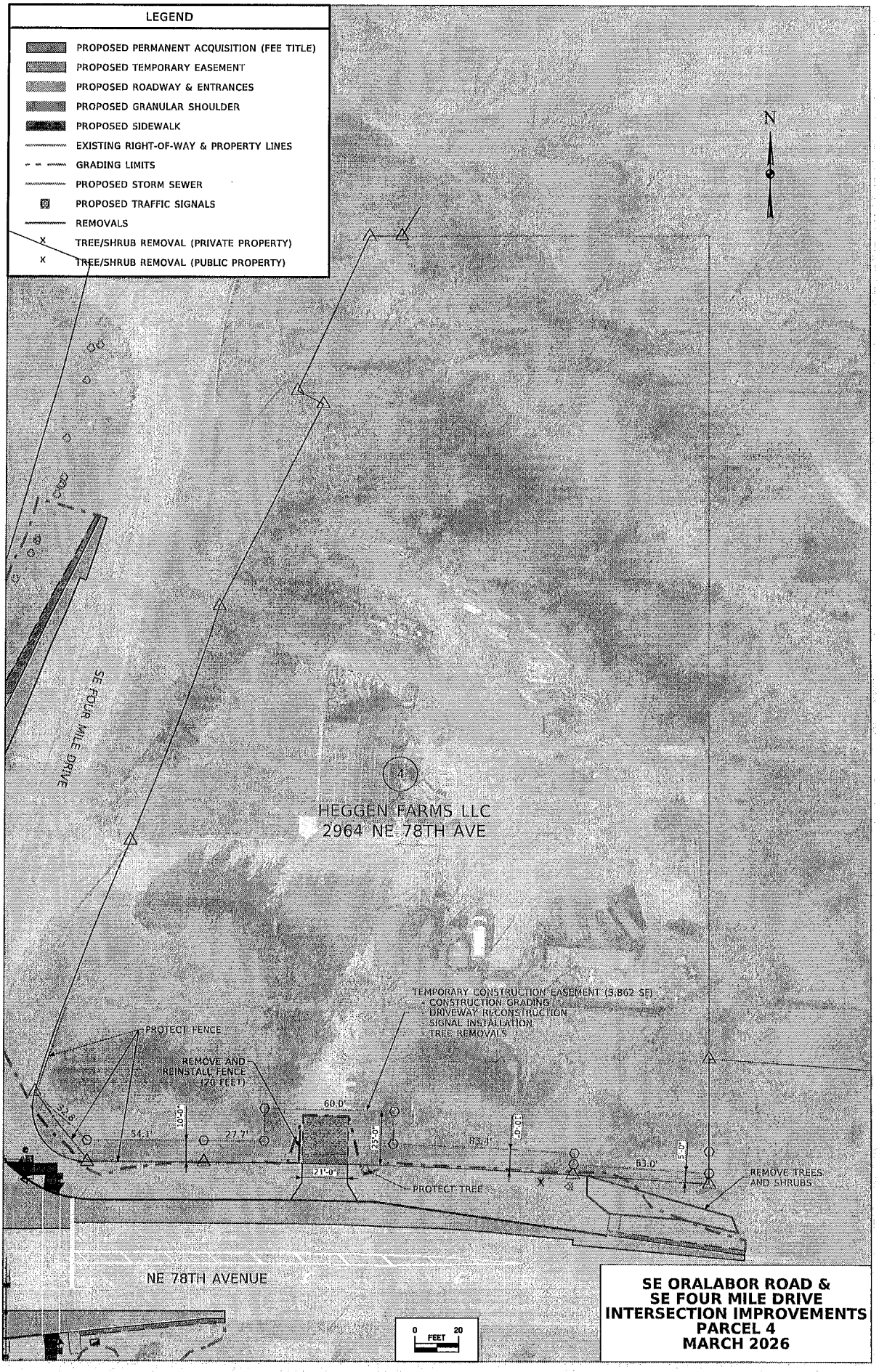
Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa

LEGAL DESCRIPTION

AN EASEMENT OVER ALL THAT PART OF LOTS 2 AND 4 LYING EAST OF THE PUBLIC HIGHWAY, AND ALL OF LOT 3 IN THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 80 NORTH RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 89°52'22" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, 411.26 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°07'38" EAST ALONG THE EASTERLY LINE OF THE ACQUISITION OF SAID LOT 3 DESCRIBED IN BOOK 13169 PAGE 280, 22.50 FEET TO THE NORTHEASTERLY CORNER OF SAID ACQUISITION BEING THE POINT OF BEGINNING; THENCE NORTH 86°12'58" WEST ALONG THE NORTH LINE OF SAID ACQUISITION, 62.73 FEET; THENCE CONTINUING ALONG SAID NORTH LINE BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2550.00 FEET, AN ARC LENGTH IS 170.02 FEET, AND A CHORD WHICH BEARS NORTH 88°07'35" WEST, 169.99 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°57'49" WEST, 54.07 FEET; THENCE ALONG THE WESTERLY LINE OF SAID ACQUISITION BEGIN A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 46.83 FEET, AND A CHORD WHICH BEARS NORTH 36°22'13" WEST, 40.28 FEET; THENCE SOUTH 46°47'23" EAST, 32.76 FEET; THENCE NORTH 89°57'49" EAST, 54.07 FEET; THENCE ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2560.00 FEET, AN ARC LENGTH OF 27.67 FEET, AND A CHORD WHICH BEARS SOUTH 89°43'36" EAST, 27.67 FEET; THENCE NORTH 00°34'58" EAST, 15.00 FEET; THENCE ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2575.00 FEET, AN ARC LENGTH OF 60.00 FEET, AND A CHORD WHICH BEARS SOUTH 88°44'59" EAST, 60.00 FEET; THENCE SOUTH 01°55'05" WEST, 15.00 FEET; THENCE ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2560.00 FEET, AN ARC LENGTH OF 83.37 FEET, AND A CHORD WHICH BEARS SOUTH 87°08'57" EAST, 83.36 FEET; THENCE SOUTH 03°47'02" WEST, 5.00 FEET; THENCE SOUTH 86°12'58" EAST, 62.40 FEET TO THE EAST LINE OF SAID LOT 3, THENCE SOUTH 00°00'03" EAST, 5.01 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 3861 SQUARE FEET, MORE OR LESS.


LEGEND
PROPOSED PERMANENT ACQUISITION (FEE TITLE)
PROPOSED TEMPORARY EASEMENT
PROPOSED ROADWAY & ENTRANCES
PROPOSED GRANULAR SHOULDER
PROPOSED SIDEWALK
EXISTING RIGHT-OF-WAY & PROPERTY LINES
GRADING LIMITS
PROPOSED STORM SEWER
PROPOSED TRAFFIC SIGNALS
REMOVALS
TREE/SHRUB REMOVAL (PRIVATE PROPERTY)
TREE/SHRUB REMOVAL (PUBLIC PROPERTY)
N
SE FOUR MILE DRIVE
4
HEGGEN FARMS LLC
2964 NE 78TH AVE
TEMPORARY CONSTRUCTION EASEMENT (3,862 SF)
CONSTRUCTION GRADING
DRIVEWAY RECONSTRUCTION
SIGNAL INSTALLATION
TREE REMOVALS
PROTECT FENCE
REMOVE AND REINSTALL FENCE (20 FEET)
60.0'
54.1'
27.7'
83.0'
83.0'
21'-0"
PROTECT TREE
REMOVE TREES AND SHRUBS
NE 78TH AVENUE
0
20
FEET
SE ORALABOR ROAD &
SE FOUR MILE DRIVE
INTERSECTION IMPROVEMENTS
PARCEL 4
MARCH 2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 Iowa Signal, Inc. in the amount of $35,008.70 for East 1st Street & Trilein Drive Traffic Signal Upgrades.

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 Iowa Signal, Inc. for the E 1st Street & Trilein Drive Traffic Signal Upgrades.

The project will upgrade the traffic signal cabinet and associated equipment, including ATC cabinet, low-voltage signal heads, new video/ radar vehicle detection, and upgraded pushbuttons where pedestrian crossings are provided. Flashing-yellow-arrow (FYA) signal heads will be added for all approaches. The project is similar to the upgrades completed at five intersections on SE Delaware Avenue in fall 2024, and three intersections on SE Oralabor Road and one on SW State Street in 2025. The upgrades will provide operational and safety benefits, and will place pedestrian pushbuttons at convenient and ADA-compliant locations.

The City requested proposals from three (3) traffic signal construction firms with the experience and skill necessary to complete this project. Two (2) firms were non-responsive. Iowa Signal, Inc. submitted a proposal for $35,008.70, which is 29% below the Engineer's Estimate of $49,425.00. Public Works recommends award to Iowa Signal, Inc., the firm that successfully and efficiently completed the 2024 and 2025 upgrades listed above. They have completed similar projects for other communities in the metro area.

The project will require that the traffic signal be taken out of operation and all-way STOP control (AWSC) will be implemented during a single day with work involving the cabinet and signal heads. Other tasks, such as installation of new pushbuttons, will be completed with minor lane closures only. Dynamic message signs (PDMS) will advise the public of upcoming and active work areas. The work is planned to be completed no later than August 6, 2026, pending on-time delivery of materials furnished by the City.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt **RESOLUTION** accepting a proposal from Iowa Signal, Inc. in the amount of $35,008.70 for East 1st Street & Trilein Drive Traffic Signal Upgrades

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The City Council approved purchase of vehicle detection equipment on April 6, 2026.

FISCAL IMPACT

The project was approved in the 2026-2030 Capital Improvement Program for completion in 2026.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution Accepting Proposal E 1st St & Trilein Dr Traffic Signal Upgrade
2. Bid Tabulation
3. Contract - Performance Bond
4. COI

RESOLUTION 2026-727

A RESOLUTION ACCEPTING A PROPOSAL FROM IOWA SIGNAL INC. IN THE AMOUNT OF $35,008.70 FOR THE CONSTRUCTION OF THE EAST 1ST STREET & TRILEIN DRIVE TRAFFIC SIGNAL UPGRADE PROJECT.

WHEREAS, the City of Ankeny desires to complete traffic signal upgrade at East 1st Street & Trilein Drive, 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:

Iowa Signal, Inc.	$35,008.70
Engineer's Estimated Cost	$49,425.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from Iowa Signal Inc. of Grimes, Iowa in the amount of $35,008.70 be accepted for the construction of the East 1st Street & Trilein Drive Traffic Signal Upgrade project, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

E 1st Street & Trilein Drive Traffic Signal Upgrades

May 12, 2026

Item No.	Item	Unit	Total	Engineer's Estimate	Iowa Signal, Inc.	Baker Electric	Voltmer Electric
	STREETS AND RELATED WORK						
7.01	Remove and Replace Sidewalk, PCC, Iowa DOT C-4, 6" thick of less	SY	7	$ 1,925.00	$ 1,452.50	no response	no response
	TRAFFIC CONTROL						
8.01	TRAFFIC SIGNALIZATION	LS	1	$ 22,500.00	$ 26,556.20	no response	no response
8.02	TEMPORARY TRAFFIC CONTROL	LS	1	$ 17,500.00	$ 4,500.00	no response	no response
	MISCELLANEOUS						
11.01	Mobilization	LS	1	$ 7,500.00	$ 2,500.00	no response	no response
	TOTAL			$ 49,425.00	$ 35,008.70	---	---

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 13th day of May, 20_____, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Iowa Signal 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:

East 1st Street and Trilein Drive Traffic Signal Upgrade

The project will replace the existing high-voltage traffic signal cabinet and signal equipment with low-voltage, ATC cabinets and signal equipment. The project is located with the City of Ankeny's Right-of-Way at E 1st Street and Trilein Drive.

At the intersection, the improvements include removing the existing traffic signal cabinet, and installing an ATC cabinet and controller, and relocating all signal equipment, cables, inputs and outputs to the new environment. Other improvements include replacement of existing LED modules with low-voltage modules, removing and replacing street name and regulatory signs, removing five-section signal heads, installing four-section (FYA) signal heads, temporary traffic control, installing new pushbutton and pedestal poles, and miscellaneous associated work necessary to complete the project.

The City will furnish the low-voltage ATC cabinet and riser, low-voltage LED modules, four-section signal heads, video detection equipment, and street name and regulatory signs for the intersection.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Thirty five thousand and eight dollars & 70/100---------- DOLLARS ($ 35,008.70), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders as noted below:

The Contractor shall fully complete the project no later than **August 6, 2026**. Fully complete shall be defined as all work completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Three Hundred Dollars ($300.00) 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:

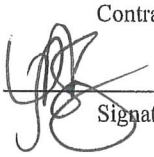
By _____

(Seal)
ATTEST:

_____

CONTRACTOR:

Iowa Signal Inc.
Contractor

By 
Signature

President
Title

3711 SE Capitol Circle
Street Address

Grimes, IA 50111
City, State, Zip Code

515-249-5076
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 0 9 5 9 - 7 9 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

2. Out-of-State Contractors:

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

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

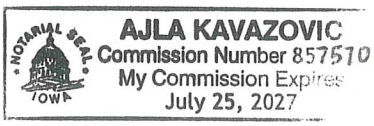
NOTE:

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

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Polk County)

On this 13th day of May, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Wayne Lesley and _____, to me known, who, being by me duly sworn, did say that they are the President, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Wayne Lesley and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Ajla Kavazović
Notary Public in and for the State of Iowa
My commission expires July 25, 2027

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

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	Remove and Replace Sidewalk, PCC, Iowa DOT C-4, 6" thick or less	SY	7	$ 207.50	$1,452.50
	TRAFFIC CONTROL				
8.01	Traffic Signalization	LS	1	$26,556.20	$ 26,556.20
8.02	Temporary Traffic Control	LS	1	$ 4,500.00	$ 4,500.00
	MISCELLANEOUS				
11.01	Mobilization	LS	1	$ 2,500.00	$ 2,500.00

TOTAL CONTRACT AMOUNT = $ 35,008.70

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Iowa Signal, Inc, 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 Thirty-five thousand eight and 70/100 DOLLARS ($35,008.70), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 13th day of May, 2026, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

East 1st Street and Trilein Drive Traffic Signal Upgrade

The project will replace the existing high-voltage traffic signal cabinet and signal equipment with low-voltage, ATC cabinets and signal equipment. The project is located with the City of Ankeny's Right-of-Way at E 1st Street and Trilein Drive.

At the intersection, the improvements include removing the existing traffic signal cabinet, and installing an ATC cabinet and controller, and relocating all signal equipment, cables, inputs and outputs to the new environment. Other improvements include replacement of existing LED modules with low-voltage modules, removing and replacing street name and regulatory signs, removing five-section signal heads, installing four-section (FYA) signal heads, temporary traffic control, installing new pushbutton and pedestal poles, and miscellaneous associated work necessary to complete the project.

The City will furnish the low-voltage ATC cabinet and riser, low-voltage LED modules, four-section signal heads, video detection equipment, and street name and regulatory signs for the intersection.

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

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

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

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

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

   A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **one (1)** 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 twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase; and

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

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

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

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

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

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

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

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

Witness our hands this 13th day of May, 2026.

PRINCIPAL:

Iowa Signal, Inc.
Contractor

By _____
Signature

Wayne Lesley, President
Title

SURETY:

Old Republic Surety Company
Surety Company

By _____
Signature Attorney-in-Fact Officer

Krista K Kroeger, Attorney-In-Fact
Printed Name of Attorney-in-Fact Officer

Jester Insurance Services
Company Name

611 6th Ave Suite 150
Company Address

Des Moines, IA 50309
City, State, Zip Code

515-350-7662
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: KRISTA K. KROEGER, LISA FRENCH, JANELLE I. FRIEDMAN, NOLAN G. GRIMM, HEITH HOCKENBERRY, DALE A. ANDERSON, MARK STEARNS, EMILEE COOK of DES MONINES, 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 22nd day of August, 2022.

Karen J. Haffner
Assistant Secretary

OLD REPUBLIC SURETY COMPANY

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 22nd day of August, 2022, personally came before me, Alan Pavlic and Karen J Haffner, 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.

Kathryn R. Pearson
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.

40-1113

Signed and sealed at the City of Brookfield, WI this 13th day of May, 2026.

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)

Jester Insurance Services, Inc.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/15/2026

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: Krista Kroeger	
Jester Insurance Services 611 5th Ave Suite 150 Des Moines IA 50309	PHONE (A/C, No, Ext): (515) 350-7662	FAX (A/C, No): (515) 350-7662
	E-MAIL ADDRESS: kkroeger@jesterinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Cincinnati Insurance Company	
INSURED Iowa Signal Inc. 3711 SE Capitol Circle Grimes IA 50111	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 2025/26 Master **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: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y		EPP 0510474	11/01/2025	11/01/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			EBA 0510474	11/01/2025	11/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			EPP 0510474	11/01/2025	11/01/2026	EACH OCCURRENCE	$ 5,000,000
							AGGREGATE	$ 5,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		EWC 0510473	11/01/2025	11/01/2026	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 500,000
							E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

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

RE: E 1st St & Trilein Dr Traffic Signal Upgrade. City of Ankeny is an additional insured per attached GA472.

CERTIFICATE HOLDER

City of Ankeny
410 W 1st Street
Ankeny IA 50023

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CONTRACTORS ADDITIONAL INSURED - AUTOMATIC STATUS AND AUTOMATIC WAIVER OF SUBROGATION WHEN REQUIRED IN WRITTEN CONTRACT, AGREEMENT, PERMIT OR AUTHORIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Additional Insured - Owners, Lessees Or Contractors - Automatic Status For Other Parties When Required In Written Contract Or Agreement With You

1. **Section II - Who Is An Insured** is amended to include as an additional insured any person or organization you have agreed in writing in a contract or agreement to add as an additional insured on this Coverage Part. Such person(s) or organization(s) is an additional insured only with respect to liability for:

   a. "Bodily injury", "property damage" or "personal and advertising injury" *caused, in whole or in part, by* the performance of your ongoing operations by you or on your behalf, under that written contract or written agreement. Ongoing operations does not apply to "bodily injury" or "property damage" occurring after:

      (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

      (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project; and

   b. "Bodily injury" or "property damage" *caused, in whole or in part, by* "your work" performed under that written contract or written agreement and included in the "products-completed operations hazard", but only if:

      (1) The Coverage Part to which this endorsement is attached provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard"; and

      (2) The written contract or written agreement requires you to provide additional insured coverage included within the "products-completed operations hazard" for that person or organization.

      If the written contract or written agreement requires you to provide additional insured coverage included within the "products-completed operations hazard" for a specified length of time for that person or organization, the "bodily injury" or "property damage" must occur prior to the expiration of that period of time in order for this insurance to apply.

      If the written contract or written agreement requires you to provide additional insured coverage for a person or organization per only ISO additional insured endorsement form number **CG 20 10**, without specifying an edition date, and without specifically requiring additional insured coverage included within the "products-completed operations hazard", this Paragraph **b.** does not apply to that person or organization.

2. If the written contract or written agreement described in Paragraph **1.** above specifically requires you to provide additional insured coverage to that person or organization:

   a. *Arising out of* your ongoing operations or *arising out of* "your work"; or

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b. By way of an edition of an ISO additional insured endorsement that includes *arising out of* your ongoing operations or *arising out of* "your work";

then the phrase *caused, in whole or in part, by* in Paragraph **A.1.a.** and/or Paragraph **A.1.b.** above, whichever applies, is replaced by the phrase *arising out of.*

3. With respect to the insurance afforded to the additional insureds described in Paragraph **A.1.**, the following additional exclusion applies:

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

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

b. Supervisory, inspection, architectural or engineering activities.

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

4. This Paragraph **A.** does not apply to additional insureds described in Paragraph **B.**

B. **Additional Insured - State Or Governmental Agency Or Subdivision Or Political Subdivision - Automatic Status When Required In Written Permits Or Authorizations**

1. **Section II - Who Is An Insured** is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision you have agreed in writing in a permit or authorization to add as an additional insured on this Coverage Part. Such state or governmental agency or subdivision or political subdivision is an additional insured only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued, in writing, a permit or authorization.

2. With respect to the insurance afforded to the additional insureds described in Paragraph **B.1.**, the following additional exclusions apply:

This insurance does not apply to:

a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

b. "Bodily injury" or "property damage" included within the "products-completed operations hazard."

C. The insurance afforded to additional insureds described in Paragraphs **A.** and **B.**:

1. Only applies to the extent permitted by law; and

2. Will not be broader than that which you are required by the written contract, written agreement, written permit or written authorization to provide for such additional insured; and

3. Does not apply to any person, organization, state, governmental agency or subdivision or political subdivision specifically named as an additional insured for the same project in the schedule of an endorsement added to this Coverage Part.

D. With respect to the insurance afforded to the additional insureds described in Paragraphs **A.** and **B.**, the following is added to **Section III - Limits Of Insurance**:

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

1. Required by the written contract, written agreement, written permit or written authorization described in Paragraphs **A.** and **B.** For the purpose of determining the required amount of insurance only, we will include the minimum amount of any Umbrella Liability or Excess Liability coverage required for that additional insured in that written contract, written agreement, written permit or written authorization; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

E. **Section IV - Commercial General Liability Conditions** is amended to add the following:

Automatic Additional Insured Provision

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This insurance applies only if the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" offense is committed:

1. During the policy period; and
2. Subsequent to your execution of the written contract or written agreement, or the issuance of a written permit or written authorization, described in Paragraphs **A.** and **B.**

F. Except when **G.** below applies, the following is added to **Section IV - Commercial General Liability Conditions, Other Insurance,** and supersedes any provision to the contrary:

When Other Additional Insured Coverage Applies On An Excess Basis

This insurance is primary to other insurance available to the additional insured described in Paragraphs **A.** and **B.** except:

1. As otherwise provided in **Section IV - Commercial General Liability Conditions, Other Insurance, b. Excess Insurance**; or
2. For any other valid and collectible insurance available to the additional insured as an additional insured on another insurance policy that is written on an excess basis. In such case, this insurance is also excess.

G. The following is added to **Section IV - Commercial General Liability Conditions, Other Insurance,** and supersedes any provision to the contrary:

Primary Insurance When Required By Written Contract, Agreement, Permit Or Authorization

Except when wrap-up insurance applies to the claim or "suit" on behalf of the additional insured, this insurance is primary to any other insurance available to the additional insured described in Paragraphs **A.** and **B.** provided that:

1. The additional insured is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract, agreement, permit or authorization described in Paragraph **A.** or **B.** that this insurance would be primary to any other insurance available to the additional insured.

As used in this endorsement, wrap-up insurance means a centralized insurance program under which one party has secured either insurance or self-insurance covering some or all of the contractors or subcontractors performing work on one or more specific project(s).

Primary And Noncontributory Insurance When Required By Written Contract, Agreement, Permit Or Authorization

Except when wrap-up insurance applies to the claim or "suit" on behalf of the additional insured, this insurance is primary to and will not seek contribution from any other insurance available to the additional insured described in Paragraphs **A.** and **B.** provided that:

1. The additional insured is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract, agreement, permit or authorization described in Paragraph **A.** or **B.** that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

As used in this endorsement, wrap-up insurance means a centralized insurance program under which one party has secured either insurance or self-insurance covering some or all of the contractors or subcontractors performing work on one or more specific project(s).

H. Section IV - Commercial General Liability Conditions, Transfer Of Rights Of Recovery Against Others To Us is amended by the addition of the following:

Waiver of Subrogation

We waive any right of recovery against any additional insured under this endorsement, because of any payment we make under this endorsement, to whom the insured has waived its right of recovery in a written contract, written agreement, written permit or written authorization. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such additional insured prior to loss.

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Sunrise Park Parking Lot Reconstruction Project: Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with TK Concrete, Inc. in the amount of $89,071.00; and c) Final Payment #1 in the amount of $84,617.45; Retainage Payment in the amount of $4,453.55.

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

The actions before the Council are the approval of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments to TK Concrete, Inc. for the Sunrise Park Parking Lot Reconstruction project.

The Sunrise Park Parking Lot Reconstruction project is now complete. A series of actions are needed in order to close out this construction project:

1) Engineer's Certificate of Completion: The attached Certificate of Completion from the project engineer states that the work performed was in substantial compliance with the plans and specifications, and that the final contract amount is $89,071.00.

2) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the Sunrise Park Parking Lot Reconstruction project and establishes the final contract amount to be $89,071.00.

3) Final Payment: TK Concrete, Inc. = $84,617.45
Retainage Payment: TK Concrete, Inc. = $4,453.55

It is recommended that the retainage payment be approved for payment 31 days from the date of acceptance of

the project, in accordance with the terms of the contract.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following actions:

1. Accept the Certificate of Completion from the project engineer for the Sunrise Park Parking Lot Reconstruction project.
2. Adopt the Resolution accepting the Sunrise Park Parking Lot Reconstruction project with TK Concrete, Inc. in the final contract amount of $89,071.00; and
3. Authorize final payment to TK Concrete, Inc. in the amount of $84,617.45 and release of retainage payment in the amount of $4,453.55 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

April 6, 2026: The council approved a motion to adopt a Resolution accepting the proposal from TK Concrete, Inc. in the amount of $89,071.00 for the construction of the Sunrise Park Parking Lot Reconstruction project.

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Certificate of Completion
3. Payment #1 (Final)

RESOLUTION

RESOLUTION ACCEPTING THE SUNRISE PARK PARKING LOT RECONSTRUCTION PROJECT WITH TK CONCRETE, INC.

WHEREAS, on the 6th day of April, 2026, the City of Ankeny entered into contract with TK Concrete, Inc. of Pella, Iowa, for the construction of certain public improvements generally described as construction of the Sunrise Park Parking Lot Reconstruction project; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract documents, as shown by the certificate of the Engineer filed with the Clerk on May 18, 2026.

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, that the public improvements are hereby approved and accepted as having been fully completed in accordance with the contract documents and the total final construction cost thereof is hereby determined to be $89,071.00 as shown in the report of the Engineer.

PASSED AND APPROVED on this 18th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE OF COMPLETION

SUNRISE PARK PARKING LOT RECONSTRUCTION

Ankeny, Iowa

May 18, 2026

This is to certify that the construction improvements on the ***Sunrise Park Parking Lot Reconstruction project*** have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is ***$89,071.00***. I hereby recommend acceptance of the project.

Respectfully submitted,

Clay R. Schneckloth, PLA
Project Manager
Snyder & Associates, Inc.
Iowa License Number 512

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SUNRISE PARK PARKING LOT RECONSTRUCTION		
Contractor:	TK CONCRETE, INC		
Address:	1608 FIFIELD ROAD, PELLA, IA 50219		
Finance Budget Code:	921.2921.4451	***Finance Project #***	921.4451
Vendor Project or Invoice #:	1	***PO #***	n/a
Original Contract Date:	April 6, 2026	***Vendor #***	n/a

Date of Council Meeting: May 18, 2026 **PAYMENT REQUEST #** 1

PAYMENT PERIOD: From: April 6, 2026 Through: May 1, 2026

Contract Summary

Original Contract Amount:	$ 89,071.00		
Net change by Change Orders:			
Contract Amount to Date: (line 1 ± 2)		$ 89,071.00	
Total completed and stored to date:	$ 89,071.00		
Retainage: 5 % of Completed Work:	$ 4,453.55		
Total Earned less Retainage:		$ 84,617.45	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 84,617.45
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 84,617.45
Balance to finish, including retainage:		$ 4,453.55	
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: TK CONCRETE, INC
Firm Name

Signature — Date: 5-1-2026

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

Signature — Date: 5-1-2026

City of Ankeny Staff Approval:

Signature — Date: 5/8/26

Submit to: Nick Lenox. - Parks & Recreation Director

E-mail: NLenox@Ankenylowa.gov *Phone:* (515) 963-3576 *Fax:* (515) 963-3535

Date Printed: 5/1/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
1.1	Mobilization	LS	1		1	$10,000.00	$ 10,000.00	1	$ 10,000.00	-	100.00%
2.1	Demolition Existing HMA Parking Lot & PC	SY	1242		1,242	$ 5.50	$ 6,831.00	1,242	$ 6,831.00	-	100.00%
2.2	6" Depth PCC Parking Lot	SF	11050		11,050	$ 6.20	$ 68,510.00	11,050	$ 68,510.00	-	100.00%
3.1	PCC Standard Curb	LF	320		320	$ 1.50	$ 480.00	320	$ 480.00	-	100.00%
4.1	Pavement Striping & Parking Signs	LS	1		1	$ 2,000.00	$ 2,000.00	1	$ 2,000.00	-	100.00%
5.1	Surface Restoration & Erosion Control	LS	1		1	$ 1,250.00	$ 1,250.00	1	$ 1,250.00	-	100.00%
	ORIGINAL CONTRACT						$ 89,071.00				
	TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE						$ 89,071.00		$ 89,071.00		0.00%

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 Orders Accepting Acknowledgment/Settlement Agreements for tobacco violations.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

In accordance with the Iowa Code Section 453A.2(1) pertaining to tobacco violations, the following violations are presented to the City Council for acknowledgment and settlement.

- BAR Partners Inc., dba Jake's Pub, 605 N Ankeny Blvd, Ankeny - first violation, $300.00
- Caseys Marketing Company, dba Casey's General Stores #3934, 1515 SE Corporate Woods Dr., Ankeny - first violation, $300.00
- Kwik Trip Inc., dba Kwik Star 1016, 202 SE Oralabor Rd, Ankeny - first violation, $300.00
- Kwik Trip Inc., dba Kwik Star 1016, 202 SE Oralabor Rd, Ankeny - second violation, $1,500.00
- Jay Ambika, Inc. dba ABC Smoke, 1325 SW Oralabor Rd, Ste 204, Ankeny - first violation, $300.00
- Fareway Stores Inc, dba Fareway #909, 109 SE Oralabor Rd, Ankeny - first violation, $300.00
- Subedi LLC, dba First Smoke, 316 S Ankeny Blvd, Ankeny, Iowa – second violation, $1,500.00
- Git-N-Go Convenience Stores Inc, dba Git-N-Go Convenience Store #40, 2811 SW Oralabor Rd, Ankeny - first violation, $300.00
- Git-N-Go Convenience Stores Inc, dba Git-N-Go Convenience Store #40, 2811 SW Oralabor Rd, Ankeny - second violation, $1,500.00

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Orders Accepting Acknowledgment/Settlement Agreements with Tobacco Permit Holders.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

April 6, 2026: The City Council approved setting public hearings on the 2026 Tobacco Compliance Checks and directed the City Clerk to provide notice of such hearings. (date of hrg: 5/18/26 @ 5:30 p.m.)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Notices of public hearing were mailed on April 7, 2026.

ACTION REQUESTED

ATTACHMENTS

1. Order Accepting Acknowledgement Settlement Agreement - Jake's Pub
2. Order Accepting Acknowledgement Agreement - Caseys 3934
3. Order Accepting Agreement - Kwik Star violation 1
4. Order Accepting Agreement - Kwik Star violation 2
5. Order Accepting Acknowledgement Settlement Agreement - ABC Smoke
6. Order Accepting Acknowledgement Agreement - Fareway 909
7. Order Accepting Acknowledgement Settlement Agreement - First Smoke
8. Order & Agreement - Git-N-Go 1st violation
9. Order Accepting Acknowledgement Agreement - Git-N-Go violation 2

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

DBA Jake's Pub
605 N Ankeny Blvd
Ankeny, IA 50023

BAR Partners Inc.
DBA Jake's Pub
902 E 1st St #311
Ankeny, IA 50021-2116
FIRST VIOLATION

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of Three Hundred Dollars ($300.00). Be advised that this sanction will count as a First Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
1st VIOLATION

RE:
Jake's Pub
605 N Ankeny Blvd
Ankeny, Iowa 50023-1713

BAR Partners Inc
Jake's Pub
902 E 1st St
Ankeny, Iowa 50021-2116

ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on February 15, 2026 will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I/(we) have enclosed a check for the amount of $300.00 made payable to the City of Ankeny to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

JON PHELPS

4-16-26
DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your $300.00 check made payable to the City of Ankeny should be returned to

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

Casey's #3934
1515 SE Corporate Woods Dr
Ankeny, IA 50021

Caseys Marketing Company
1 SE Convenience Blvd
Ankeny, IA 50021

FIRST VIOLATION

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of Three Hundred Dollars ($300.00). Be advised that this sanction will count as a First Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
1st VIOLATION

IN RE:
Casey's General Stores #3934
1515 SE Corporate Wood Dr
Ankeny, Iowa 50021

Caseys Marketing Company
1 SE Convenience Blvd
Ankeny, Iowa 50021-9672
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on February 15, 2026 will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I/(we) have enclosed a check for the amount of $300.00 made payable to the City of Ankeny to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

DocuSigned by:
Kyle Paris
12A85608C593434...

Kyle Paris, Director of Ethics and Compliance

4/13/2026
DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your $300.00 check made payable to the City of Ankeny should be returned to

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

Kwik Star 1016
202 SE Oralabor Rd
Ankeny, IA 50021-9104

Kwik Trip, Inc.
1626 Oak St
La Crosse, WI 54602-2107

FIRST VIOLATION

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of Three Hundred Dollars ($300.00). Be advised that this sanction will count as a First Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
1st VIOLATION

RE:
Kwik Star 1016
202 SE Oralabor Rd
Ankeny, Iowa 50021-9104

Kwik Trip Inc
PO Box 2107
1626 Oak St
La Crosse, WI 54602-2107
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on January 23, 2026 will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I/(we) have enclosed a check for the amount of $300.00 made payable to the City of Ankeny to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

Scott P. Zietlow

Scott P. Zietlow

Kwik Trip, Inc.

CEO/President/owner

4/15/2026
DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your $300.00 check made payable to the City of Ankeny should be returned to

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

Kwik Star 1016
202 SE Oralabor Rd
Ankeny, IA 50021

Kwik Trip, Inc.
1626 Oak St
La Crosse, WI 54602-2107

SECOND VIOLATION

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of One Thousand Five Hundred Dollars ($1,500.00). Be advised that this sanction will count as a Second Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
2nd VIOLATION

RE:
Kwik Star 1016
202 SE Oralabor Rd
Ankeny, Iowa 50021-9104

Kwik Trip Inc
PO Box 2107
1626 Oak St
La Crosse, WI 54602-2107
ACKNOWLEDGMENT / SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on March 10, 2026 will count as an official "Second Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22I (We) understand that the penalty for this second violation is a $1,500.00 fine or a suspension of my (our) cigarette/tobacco/nicotine/vapor permit for 30 days, beginning on the date that will be specified in the official City of Ankeny order that I will receive. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

Scott P. Zietlow

Scott P. Zietlow

Kwik Trip, Inc.

CEO/President/owner

4/15/2026
DATE

In accordance with Iowa Code section 453A.22(2)(b), the above-captioned permittee chooses the following penalty:

☒ $1,500 fine

☐ 30-day cigarette/tobacco/nicotine/vapor permit suspension

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated as well as a check in the amount of $1,500.00 (if choice of penalty is fine) should be returned to:

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

Permit Holder:

FIRST VIOLATION

Jay Ambika, Inc.
DBA ABC Smoke
1325 SW Oralabor Rd
Ankeny, IA 50023

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of Three Hundred Dollars ($300.00). Be advised that this sanction will count as a First Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
1st VIOLATION

IN RE:
ABC Smoke
1325 SW Oralabor Rd, Ste 204
Ankeny, Iowa 50023

Jay Ambika, Inc.
dba ABC Smoke
1325 SW Oralabor Rd, Ste 204
Ankeny, Iowa 50023
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on January 23, 2026 will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I/(we) have enclosed a check for the amount of $300.00 made payable to the City of Ankeny to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

Ankit Khadka

04-21-2026
DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your $300.00 check made payable to the City of Ankeny should be returned to

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

Fareway #909
109 SE Oralabor Rd
Ankeny, IA 50021

Fareway Stores Inc.
8800 NW 62nd Ave
Johnston, IA 50131

FIRST VIOLATION

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of Three Hundred Dollars ($300.00). Be advised that this sanction will count as a First Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
1st VIOLATION

IN RE:
FAREWAY #909
109 SE Oralabor Rd
Ankeny, Iowa 50021-9103

FAREWAY STORES INC
8800 NW 62nd Ave
Johnston, Iowa 50131-2849
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on January 23, 2026 will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I/(we) have enclosed a check for the amount of $300.00 made payable to the City of Ankeny to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

F.D. Chip Baltimore, II, General Counsel

April 13, 2026
DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your $300.00 check made payable to the City of Ankeny should be returned to

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

Permit Holder:
Subedi LLC
dba First Smoke & Liquor
316 S Ankeny Blvd
Ankeny, IA 50023

SECOND VIOLATION

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of One Thousand Five Hundred Dollars ($1,500.00). Be advised that this sanction will count as a Second Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
2nd VIOLATION

IN RE:
First Smoke & Liquor
316 S Ankeny Blvd
Ankeny, IA 50023

Subedi LLC
316 S Ankeny Blvd
Ankeny, IA 50023
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on February 15, 2026 will count as an official "Second Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22I (We) understand that the penalty for this second violation is a $1,500.00 fine or a suspension of my (our) cigarette/tobacco/nicotine/vapor permit for 30 days, beginning on the date that will be specified in the official City of Ankeny order that I will receive. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

Chida Subedi

5/5/26
DATE

In accordance with Iowa Code section 453A.22(2)(b), the above-captioned permittee chooses the following penalty:
☒ $1,500 fine

☐ 30-day cigarette/tobacco/nicotine/vapor permit suspension

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated as well as a check in the amount of $1,500.00 (if choice of penalty is fine) should be returned to:

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

Git-N-Go Convenience Store #40
2811 SW Oralabor Rd
Ankeny, IA 50023

Git-N-Go Convenience Stores Inc.
2716 Indianola Ave
Des Moines, IA 50315

FIRST VIOLATION

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of Three Hundred Dollars ($300.00). Be advised that this sanction will count as a First Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
1st VIOLATION

IN RE:
Git-N-Go Convenience Store #40
2811 SW Oralabor Rd
Ankeny, Iowa 50023-8606

Git-N-Go Convenience Store Inc
2716 Indianola Ave
Des Moines, Iowa 50315-2377
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on January 23, 2026 will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I/(we) have enclosed a check for the amount of $300.00 made payable to the City of Ankeny to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

Dennis Flora

Dennis Flora, Pres.

5/1/26
DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your $300.00 check made payable to the City of Ankeny should be returned to:

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ORDER ACCEPTING
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

IN RE:

Git-N-Go Convenience Store #40
2811 SW Oralabor Rd
Ankeny, IA 50023

Git-N-Go Convenience Stores Inc.
2716 Indianola Ave
Des Moines, IA 50315

SECOND VIOLATION

NOW ON THIS the 18th day of May, 2026, in lieu of a public hearing on the matter, the Ankeny City Council approves the attached Acknowledgment/ Settlement Agreement between the above captioned Permit Holder and the City of Ankeny.

WHEREFORE, the Ankeny City Council **FINDS** that the above captioned Permit Holder has remitted to the City of Ankeny a civil penalty in the amount of One Thousand Five Hundred Dollars ($1,500.00). Be advised that this sanction will count as a Second Violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a).

IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Dated at Ankeny, Iowa, the 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ACKNOWLEDGEMENT / SETTLEMENT AGREEMENT
2nd VIOLATION

IN RE:
Git-N-Go Convenience Store #40
2811 SW Oralabor Rd
Ankeny, Iowa 50023-8606

Git-N-Go Convenience Store Inc
2716 Indianola Ave
Des Moines, Iowa 50315-2377
ACKNOWLEDGMENT /SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on March 10, 2026 will count as an official "Second Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22I (We) understand that the penalty for this second violation is a $1,500.00 fine or a suspension of my (our) cigarette/tobacco/nicotine/vapor permit for 30 days, beginning on the date that will be specified in the official City of Ankeny order that I will receive. I (We) understand that in order to conclude this matter the Mayor of the City of Ankeny must approve this settlement agreement.

Dennis Flora

Dennis Flora, Pres.

5/1/26
DATE

In accordance with Iowa Code section 453A.22(2)(b), the above-captioned permittee chooses the following penalty:
☒ $1,500 fine

☐ 30-day cigarette/tobacco/nicotine/vapor permit suspension

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated as well as a check in the amount of $1,500.00 (if choice of penalty is fine) should be returned to:

City of Ankeny
Attn: City Clerk
410 W 1st Street
Ankeny, Iowa 50023

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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** amending the Record Retention Manual for the City of Ankeny, Iowa.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. RES Amending Record Retention Manual
2. Amended Record Retention Manual

RESOLUTION

Resolution amending the Record Retention Manual for the City of Ankeny, Iowa

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WHEREAS, on the 19th day of January, 2004, the City of Ankeny, Iowa adopted the Record Retention Manual for Iowa Cities, as produced by the Iowa League of Cities, the State Historical Society of Iowa's State Archives and Records Bureau and Iowa Municipal Finance Officers Association, as the official Record Retention Manual for the City of Ankeny; and

WHEREAS, the recommended retention periods align with the requirements outlined in the Code of Iowa, the Iowa Administrative Code, and federal law. In cases where no law exists, state and city officials who work with records were consulted; and

WHEREAS, city staff recommends adoption of the 2024 Record Retention Manual for Iowa Cities as produced by the Iowa League of Cities as amended for the City of Ankeny.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Record Retention Manual for Iowa Cities is hereby approved and adopted as the official manual of the City to be used as a guideline for the retention and disposition of city records and shall remain in full force and effect until otherwise amended or supplemented by subsequent Council action.

DATED this 18th day of May, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Record Retention Manual

This manual is designed to guide city officials in effectively managing records created and received in the course of city business. The purpose is to ensure that information remains organized, accessible, and useful, while minimizing storage demands.

A key component of this process is the use of retention schedules, which establish how long specific types of records must be maintained before they may be disposed of. The schedules included in this manual address common municipal records and are based on administrative, legal, fiscal, and historical requirements in accordance with the Code of Iowa, the Iowa Administrative Code, and federal law.

Effective records management involves more than retention schedules alone. It also includes proper storage, practices, regular records review, adherence to local ordinances, well-structured filing systems, electronic records management, and disaster preparedness.

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Records Management

Public Records Defined

Code of Iowa Section 22.1(3) defines the term "public records" relative to the examination of government records:

"As used in this chapter, "public records" includes all records, documents, tape, or other information, stored or preserved in any medium, of or belonging to this state or any county, city, township, school corporation, political subdivision, nonprofit corporation other than a fair conducting a fair event as provided in Chapter 174, whose facilities or indebtedness are supported in whole or in part with property tax revenue and which is licensed to conduct pari-mutuel wagering pursuant to Chapter 99D, or tax-supported district in this state, or any branch, department, board, bureau, commission, council, or committee of any of the foregoing.

"Public records" also includes all records relating to the investment of public funds including but not limited to investment policies, instructions, trading orders, or contracts, whether in the custody of the public body responsible for the public funds or a fiduciary or other third party."

Common to both definitions is that:

- Records are information documented in the performance of the official business of an organization.
- Record content determines if the information qualifies as a public record.

Any information documenting official business, whether recorded on paper or electronically, documented photographically, recorded in video or audio media, or documented using any other medium, constitutes a record.

Record Creation and Maintenance

Records exist to document city operations and preserve institutional knowledge. Accurate and reliable records are essential. All records must be maintained in their original, unaltered form to ensure their integrity and support ongoing administrative, legal, and operational needs.

Managing Records

Municipal governments generate significant volumes of records, which can quickly strain storage and make retrieval difficult if not properly managed. Inactive records—those no longer needed for daily operations—can create legal and financial burdens, especially when records must be located and produced upon request.

While some records have lasting value, most are no longer needed once administrative, legal, and auditing requirements are met. Effective records management ensures records are kept only as long as necessary and are routinely and properly destroyed when no longer needed.

Retention and disposition schedules guide this process by establishing how long records must be kept based on legal, administrative, fiscal, and historical needs. These schedules ensure

consistency, support compliance, and provide documentation that records are maintained and disposed of appropriately.

Record Series

A record series is a group of related records kept together because they support the same ongoing function or activity. New records are added as that function continues. Each series is maintained separately from others—for example, claims are filed with claims, and city council minutes are kept together as their own distinct series.

Retention and Disposition Schedules

A retention and disposition schedule defines how long each record series must be kept to meet legal, fiscal, administrative, and historical requirements. These schedules are based on analysis of those needs and provide clear guidance for both retention and final disposition.

Schedules ensure records are preserved as long as necessary and routinely destroyed when no longer needed, in a timely and legally compliant manner. Once formally adopted, they serve as the legal authority for records disposal.

If records are needed beyond their scheduled retention—such as for litigation or audits—they must be retained until the need ends. After that, they may be destroyed according to the schedule.

Consistent use of retention schedules reduces storage demands, improves access to active records, and ensures that only records with long-term value are permanently preserved.

Using Record Retention and Disposition Schedules

Retention schedules apply to record series, identifying how long each group of records must be kept. Staff should match their records to the closest applicable series based on purpose.

Because records are created continuously, retention periods should be applied to logical groupings—such as by calendar or fiscal year—rather than individual items. For example, financial records for a fiscal year can be retained for a set period after that year ends, then destroyed as a group.

Applying schedules this way simplifies storage, improves organization, and ensures timely, well-documented destruction of records.

Record Disposition

Disposition is the final stage of a record's lifecycle—either destruction or permanent retention. Most records should be destroyed once legal, administrative, and fiscal requirements have been met, whether that period is short or long.

A limited number of records have lasting value and are designated for permanent retention, typically because they document city policy decisions or historical development. These records must be preserved indefinitely.

Allowing records to accumulate beyond their required retention period wastes space, reduces efficiency, and increases legal risk. Only records designated for permanent retention should be kept indefinitely; all others should be routinely and properly destroyed.

Destroying Records

Adopted retention schedules govern when records must be destroyed. Following these schedules ensures consistent, routine, and legally compliant disposal. Records should only be kept beyond their retention period in limited cases, such as active or anticipated litigation, and then destroyed once the need has passed.

Permanent Retention

Some records are designated for permanent retention because they document city policy or historical development. These records must be preserved indefinitely and protected from physical damage, environmental conditions, and cybersecurity risks.

Electronic and Non-Paper Records

Retention schedules apply to all records, regardless of format. Paper, electronic, audio, and other media must be retained or destroyed according to the same standards. A record's content—not its format—determines how it is managed.

Modifying Retention Schedules

Cities may adapt retention schedules to meet operational needs. Any changes must be formally approved according to local procedures and documented to ensure legal compliance.

If a record series is not covered, the city should establish a retention period based on legal, administrative, fiscal, and historical considerations.

The Five Steps of Records Management

Records management is the systematic control of records from creation through final disposition. An effective program ensures records are kept only as long as needed, remain easy to access, and do not overwhelm storage or staff resources.

The goals are to reduce unnecessary records, preserve those with long-term value, and provide quick access to important information. This improves efficiency, lowers costs, and supports transparency, legal compliance, and historical preservation.

Public records require special care. They are owned by the public, often subject to disclosure, protect the rights of the city and its residents, and may document the city's history.

How to Begin

Start by creating retention and disposition schedules that identify city records and define how long they must be kept. This process includes three planning steps—inventory, appraisal, and scheduling—followed by two operational steps: organization and implementation.

City officials may use the schedules in this manual as a foundation but should review and adapt them to fit their specific departments and operations. Success depends on coordination across all offices.

Step 1: Conduct an Inventory

Identify all records across the city, including those in offices, storage areas, servers, and mobile devices. Document key details such as record title, date range, format, location, storage method, volume, and how often the records are used.

Group records into clear, functional "record series" based on purpose or activity. Use consistent, practical labels (e.g., "Bond Issue Correspondence") rather than overly broad or overly detailed titles. If multiple staff are involved, standardize naming conventions to ensure consistency.

Step 2: Appraise the Records

After completing the inventory, assess each record series to determine its value and inform how long it should be kept. This appraisal may involve reviewing legal requirements, audit rules, and consulting city officials about current and future uses of the records.

Records are evaluated based on four main criteria:

Administrative Value

These records establish policy or document operations. Policy records (e.g., council minutes) often have long-term value, while operational records (e.g., time sheets, monthly reports) usually have short-term value.

Legal Value

These records document rights and obligations of the city or citizens. Short-term records may follow statutes of limitations or contract terms, while long-term legal records are often retained permanently.

Fiscal Value

These records document financial transactions or policy. Day-to-day transaction records have short-term value (audit periods), whereas financial policy records may need long-term retention.

Historical Value

Records that document the city's development or policy history, preserving information beyond immediate administrative, legal, or fiscal needs. These are typically retained permanently.

A record may have multiple types of value. Retention should meet the longest applicable requirement.

Step 3: Schedule the Records

After appraising records, determine how long each record series should be kept and compile this information into a record series retention and disposition schedule. The schedule lists each record series and its retention period, usually in a simple table format.

The following example shows a simple format:

Record Title	Retention Period	Reason
Minutes of City Council	Permanent	*Code of Iowa*, 372.13(5)
Building Permits	Permanent	Continuing administrative value
Purchase Orders	5 years	Fiscal value ends
Pet Licenses	3 years	Administrative and legal value ends

More detailed schedules can include additional guidance, such as storage location, format, or handling of duplicate copies. While this manual provides a basic format, schedules can be tailored to meet specific needs and resources. An example of a more complex format follows.

Record Title		Active Use	Inactive Storage	Final Disposition
Minutes				
a.	Official copy in clerk's office	10 years	Permanent	Retain originals
b.	Working copies in other offices	As long as administratively useful	None	Destroy
Building Permits				
Building Permits		3 years	Permanent	Destroy originals
Purchase Orders				
a.	Official copy in the finance office	2 years	2 years	Destroy
b.	Office of origin	2 years	2 years	Destroy
Pet Licenses				
Pet Licenses		Current year	2 years	Destroy

Once finalized, the schedules should be shared with all departments. They serve as the foundation of the city's records management program and can be updated as needs evolve.

Step 4: Organize the Records

With the inventory, appraisal, and scheduling complete, city staff can organize records physically and digitally. Active files may remain in the office, while non-current records should be moved to inactive storage. Weed out valueless material during this process.

Key steps for organization:

1. **Group by record series:** Keep related records together and avoid mixing unrelated items. Separate routine or low-value records from those with long-term value. Eliminate unnecessary duplicates.
2. **Group by retention period:** Store records with the same retention requirements together.
3. **Destroy valueless records:** Follow the retention schedule for routine destruction.

4. **Label clearly and consistently:** Use specific terms (e.g., "Invoices" or "Daily Cash Receipts") rather than general labels like "Financial Records."
5. **Create an index:** Maintain a list of what records exist and where they are stored and share it across departments.
6. **Maintain storage and access:** Ensure records are properly stored, preserved, and easily accessible when needed.

Step 5: Implement the Program

A records management program is ongoing, not a one-time task. Implementation means consistently maintaining and updating records according to the established schedules.

- Daily: Label and file new records as they are created.
- Annually: Review schedules, move non-current records to inactive storage, weed out valueless records, consolidate files, label, and index. Destroy records whose retention periods have expired.
- As needed: Reassess old record series or create schedules for new types of records. Update schedules when city needs change.

Regular implementation ensures that storage remains manageable, records are accessible, and the time and effort spent creating the program continue to provide benefits to the city.

Managing Electronic Records

City governments must manage electronic records with the same care as paper records. These records are subject to *Code of Iowa* Chapter 22 "Examination of Public Records", and must be properly retained, managed, and destroyed.

Electronic Records Defined

Electronic records are any information created or received by computers or electronic devices during city business. Examples include emails, text messages, word-processed documents, spreadsheets, digital images, and databases. Many are part of systems like GIS, CAD, digital image storage, or e-commerce platforms.

Electronic Records as Public Records

Electronic records are city property if created or received as part of official duties. They are public records under Iowa law, and employees should not expect privacy when using city systems.

Use of Home Computer or Personal Device

Records created on home computers or personal devices for city work must be managed just like those created on city equipment, following the same retention, access, and destruction rules.

Electronic Records: Access Under Iowa Law and Litigation

Electronic records may be subject to public records requests under the *Code of Iowa Chapter 22* or to discovery during litigation. Employees must provide access to city-owned electronic records, including those created on home devices—when requested by supervisors or city attorneys.

Employee Responsibilities with Electronic Records

City employees are responsible for organizing electronic records so they can be located and used efficiently. Employees must follow approved record series retention and disposition schedules to determine how long electronic records should be kept and when they may be deleted.

Record Retention and Disposition Schedules

General record series retention schedules have been developed by the Iowa League of Cities, the Iowa Municipal Finance Officers Association, and the State Historical Society. If a city office maintains records not covered by a general schedule, a custom schedule should be created.

Application of Retention and Disposition to Electronic Records

Record series retention and disposition schedules apply to electronic records. You may contact the Iowa League of Cities for information concerning reviewing your electronic recordkeeping systems to determine if any changes are needed to your city's record series retention and disposition schedule.

Impact of Technology Changes

Electronic records must be retained according to their retention schedule, even if software or systems change. Older records may need to be migrated to new technology to remain accessible. Records cannot be destroyed if they are part of an ongoing public records request or litigation, even if the retention period has expired. Regular attention to technology updates ensures that electronic records remain compliant and accessible over time.

Storing Electronic Records

Cities must determine retention requirements before selecting storage systems, ensuring that record series retention schedules include electronic records. Because technology changes over time, electronic records are often migrated to new systems rather than kept in their original software or format for the full retention period. Cities should plan for these transitions when adopting new technology.

Deleting Electronic Records

Employees are responsible for deleting electronic records in accordance with approved retention schedules. However, deleted files may remain recoverable through backups for a period. Cities should maintain written procedures to ensure that deleted records are permanently and securely removed on a regular basis.

Electronic records must not be destroyed if they are subject to a public records request under Code of Iowa Chapter 22 or involved in ongoing litigation, even if their retention period has expired.

Questions?

For more information, contact:

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State Historical Society of Iowa
Archives
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This document is adapted from the 'Record Retention Manual for Iowa Cities' by the City of Ankeny, available at https://iowaleague.org/publications/record-retention-manual/. This version has been revised with modified examples to fit the needs of the City of Ankeny.

Record Title	Retention Period	Reason
Schedule 1: Administrative and Legal Records		
I. Council Proceedings		
A. Minutes		
1. Official Copy	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
2. Working Copies	As long as administratively useful; then destroy	Administrative value ends
3. Index	Permanent	Continuing administrative and historical value
4. Audio Recordings	1 year	Administrative value ends
5. Video Recordings	1 year	Administrative value ends
6. Audio Recordings and minutes of Closed Sessions	1 year from date of meeting; unless required to retain due to pending legislation	*Code of Iowa* , 21.5(4). Administrative and legal value ends.
7. Agendas	5 years	Administrative value ends
B. Ordinances		
1. Current code	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
2. Superseded Code	Two copies permanent	Continuing historical value
3. Index	Permanent	Continuing administrative and historical value
4. Individual Copies of Ordinances for Disbursement	Until superseded; then destroy	Administrative and legal value ends
C. Resolutions		
1. Official Copy	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
2. Working Copies	As long as administratively useful; then destroy	Administrative value ends
3. Index	Permanent	Continuing administrative and historical value
D. Affidavits of Publication		
1. Re: Budget	Until audited or 5 years	Fiscal and legal value ends
2. Re: Ordinances	Until recodification	Fiscal and legal value ends
3. Re: Bond Issues	Permanent	Continuing legal and historical value
4. Others	5 years	Fiscal and legal value ends
E. Oaths of Office	If in writing, add to official copy of council minutes for permanent retention	Continuing legal and historical value
F. City Official Bonds	5 years after expiration	Legal value ends

Record Title	Retention Period	Reason
II. Real Property		
A. Title Documents		
1. Deeds	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
2. Title Opinions	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
3. Abstracts and Certificates of Title	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
4. Title Insurance	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
5. Condemnation Proceedings	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
B. Easements and/or Right of Way Agreements	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
C. Plats (legal descriptions, maps, plat books, both current and outdated)	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
D. Vacations/Alterations of Plat	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
E. Annexation Files	Permanent	*Code of Iowa* , 372.13(5). Also continuing legal, administrative and historical value.
III. Permits and Licenses		
A. Cigarette	5 years	Administrative and legal value ends
B. Dog or Cat	5 years	Administrative and legal value ends
C. Liquor and Beer	5 years	Administrative and legal value ends
D. Restaurant	5 years	Administrative and legal value ends
E. Miscellaneous Business (Mobile Food Vendor, Noise, Solid Waste, Peddler, Solicitor, Transient Merchant, Etc.)	5 years	Administrative and legal value ends
F. Special Events (parades, festivals, etc.)	5 years	Administrative and legal value ends
IV. General		
A. Accidents on City Property Involving City		
1. Claims Settled out of Court	10 years after settlement	Legal value ends
2. Court Decisions	Permanent	Continuing legal value
B. Bids		
1. Accepted	5 years	Legal and fiscal value ends
2. Rejected	5 years or 1 year after audit	Legal and fiscal value ends
C. Blueprints or Plans for City-Owned Structures	Permanent	Continuing administrative and historical value
D. Cemetery Records, Burial Records	Permanent	Continuing historical value
E. Contracts or Agreements for Services, Purchases of Equipment or Supplies, Concessions	10 years after expirations	Legal value ends
F. Correspondence	As long as administratively useful; appraise for permanent retention	Possible long-term administrative use and historical value
G. Daily Diaries or Logs (appointment calendars, telephone or radio logs, task lists, etc.)	5 years	Administrative value ends
H. Equipment Records		
1. Inventories	While current	Administrative value ends
2. Maintenance History	Life of equipment	Administrative value ends
3. Cost of operation summaries	5 years	Administrative value ends
4. Information Service Records		
a. Computer equipment inventory	While current	Administrative value ends
b. Telephone and mobile phone	5 years	Administrative value ends
c. Depreciation reports and records	5 years	Administrative value ends
d. Vendor information	5 years	Administrative value ends
I. Franchise Agreements	5 years after expiration; appraise for permanent retention	Legal value ends; possible continuing historical and legal value

Record Title	Retention Period	Reason
J. Insurance Policies	5 years after expiration	Legal value ends
K. Leases	7 years after expiration; appraise for permanent retention	Legal value ends; possible continuing historical and legal value
L. Legal Actions		
1. Civil Lawsuits and Administrative Law Proceedings	5 years after closure	Administrative and legal value ends
2. Criminal and Municipal Infraction Cases - Closed	5 years	Administrative value ends
3. Civil Case – Closed	5 years	Administrative value ends
4. Citations	5 years	Administrative value ends
M. Legal Opinions		
1. Informal Opinions	5 years	Administrative and legal value ends
2. Formal Opinions	Permanent	Continuing legal value
N. Maps, Current and Outdated (road, street, zoning, park, flood plain, topography, utilities, etc.)	Permanent	Continuing administrative and historical value
O. Minutes of Boards and Commissions	Permanent	Continuing administrative and historical value
P. Notices Sent to Citizens to Comply with Ordinances (including nuisance abatement notices)	5 years after disposition	Administrative and legal value ends
Q. Petitions from Citizens	5 years after issue closed; appraise significant issues for permanent retention	Administrative and legal value ends; possible historical value
R. Promotional Materials		
1. City Newsletters	Permanent	Continuing historical value
2. Advertising Contracts	5 years	Administrative and legal value ends
3. Press Releases	5 years	Administrative value ends
4. Pamphlets, Brochures	Appraise for permanent retention	Possible historical value
5. Newspaper Clippings	Permanent	Continuing historical value
S. Photos, Scrapbooks	Appraise for permanent retention	Possible historical value
T. Reports from Departments		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value
U. Studies, Surveys		
1. From an Outside Source	As long as administratively useful	Administrative value ends
2. Pertaining Directly to City	Appraise for permanent retention	Possible historical value
V. Election Records		
1. Precinct Maps, Current and Outdated	Permanent	Continuing historical value
2. City Elections		
a. Election Petitions	Permanent	Continuing historical value
b. Abstracts	Permanent	Continuing historical value
W. Electronic Communications (Emails, text messages, and similar digital messages)	5 years from the date of creation or receipt.	Administrative value ends
V. Police and Fire Retirement Records		
A. Minutes of the Board	Permanent	Continuing administrative, legal and historical value
B. Reports		
1. Actuary	5 years	Fiscal value ends
2. Investment	5 years	Fiscal value ends
3. Fund	5 years	Fiscal value ends
C. Case File (actions, appeals, decisions)	Permanent	Continuing administrative, legal and historical value
VI. Finance/Purchasing Records		
A. Leases		
1. Agreements and Related Documents Acted on by Council	Upon expiration, 5-year minimum	Administrative value ends
2. Agreements not Requiring Council Action	5 years after expiration, 5-year minimum	Administrative value ends
B. Purchase Orders		
1. Purchase Orders	10 years after order date or life of purchase	Administrative value ends
2. Change Orders	10 years after order date	Administrative value ends

Record Title	Retention Period	Reason
C. Bids, Quotes and Proposals		
1. Official Copy, Bid/ Proposal RFP	10 years after completion of contract	Administrative value ends
2. Copies of Bids Received and Related Documents for Public Improvement Projects and Acted on by Council	10 years after completion of contract; accepted bids retained permanently	Administrative value ends; continuing administrative value
3. Copies of Bids Received and Related Documents for Fleet Equipment Acted on by Council	Lifetime of equipment; unaccepted bids: 1 year after acceptance of winning bid	Administrative value ends
4. Copies of Bids Received and Related Documents for Other Equipment and Service Projects Acted on by Council	10 years after completion of contract; unaccepted bids: 1 year after acceptance of winning bid	Administrative value ends
5. Originals of Bids, Quotes and Proposals Received for Contracts Not Awarded by Council	10 years after completion of contract except: fleet equipment and buses; lifetime of equipment and other capital equipment; 10 years after completion of contract or upon expiration of warranty, whichever is more	Administrative, grant and warranty issues are active until equipment is taken out of service.
D. Printing Charges	5 years	Administrative value ends
E. Central Stores		
1. Stocks of Material Safety Data Sheets for Distribution	30 years after last use	Administrative value ends
2. Issue Slips	After audit completion or at least 5 years	Administrative value ends
F. Materials Inventory Records		
1. Issue Records	5 years	Administrative value ends
2. Receipt Records	5 years	Administrative value ends
3. Catalogued Inventory Physical Count Records	After audit completion or at least 5 years	Administrative value ends
4. Catalogued Inventory Year-End Exception / Adjustment Record	After audit completion or at least 5 years	Administrative value ends
5. Catalogued Inventory Adjustment Record	After audit completion or at least 5 years	Administrative value ends
6. Non-catalogued Inventory Physical Count Record	After audit completion or at least 5 years	Administrative value ends
7. Year-end Materials Inventory Summary	After audit completion or at least 5 years	Administrative value ends
G. InterDepartment Charges		
1. Fax Charges	After audit completion	Administrative value ends
2. City Hall Copier Readings	After audit completion	Administrative value ends

Record Title	Retention Period	Reason
Schedule 2: Financial Records		
I. Revenue		
A. Notice of Property Tax Allocation from County	5 years	Fiscal value ends
B. Notice of Liquor Tax Allocation from State	5 years	Fiscal value ends
C. Property Tax Assessment Books	Permanent	Continuing historical value
D. Federal Revenue Sharing Records	5 years	Fiscal value ends
E. Investments (Notice of interest earned or reports of growth, dividends, purchase, sales, etc.)	5 years	Fiscal value ends
F. Parking Revenue		
1. Income from Meters and Lots (daily receipts, monthly summaries, ledgers, deposit slips)	5 years	Fiscal value ends
2. Income from Violations (ticket copies, logs, daily receipts, monthly summaries, deposit slips)	5 years	Fiscal value ends
G. Road Use Tax Funds		
1. Application for Financial Aid (Forms 230001, 230002, agreement, invoices, payment vouchers, certificate of audit)	5 years	Fiscal value ends
2. Annual Street Finance Report	5 years	Fiscal value ends
3. Street Construction Program (Form RUT 1-A, 220001, 220002)	5 years	Fiscal value ends
4. Aerial Street Maps	Permanent	Continuing historical value
H. Claims for Refunds of State Sales Tax	5 years	Fiscal value ends
I. Claims for Refunds of State Fuel Tax	5 years	Fiscal value ends
J. Special Assessments		
1. Certified Mail Stubs from Notice to Property Owners	5 years after final payment	Fiscal and legal value ends
2. Assessment Title Searches	5 years	Fiscal and legal value ends
3. Preliminary and Fiscal Assessment Schedules	5 years after final payment	Fiscal and legal value ends
4. Petition and Waiver (agreements to special assessments)	5 years after final payment	Fiscal and legal value ends
5. Assessment Plats	5 years after final payment	Fiscal and legal value ends
6. Certificate of Levy and Final Assessment	5 years after final payment	Fiscal and legal value ends
K. Bond Issues and Proceedings		
1. Bond Certificates	5 years after final recall	Fiscal value ends
2. Redeemed Coupons	5 years after final recall	Fiscal value ends
3. Bond Register	Permanent	*Code of Iowa* , 372.13(5). Also continuing administrative, legal and historical value.
4. Proceedings (notice and call of public meeting, minutes and certificate of meeting, certificate of referendum, legal opinions)	Permanent	*Code of Iowa* , 372.13(5). Also continuing administrative, legal and historical value
5. Remittance Advice Received with Payments	5 years	Fiscal value ends
L. Records of Federally Funded Public Improvement Projects (applications, contracts, accounting and banking records, payroll, EEO compliance records) Also see Schedule 4, Public Works Records	5 years after final payment, if audited	Fiscal value ends
II. Accounting		
A. Source Documents		
1. Accounts Payable		
a. Requisitions	5 years	Fiscal value ends
b. Purchase orders	5 years	Fiscal value ends
c. Invoices, statements, bills	5 years	Fiscal value ends
d. Claims presented to council	5 years	Fiscal value ends
e. Check/warrant copies or stubs	5 years	Fiscal value ends
f. Vendor ledger cards	5 years	Fiscal value ends
2. Accounts Receivable		
a. Receipt copies or books	5 years	Fiscal value ends
b. Daily cash receipt tabulation (cash register tapes, tallies, etc.)	5 years	Fiscal value ends
c. Invoices, statements, bills	5 years	Fiscal value ends

Record Title	Retention Period	Reason
B. Books of Original Entry		
1. Receipt Journal	10 years	Fiscal value ends
2. Disbursement Journal	10 years	Fiscal value ends
3. General Journal	10 years	Fiscal value ends
4. Appropriations Journal	10 years	Fiscal value ends
C. Ledgers		
1. General Ledger	Permanent	Continuing fiscal value
2. Subsidiary Revenue Ledger Cards	10 years	Fiscal value ends
3. Subsidiary Appropriation/Expenditure Cards	10 years	Fiscal value ends
III. Banking		
A. Checking Account Statements	5 years	Fiscal value ends
B. Check/Warrant Register (same as Disbursement Journal, above)	10 years	Fiscal value ends
C. Cancelled Checks/ Warrants	5 years	Fiscal value ends
D. Savings Account Statements	5 years	Fiscal value ends
E. Reconciliation Worksheets	5 years	Fiscal value ends
IV. Financial Reports		
A. Annual Financial Report	Permanent	Continuing fiscal value
B. Treasurer's/Clerk's Report	5 years	Fiscal value ends
C. Sales Tax and Use Tax Reports	5 years	Statute of limitations on audit
D. Grant Reports	5 years after audit; 7 years if not audited; grant terms if not stated therein	Fiscal value ends
V. Audits		
VI. Budget		
A. Appropriation Requests from Departments	5 years	Fiscal value ends
B. Annual Budget Forms	5 years	Fiscal value ends
C. Final Budget and Certificate Summary	2 copies permanent	Continuing fiscal and historical value
D. Budget Amendments	2 copies permanent	Continuing fiscal and historical value

Record Title	Retention Period	Reason
Schedule 3: Payroll & Personnel Records		
I. Payroll		
A. Payroll Journal (shows name, SSN, earnings, deductions, net pay/ period and yearly totals)	60 years	Fiscal value ends (satisfies long-term need for future salary and pension inquiries)
B. Payroll Support Documents	5 years	Fiscal value ends
C. Federal Reporting Forms		
1. W-2, W-3, W-4	5 years	Fiscal value ends
2. 941E Quarterly Report	5 years	Fiscal value ends
3. Copy of Deposit Card	5 years	Fiscal value ends
4. 1099, 1096	5 years	Fiscal value ends
D. State Reporting Forms		
1. Withholding Agents Reports	5 years	Fiscal value ends
2. Job Service Report	5 years	Fiscal value ends
3. Copy of Deposit Card	5 years	Fiscal value ends
4. IPERS	5 years	Fiscal value ends
5. MFPRSI	5 years	Fiscal value ends
II. Payroll		
A. Individual Employee File		
1. Job Description and History	Permanent	Continuing historical value
2. Application and Resume	60 years	Administrative value ends (satisfies long-term need for future inquiries)
3. Civil Service Test, Scores, Placement	60 years	Administrative value ends
4. Evaluations, Discipline, Demotion, Promotion, Awards	60 years	Administrative value ends
5. Continuing Education	60 years	Administrative value ends
6. Medical Information(separate file)	60 years	Administrative value ends
7. Resignations, Reasons for Leaving	60 years	Administrative value ends
8. Claim for IPERS	60 years	Administrative value ends
9. Unemployment Insurance Claims	5 years	Fiscal value ends
10. Garnishments	Through closure plus 1 year	Fiscal value ends
11. Enrollment for Direct Deposit, Insurance, Savings Bonds, Etc.	While current	Administrative value ends
12. Centralized I9 (separate)	3 years after hire date, or one year after the date employment ends, whichever is later.	Administrative value ends
B. Applications of Those Not Hired	5 years	Administrative value ends
C. Civil Service Records		
1. Minutes of the Board or Commission	Permanent	Continuing administrative and historical value
2. Roster of Eligible Applicants	5 years	Administrative value ends
3. Case Files (actions, appeals, decisions)	10 years	Legal value ends
D. Equal Employment Opportunity		
1. EEO-4 Report	5 years	Administrative value ends
2. Plans		
a. City's	5 years	Administrative value ends
b. Potential contractors'	5 years	Administrative value ends
E. Health Insurance Payments, Claims	5 years	Administrative and fiscal value ends
1. Employer's Report	5 years	Administrative and fiscal value ends
2. OSHA Report	5 years	Administrative and fiscal value ends
3. Workers' Compensation Reports	2 years from date of occurrence which benefits are claimed or 3 years from last payment of weekly compensation benefits	*Code of Iowa* , 85.26. Legal value ends.
F. Union Records		
1. Negotiations	As long as administratively useful; then appraise for permanent retention	Administrative value ends. Possible historical value.
2. Contracts	Permanent	Continuing administrative and historical value
3. Fact Finding and Arbitration Cases	5 years minimum, then appraise for permanent retention	Administrative value ends. Possible historical value.
4. Case Files (actions, appeals, decisions)	10 years, then appraise for permanent retention	Legal value ends. Possible historical value.
G. Public Service (PSE) Contracts, Claims, Etc	5 years	Administrative and fiscal value ends

Record Title	Retention Period	Reason
H. Miscellaneous		
1. Classification Studies	5 years	Administrative value ends. Appraise for possible historical value.
2. Compensation Surveys	5 years	Administrative value ends. Appraise for possible historical value.
3. Administrative Studies	5 years	Administrative value ends. Appraise for possible historical value.
4. Job Specifications	Permanent	Continuing historical value
5. Personnel Polices, Pay Plans, Etc.	Permanent	Continuing historical value
6. Internal Investigations	10 years	Administrative and legal value ends. Appraise for possible historical value.

Record Title	Retention Period	Reason
Schedule 4: Public Works Records		
I. General Records Common to Engineering and Planning & Zoning Departments		
A. Annexation Files	Permanent	Continuing administrative and historical value
B Maps, Current and Outdated (road, street, zoning, park, flood plain, topography, utilities, etc).	Permanent	Continuing administrative and historical value
C. Plats (subdivision, annexation, assessors, legal descriptions, plat books)	Permanent	Continuing administrative and historical value
D. Studies or Surveys		
1. From Outside Source	As long as administratively useful	Administrative value ends
2. Pertaining to City	Appraise for permanent retention	Possible historical value
E. Subdivision Files	Permanent	Continuing administrative and historical value
II.Engineering Records		
A. Blueprints or Plans of City-Owned Structures	Permanent	Continuing administrative and historical value
B. Bridge Records (inspection and maintenance)	Life of structure	Administrative value ends
C. Capital Improvement & Public Improvement Projects		
1. Authorization Phase	5 years	Administrative value ends
a. Minutes of Hearing, Clerk's Certificate, Resolutions	Permanent (part of minute and resolution books)	Continuing legal and historical value
b. Specifications	Permanent	Continuing administrative and historical value
c. Notice of Hearing and Letting (instructions to bidders, bid, bid bond, performance bond, certificate of insurance)	5 years after project completed, if audited	Fiscal and legal value ends
d. Contract	Life of structure	Administrative and legal value ends
2. Financing Phase	See Schedule 2, Financing Records	
a. Special Assessments, Bond Issues, State or Federal Grants		
3. Pre-Construction Phase		
a. Appraisals	5 years after project completed; if project not initiated, retain as administratively useful	Administrative and fiscal value ends
b. Environmental Impact Surveys	5 years	Administrative value ends
c. Historical Surveys of Buildings	Appraise for permanent retention	Possible historical value
d. Relocation Files	5 years after final payment	Administrative and fiscal value ends
e. Condemnation Files	Permanent	Continuing legal and historical value
f. Demolition Files	Permanent	Continuing legal and historical value
g. Lighting Plans	Permanent	Administrative value
4. Construction Phase		
a. DNR Water & Sewer Construction Permits	Permanent	Administrative and legal value
b. Materials, Shop Drawings	Life of improvement	Administrative and legal value ends
c. Work Orders	5 years after project completed, if audited	Administrative and fiscal value ends
d. Daily Diaries	5 years after project completed, if audited	Administrative and fiscal value ends
e. Payroll Records	5 years after project completed, if audited	Administrative and fiscal value ends
f. Change Orders	5 years after project completed, if audited	Administrative and fiscal value ends
g. Cement or Other Purchases	5 years after project completed, if audited	Administrative and fiscal value ends
h. Capital Improvement Projects: Inspections, Testing	5 years after project completed, if audited	Administrative and fiscal value ends
i. Public Improvement Projects: Inspections, Testing	20 years	Administrative and fiscal value ends
j. Storm & Sanitary Sewer Inspection Videos	Life of improvement	Administrative and legal value ends
k. Progress Reports	5 years after project completed, if audited	Administrative and fiscal value ends

l. Pay Requests	5 years after project completed, if audited	Administrative and fiscal value ends
m. Blueprints, Tracings	Permanent	Administrative and fiscal value ends
n. Certificate of Completion and Acceptance	Permanent	Administrative and fiscal value ends
D. Deeds, Easements or Right of Way Agreements	Permanent	Continuing legal and historical value
E. Land Survey Results		
1. Field Notes	Permanent	Continuing administrative and historical value
2. Benchmark Books	Permanent	Continuing administrative and historical value
F. Photos, Aerials	As long as administratively useful; appraise for permanent retention	Administrative value ends; possible historical value
G. Profile and Grade Books	Permanent	Continuing administrative and historical value
H. Reports to City Council		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value
III. Planning & Zoning Records		
A. Case Files		
1. Zoning Variance Requests and Decisions	10 years after settlement	Administrative and legal value ends
2. Non-compliance Violations	10 years after settlement	Administrative and legal value ends
3. Decisions and Orders	Permanent	Continuing administrative, historical and legal value
B. Community Development		
1. Urban Renewal, HUD Block Grant	See Capital Improvement Projects in this schedule	
2. Public Housing		
3. Applications, Correspondence, Records of Ineligibility, Determinations, Tenant Files	5 years after case closed	Administrative value ends. (Federal Register, Guide to Record Retention Requirements suggests 3 year retention.)
C. General Planning (comprehensive plan, land use, open space, recreation, capital improvements, regional, transportation, etc.)	As long as administratively useful; appraise for permanent retention	Administrative value ends; possible historical value
D. Minutes of the Board or Commission	Permanent	Continuing administrative and historical value
E. Rosters of Previous Board or Commission Members	Permanent	Continuing historical value
F. Reports to City Council		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value
IV. Building Inspection Records		
A. Building/Site Plans		
1. Residential	5 years	Administrative value ends
2. Commercial	Life of structure	Long-term administrative value
3. Rental	5 years	Administrative value ends
B. Case Files, Board of Adjustment	10 years after disposition	Administrative and legal value ends
C. Inspection Records		
1. Card or Address File	5 years	Administrative value ends
2. Reports	5 years	Administrative value ends
3. Log Books	Permanent	Continuing administrative and legal value
D. License Records (electricians, plumbers, mechanical)	60 years	Long-term administrative and legal value
E. Minutes of the Board of Adjustment	Permanent	Continuing administrative and historical value
F. Permits (or application, whichever has most info; building, plumbing, heating, A/C, electrical, sewer, excavation, demolition, occupancy, street, sidewalk)	Permanent	Continuing administrative value
G. Reports to City Council		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value

Record Title	Retention Period	Reason
V. Maintenance of Streets and Grounds		
A. Complaints	5 years after disposition	Administrative value ends
B. Daily Diaries or Logs (appointment calendars, telephone or radio logs, task lists, etc.)	5 years	Administrative value ends
C. Equipment		
1. Inventories	While current	Administrative value ends
2. Maintenance	Life of equipment	Administrative value ends
3. Cost of Operation Summaries	5 years	Administrative and fiscal value ends
D. Purchasing	See Schedule 2, Financial Records (Accounts Payable)	
1. Fuel Consumption Records	5 years	Fiscal value ends
2. Fuel, Gravel, Sand, Hauling, etc.	5 years	Fiscal value ends
E. Reports to City Council		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value
F. Work Orders	5 years	Administrative value ends

Record Title	Retention Period	Reason
Schedule 5: Fire Department Records		
A. Blueprints of Commercial Buildings	As long as administratively useful	Administrative value ends
B. Daily Diaries or Logs (appointment calendars, activity, radio, phone)	5 years	Administrative value ends
C. Equipment Records		
1. Inventories	5 years	Administrative value ends
2. Maintenance and Testing	5 years	Administrative value ends
D. Inspection Records		
1. Card File or Log Book with Results, Violations, Corrections	Life of structure	Administrative and legal value ends
2. Inspector Books, Copies of Inspection Certificates	5 years	Administrative value ends
E. Iowa Incident Reports	Permanent	Continuing administrative and historical value
F. Investigation Files		
1. Arson	Permanent	Continuing administrative and legal value
2. Fire Deaths	Permanent	Continuing administrative and legal value
G. Log Book of Fires	Permanent	Continuing administrative and historical value
H. Maps of Area Served	As long as administratively useful	Administrative value ends
I. Miscellaneous Vehicle Run Reports	5 years	Administrative value ends
J. Roll Call or Minute Books	Permanent	Continuing historical value
K. Reports to City Council		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value
L. Rural Township Contracts	5 years after expiration	Administrative and legal value ends
M. Photos, Department History	Permanent	Continuing historical value
N. State Fire Marshall's Statistics	As long as administratively useful	Administrative value ends

Record Title	Retention Period	Reason
Schedule 6: Parks and Recreation Records		
A. General		
1. Contracts, Agreements (concessions, services, equipment, personnel, facility use, projects)	10 years after expiration	Administrative and legal value ends
2. Minutes of the Board or Commission	Permanent	Continuing administrative and historical value
3. Facilities, Buildings, Other Structures	Life of building or until sold	Administrative value ends
4. Equipment (inventories, maintenance)	Until equipment retired	Administrative value ends
5. Facilities, Park Maintenance, Pesticide Applicator Licenses	5 years minimum	Administrative value ends
B. Miscellaneous Records		
1. Program Files (class lists, rosters, score books, permission slips)	5 years	Administrative value ends
2. Reservation Records (shelter houses, facilities, building spaces, etc.)	5 years	Administrative value ends
3. State Sales Tax Return	5 years	Fiscal value ends
4. Promotional Materials	5 years; appraise for permanent retention	Possible historical value
5. Photos, Park History	Permanent	Continuing historical value
C. Swimming Pools, Golf Courses and Other Enterprises		
1. Daily Cash Receipts, Cash Register Tapes, Deposit Slips	5 years	Fiscal value ends
2. Record of Season Ticket Sales	5 years	Fiscal value ends
3. User Statistics	5 years	Administrative value ends
4. Department of Public Health Water Quality Tests	5 years	Administrative value ends
5. Material Safety Data Sheets	30 years after last use	OSHA requirement; administrative value ends
D. Reports to City Council		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value

Record Title	Retention Period	Reason
Schedule 7: Airport Records		
A. Contracts or Leases	10 years after expiration	Administrative value ends
B. Correspondence with Regulatory Agencies, FAA or Iowa DOT (inspections, certification, correction of violations, etc.)	As long as administratively useful or until issue resolved; appraise for permanent retention	Administrative value ends; possible historical value
C. Facilities		
1. Land	See Schedule 1, Administrative and Legal Records, Title Documents	
2. Buildings, Runways, Other Structures	See Schedule 1, Administrative and Legal Records, Title Documents	
3. Equipment (inventories, maintenance)	See Schedule 1, Administrative and Legal Records, Title Documents	
D. Master Plans (5-10 year projections)	Until superseded; appraise for permanent retention	Administrative value ends; possible historical value
E. Minutes of the Board or Commission	Permanent	Continuing administrative and historical value
F. Reports to City Council		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value

Record Title	Retention Period	Reason
Schedule 8: Library Records		
A. Circulation Records	5 years	Administrative value ends
B. Contracts for Service with Other Entities	10 years after expiration	Administrative value ends
C. Minutes of the Board or Commission	Permanent	Continuing administrative and historical value
D. Purchasing	See Schedule 2, Financial Records, Accounts Payable	
E. Reports to City Council		
1. Monthly	5 years	Administrative value ends
2. Annual	Permanent	Continuing historical value
F. Report to State Library Commission	Permanent	Continuing historical value

Record Title	Retention Period	Reason
Schedule 9: Housing Records		
A. Planning		
1. Commercial Site Plans	180 days after completion of permitted work	International Building Code
2. Subdivision Plans	5 years after last final plat approval	Administrative value ends
3. PUD, P-C, P-1 Plans	Permanent	Continuing administrative and historical value
4. LUPP Requests	5 years	Administrative value ends; possible historical value
5. Neighborhood Planning (subarea plans, neighborhood liaison activities)	5 years minimum	Administrative value ends; possible historical value
6. Historic Preservation Files	Permanent	Continuing administrative and historical value
7. Permitted Home Occupation Files	Permanent	Continuing administrative and historical value
B. Affordable Housing		
1. Home Buyer Files (applications, HUD settlement statements, purchase agreements, racial/ethnic documentation, rehabilitation contracts and documentation)	7-30 years or until property is sold	Administrative value ends
2. Grant Program Files (quarterly reports, monthly reports, close- out documents for audits)	5-year minimum after program completion and audit	Administrative value ends
3. Annual	Permanent	Continuing historical value

Record Title	Retention Period	Reason
Schedule 10: Police Records		
A. Permits		
1. Keg Permits	5 years	Administrative value ends
B. Personnel		
1. Staff Meeting Minutes and Index	Permanent	Continuing administrative value
2. Personnel Records (discipline, demotion, promotion, awards)	60 years	Fiscal value ends (satisfies the long-term need for future salary and pension inquires)
3. Personnel Training Records	5 years after termination of employment	Administrative value ends
4. Significant Exposure and Insignificant Exposure Reports	Permanent	Continuing administrative value
5. Internal Affairs Investigations	Permanent	Continuing administrative value
6. Grievances/Responses	Permanent	Continuing administrative value
7. Outside-event Overtime Requests, Assignments, Billings	5 years	Administrative value ends
8. Policies and Procedures Manuals and Updates	Permanent	Continuing historical value
9. Detective Division Policies and Procedures Manual and Updates	Permanent	Continuing historical value
10. Field Training Officers Manual and Updates	Permanent	Continuing historical value
11. Dispatchers Policies and Procedures Manual and Updates	Permanent	Continuing historical value
12. Liability Release Forms	Permanent	Continuing historical and legal value
C. Records and Reports		
1. Studies/Surveys	5-year minimum, as long as administratively useful	Administrative value ends
2. Arrest Book	Permanent	Continuing administrative value
3. Trip Cards	7 years	Administrative value ends
4. State of Iowa Grant Reports	5-year minimum, depending on grant requirements	Administrative value ends
5. Federal Government Grant Reports	5-year minimum, depending on grant requirements	Administrative value ends
6. Investigation Reports	Permanent	Continuing historical value
7. Accident Reports	Permanent	Continuing historical value
8. Pawn Records	7 years	Administrative value ends
9. Arrest Records	Permanent (hard copy)	Continuing historical value
D. Accounting and Payroll		
1. Department Employee Time Records	5 years	Administrative value ends
2. Department Accounting and Payroll Records	5 years	Administrative value ends

Record Title	Retention Period	Reason
Schedule 11: Engineering Records		
1. Annexation Maps	Permanent	Continuing administrative and historical value
2. Plats of City-Owned Property and Easements Granted to City	Permanent	Continuing administrative and historical value
3. Topography, Flood Plain Maps	Permanent	Continuing administrative and historical value
4. Utility Location Maps and Plats	Permanent	Continuing administrative and historical value
5. As Built and Drawings of City Buildings, Streets, and Supporting Infrastructure	Permanent	Continuing administrative and historical value
6. Capital Improvement Project Specifications	Maintaining for the life of the bond or loan if the project was funded, or for 5 years after project completion if it was not funded by a loan or bond.	Administrative and fiscal value ends
7. Capital Improvement Project Files	Maintaining for the life of the bond or loan if the project was funded, or for 5 years after project completion if it was not funded by a loan or bond.	Administrative and fiscal value ends
8. Survey Notes	Permanent	Continuing administrative and historical value
9. Benchmark Books	Permanent	Continuing administrative and historical value
10. Material Safety Data Sheets	30 years after last usage	OSHA requirement; administrative value ends
11. Nuclear Density Gauge Logs	Permanent	Permit requirement
12. Studies/Surveys	5 years	Possible historical value; appraise for permanent retention
13. Complaints	5 years after settlement	Administrative value ends
14. Daily Diaries or Logs (appointment calendar, activity, radio, phone)	5 years	Administrative value ends
15. Correspondence with Regulatory Agencies (inspections, certification, correction of violations)	5 years/permanent if correspondence serves as certification or evidence of correction of violations	Administrative value ends; appraise for possible historical value
16. Master Plans (5-10 year projections)	Permanent	Continuing historical value

Record Title	Retention Period	Reason
Schedule 12: Transit Records		
A. Equipment and Maintenance		
1. Inventories	While current	Administrative value ends
2. Leases	Life of equipment	Fiscal value ends
3. Fuel Consumption	Permanent	Continuing fiscal value
4. Cost of Operation	Permanent	Continuing administrative and historical value
5. Underground Tanks, Registration and Insurance	Permanent	Continuing administrative and fiscal value
B. Maps		
1. Time Schedules and Route Maps	Permanent	Continuing administrative and historical value
C. Promotional Materials (pamphlets, brochures)	Permanent	Continuing administrative and historical value
D. Financial Records and Reports		
1. Quarterly Reports	5 year minimum	Administrative value ends
2. Fuel Tax Reports	5 year minimum	Fiscal value ends
3. DBE/WBE Report	5 year minimum	Administrative value ends
4. Operating Grants	Life of structure, not less than 5 years	Fiscal value ends
5. Odometer Readings	Life of equipment	Administrative value ends
6. Time Sheets	5 years	Fiscal value ends
7. Material Safety Data Sheets	30 years after last usage	OSHA requirement; administrative value ends
8. Claims for Refunds of State Fuel Tax	5 years	Fiscal value ends

Record Title	Retention Period	Reason
Schedule 13: Electric Utility Records		
I. Electric Administration, Engineering and Plant Controls		
A. State and Federal Reports		
1. EIA 412 – Annual Report of Public Electric Utilities	5 years	Administrative value ends; appraise for possible historical value
2. EIA 767 – Steam-Electric Plant Operation and Design Report	5 years	Administrative value ends; appraise for possible historical value
3. EIA 860 – Annual Electric Generator Report	5 years	Administrative value ends; appraise for possible historical value
4. EIA 861 – Annual Electric Power Report	5 years	Administrative value ends; appraise for possible historical value
5. Iowa Department of Revenue Annual Report of Transmission Lines and Equipment	5 years	Administrative value ends; appraise for possible historical value
6. Form ME-1 – Iowa Utilities Board Annual Report	5 years	Administrative value ends; appraise for possible historical value
B. Iowa Utilities Board		
1. Annual Inspection	5 years	Administrative value ends; appraise for possible historical value
C. FCC Radio License	5 years	Administrative value ends; appraise for possible historical value
D. Licenses and Permits, State and Federal		
1. Iowa Dept of Public Health Materials License	5 years	Administrative value ends; appraise for possible historical value
2. Continuous Emission Monitoring	5 years	Administrative value ends; appraise for possible historical value
3. Iowa DNR Permits	5 years	Administrative value ends; appraise for possible historical value
4. US EPA Permits	5 years	Administrative value ends; appraise for possible historical value
5. Iowa Utility Board Permits	5 years	Administrative value ends; appraise for possible historical value
E. Distribution System		
1. Electric Distribution Maps	Permanent	Continuing administrative value
2. Electric Switching Maps	Permanent	Continuing administrative value
F. Security Lights, Rental Agreements	Life of agreement, not less than 5 years	Continuing administrative value
G. Miscellaneous		
1. Iowa One Call Locates	7 years	Legal value ends
2. Primary Switching Log and Tags	Permanent	Continuing legal and historical value
3. Safety Glasses and Safety Footwear	7 years	Administrative and fiscal value ends
4. Siren Tests	7 years	Administrative value ends
5. Job Orders (active)	Until completed, not less than 5 years	Administrative and fiscal value ends
6. Job Orders (completed)	Permanent	Continuing historical value
7. Maps	Permanent	Continuing historical value
8. Tree Trimming Maps/ Permit Cards	7 years	Administrative, fiscal and historical value
9. Material Safety Data Sheets	30 years after last usage	OSHA requirement; administrative value ends
10. Disposal Record of Material from Truck Bay Pits	Permanent	Continuing legal value

Record Title	Retention Period	Reason
H. Inventory		
1. Poles	Permanent	Continuing fiscal and historical value
2. Transformers	Permanent	Continuing fiscal and historical value
3. Job Issues	Permanent	Continuing fiscal and historical value
4. Material in Stock	While current	Administrative and fiscal value
5. Inventory Records	5 years	Fiscal, historical and legal value ends
I. Inspection/Maintenance Documents/ Reports		
1. OH Switch Maintenance	7 years	Administrative value ends
2. PCB Test Reports	Permanent	Continuing historical and legal value
3. Cap Bank Maintenance/Inspection	5 years	Administrative value ends
4. Tools	As long as possessed, not less than 5 years	Administrative value ends
5. OH Line Inspection	5 years	Historical and legal value ends
6. UG Line Inspection	5 years	Historical and legal value ends
7. Infrared Inspection	5 years	Historical and legal value ends
8. Equipment	As long as possessed, not less than 5 years	Administrative value ends
9. Fire Extinguisher Inspection	Permanent	Continuing legal value
10. Sling Inspections	Permanent	Continuing legal value
11. High-Voltage Testing (hot sticks and cover- up)	Permanent	Continuing legal value
12. Fork-Lift Inspection	As long as possessed, not less than 5 years	Historical and legal value ends
13. High-Voltage Testing of Substation Hot Sticks	Permanent	Continuing legal value
14. Miscellaneous Building Maintenance Records	Permanent	Continuing historical value
II. Electric Production Records		
A. Operations and Maintenance		
1. Generation and Output Logs (monthly meter logs)	6 years	Federal Energy Regulatory Commission (17,704, 125.3)
2. Recording Charts	5 years	Federal Energy Regulatory Commission Regulations
B. Payroll		
1. Semi-Monthly Pay Sheets	5 calendar years	Administrative and legal value ends
C. Records		
1. Record of Unclaimed Deposits	3 years	Iowa Administrative *Code* , 199-20.4(8)
2. Customer Billing Records	3 years	Iowa Administrative *Code* , 199-20.4(13)
3. Meter Test Records	3 years after retirement of meter	Iowa Administrative *Code* , 199-20.6
4. Volunteer Records	2 years	Iowa Administrative *Code* , 199-20.7(7)
D. OSHA Safety Programs		
1. Written Programs	5 years	Administrative and legal value ends
2. Training Records	5 years	Administrative and legal value ends
3. Cancelled Confined Space Entry Permits	5 years	Administrative and legal value ends
4. Portable Fire Extinguisher Inspections	5 years	Administrative and legal value ends
5. Ladder Inspections	5 years	Administrative and legal value ends
6. Sling Inspections	5 years	Administrative and legal value ends
7. Monthly Respirator Inspection Forms	5 years	Administrative and legal value ends
8. Material Safety Data Sheets	30 years after last usage	OSHA requirement; administrative value ends

Record Title	Retention Period	Reason
Schedule 14: Water & Sewer Utility Records		
A. General		
1. Minutes of the Board or Commission	Permanent	Continuing administrative and historical value
2. Capital Improvement Projects	See Schedule 4, Public Works Records, Capital Improvement Projects	
a. Records relating to state and federal funding of planning and/or construction of water and wastewater facilities (correspondence, grant applications, approvals, wage determinations, adjustments)	5 years after completion	Administrative value ends
b. Records relating to construction of wastewater treatment facilities (applications, permits, amendments, blueprints, complaints, investigations, reports, Municipal Operation Permits)	Permanent	Continuing administrative value
3. Operator's Certification	Length of employment	Administrative and legal value end
4. Valuations	Permanent	Continuing administrative, fiscal and historical value
5. Rate Surveys		
a. Monthly	3 years	Administrative value ends
b. Annual	Permanent	Continuing historical value
6. Report to Iowa Department of Revenue	5 years	Administrative and fiscal value ends
B. System, Plant and Equipment		
1. Blueprints or Plans of Plant and System	Permanent	Continuing administrative and historical value
2. Inventories (elevated water tanks, wells, pumps, engines, reservoirs, dams, pump stations, etc.)	While current	Administrative value ends
3. Equipment Records (water towers, wells, pumps, engines, tanks, reservoirs, dams, etc.)		
a. Inventories	While current	Administrative value ends
b. Maintenance History	Life of equipment	Administrative value ends
c. Depreciation	Life of equipment	Fiscal value ends
4. Maps of System	Permanent	Continuing administrative and historical value
5. Meter Records (location, testing, maintenance)	2 consecutive periodic tests or 2 years; if record made at retirement, retain for 3 years	Iowa Administrative *Code* , 199-21.6(9); administrative value ends
6. Valve Records	Permanent	Continuing administrative value
7. Water, Sewer Tap, & wye Records	Permanent	Continuing administrative value
C. Operations		
1. Logs Indicating Pumping, Hours, Gallons, Chemicals Added, Maintenance, Testing	6 years	Administrative value ends
2. Recording Instrument Charts	5 years	Administrative value ends
3. Records Relating to Operations, Including Correspondence, Permits (NPDES, pretreatment, disposal water/ wastewater sludge, water supply, historical consumption, usage records, trouble calls)	Permanent	Continuing historical and future projection value
4. Lab Records Supporting Lab Certification	7 years	Administrative value ends
5. IDNR Summary of Bacterial Analysis	7 years	Administrative value ends
6. Water Supply Monthly Operations Report	7 years	Administrative value ends
7. Operations Permits	Permanent	Continuing administrative value

Record Title	Retention Period	Reason
D. Water Treatment		
1. Bacteriological Analysis	5 years	US EPA, 40 CFR 141.33. Administrative value ends.
2. Chemical Analysis	10 years	US EPA, 40 CFR 141.33. Administrative value ends.
3. Actions Taken to Correct Violations of Primary Drinking Water Regulations	5 years	US EPA, 40 CFR 141.33. Administrative value ends.
4. Copies of Reports Relating to Sanitary Surveys of System	10 years	US EPA, 40 CFR 141.33. Administrative value ends.
5. Records Relating to Variances or Exemptions	5 years after expiration	US EPA, 40 CFR 141.33. Administrative value ends.
6. Record of Residuals Analysis and Disposal	5 years	US EPA, 40 CFR 141.33. Administrative value ends.
7. Flood Prediction and Monitoring Data	Permanent	Continuing historical and future projec- tion value
8. Groundwater Level Monitoring Data	Permanent	Continuing historical and future projec- tion value
E. Billing and Customer Services Records		
1. Application Forms for Hydrant Meters and Unauthorized Use of Water (without meter)	5 years	Administrative value ends
2. Job Orders	5 years	Administrative value ends
3. Complaints	5 years	Iowa Administrative *Code* , 199-21.4(10). Administrative value ends.
F. Meter Records		
1. Meter Testing and Maintenance Records (meter cards)	5 years after retirement of meter	Administrative value ends
2. Meter Location Records (address cards)	Permanent	Continuing historical value
G. Cross-Connection Control Records		
1. Facility/Customer Records (device test and facility survey forms; notifications for need for containment, testing, and noncompliance; assembly information and test log)	Permanent	Continuing administrative and historical value
2. Wastewater Treatment (record of monitoring activities and results)	3 years	Iowa Administrative *Code* , 567-63.2(3). Administrative value ends.
3. Billing and Customer Service Records		
a. Applications, Certifications, or Permits for Hook-up, Initiation of Service or Discontinuation of Service	3 years	Administrative value ends
b. Contracts for Service	1 year after expiration	Administrative value ends
c. Rate Schedules and Descriptions of Rate Computations	50 years	Administrative value ends
d. Job Orders	3 years	Administrative value ends
e. Complaints	3 years	Iowa Administrative *Code* , 199-21.4(10). Administrative value ends.
f. Meter Readings	See Iowa Administrative Cde, 199-21.6(9)	Iowa Administrative *Code* , 199-21.6(9). Administrative value ends.
g. Billing Records		
1) Stubs	5 years	Fiscal value ends
2) Receipts	5 years	Fiscal value ends
3) Daily Receipt Tabula- tions	5 years	Fiscal value ends
4) Cash Books (journals)	5 years	Fiscal value ends
5) Ledgers	5 years	Fiscal value ends
6) Summaries of Usage and Billing	5 years	Fiscal value ends
7) Delinquent Account Lists	5 years	Fiscal value ends
8) Bad Debt Write-Offs	5 years	Fiscal value ends
9) Adjustment Postings or Books	1 year	Fiscal value ends
10) Records of Customer Deposits and Refunds	7 years after abandonment of service	Fiscal value ends
11) Record of Unclaimed Refunds	1 year	*Code of Iowa* , 556.4. Legal and fiscal value ends.

Record Title	Retention Period	Reason
Schedule 15: Gas Utility Records		
A. Gas Utilities	In general, gas utilities shall preserve records in accordance with the provisions of Part 225 of the Federal Power Commission Rules, 18 CFR 225	Iowa Administrative *Code* , 199-18.6(2)
1. Record of Unclaimed Deposits	2 years	Iowa Administrative *Code* , 199-19.4(7)
2. Customer Billing Records	3 years	Iowa Administrative *Code* , 199-19.4(12)
3. Meter Records (name of manufacturer, number, type, capacity, multiplier, constants, pressure rating, dates of installation and removal, testing)	3 years after retirement of meter; before meter's retirement, retain last 2 tests	Iowa Administrative *Code* , 199-19.6
4. Pressure Surveys and Records	2 years	Iowa Administrative *Code* , 199-19.7(3)

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 City of Ankeny to enter into a grant agreement with Bravo Greater Des Moines for a Local Arts and Culture Program Grant.

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Enhance quality of life

ACTION REQUESTED
Resolution
LEGAL
No legal reveiw necessary.

EXECUTIVE SUMMARY

The City has been awarded a $7,500 Bravo Local Arts & Culture Grant to support existing events and placemaking efforts in Uptown and along the High Trestle Trail in 2026. Grants funds will be used to support community-driven arts and culture programming that is free and accessible to the public. Staff is working with the Uptown Association to use these funds to enhance Trunk or Treat, Miracle on Third, as well as a new live music series and temporary placemaking attractions that will draw more residents to Uptown and the High Trestle Trail throughout the year.

The total budget for this initiative is $10,000, with $2,500 coming from City hotel/motel funds and considered local match, and $7,500 in grant funding from Bravo. All the funds will be spent in 2026, as this is a pilot program offered by Bravo. The City Council approved the grant application and commitment of matching funds at the January 20, 2026 meeting and the matching funds were included in the budget recently approved by the City Council.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve this grant agreement as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The City Council approved a resolution approving the application to Bravo for funding for this project and a commitment of matching funds at the January 20, 2026 City Council meeting.

FISCAL IMPACT

Bravo's Local Arts & Culture Grant program requires a 25% local match. Up to $2,500 of hotel/motel tax dollars are budgeted to meet the local match requirements to secure this $7,500 grant.

PUBLIC OUTREACH EFFORTS

City staff worked with Uptown Association and Ankeny Art Center staff to develop the plan for these programmatic enhancements and will continue to work with these organizations through the completion of the program.

ACTION REQUESTED

ATTACHMENTS

1. 2026 Bravo Local Arts & Culture Grant Agreement Reso
2. GC26 LACPG AGREEMENT - Ankeny

RESOLUTION NO. 2026-XXX

A RESOLUTION AUTHORIZING THE CITY OF ANKENY TO ENTER INTO A GRANT AGREEMENT WITH BRAVO GREATER DES MOINES FOR A LOCAL ARTS & CULTURE PROGRAM GRANT

WHEREAS, the City Council of the City of Ankeny, Iowa, has made investments in placemaking and community events aimed at enhancing the quality of life in Ankeny; and

WHEREAS, the Uptown Association hosts community events every year that draw thousands of visitors to Uptown and the High Trestle trail during every season; and

WHEREAS, staff completed and submitted a grant proposal for a Local Arts & Culture grant through Bravo Greater Des Moines to enhance existing community events and to create temporary placemaking initiatives along the High Trestle Trail: and

WHEREAS, Bravo Greater Des Moines awarded the City of Ankeny a $7,500 grant to enhance community events and enhance the High Trestle Trail experience; and

WHEREAS, under the grant the agreement, the City of Ankeny is required to provide matching funds for the program and complete the project by December 31, 2026.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby approves the GC26 Local Arts and Culture Grant Agreement between Bravo Greater Des Moines and the City of Ankeny and authorizes the Mayor to execute said Agreement and authorizes the City staff to do all things necessary to carry out the terms of the Agreement.

Passed and approved this 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST: _____
Michelle Yuska, City Clerk

GC26 LOCAL ARTS AND CULTURE PROGRAM GRANT AGREEMENT
This GC26 Local Arts and Culture Program Grant (LACPG) Agreement must be signed and fully submitted by 3:00 pm on April 30, 2026. Failure to execute the Agreement by this date may result in forfeiture of the grant award.

RECIPIENT: City of Ankeny

PROGRAM: Uptown Arts & Culture Initiative

GRANT AWARD: $7,500

FUNDING TERM: April 1 – December 31, 2026

PROGRAM COMPLETION TERM: April 1 – December 31, 2026

GRANT AWARD CONTINGENCY: The grant award amount is contingent upon receipt and approval of a full event budget. The final grant award determined will not exceed 75% of eligible expenses in approved budget.

Failure to adhere to the terms herein may result in forfeiture of the grant award and may impact the eligibility of ("Recipient") for future funding from Bravo Greater Des Moines ("Bravo").

Section 1 – ELIGIBILITY
Recipient represents and warrants that it is eligible and in good standing with Bravo:

i. Is a municipality with a current 28E Agreement with Bravo. Any termination or amendment of the current 28E Agreement may, in Bravo's sole discretion, result in the termination, reduction, or delay of funds to Recipient and/or termination of this LACPG Agreement;
ii. Fully and completely meets all requirements in the Request for Support;
iii. Accurately represents its program and its activities in all documents submitted to Bravo. This includes, but is not limited to grant application, final reports, mid-year evaluations (if applicable), financial reports and any other information requested by Bravo;
iv. Continues to meet the grant eligibility criteria;
v. Submits grant information, documents and reports on or before the due date

Section 2 – FUNDING
2.1 Funding Source The source of funding for the LACPG is Bravo's local government partners, the cities of Altoona, Ankeny, Bondurant, Carlisle, Clive, Des Moines, Grimes, Indianola, Johnston, Norwalk, Pleasant Hill, Polk City, Urbandale, Waukee, West Des Moines and Windsor Heights and Polk County pursuant to 28E Agreements.

2.2 Receipt of Funds All payments under this Agreement are subject to the possession by Bravo of enough funds for the GC26 LACPG. Any termination, reduction or delay of funds from Bravo's local government partners to Bravo may, in Bravo's sole discretion, result in the termination, reduction or delay of LACPG funds to Recipient and/or termination of this Agreement.

2.3 Use of Funds Recipient hereby agrees that grant funding will be used within the funding term and for the awarded Program as described in the original Request for Support. All grant funds not expended in a manner agreed to by Recipient and Bravo may result in the return of funds to Bravo. The program must be completed within the program completion term outlined above.

2.4 Cost Variation In the event that the actual program cost is less than the Total Program Cost amount specified in the Request for Support, the Grant award may be reduced by the same ratio as the difference between the actual costs and the Total Program Cost specified in the Request for Support divided by the Total Program Cost. Any Grant funds disbursed in excess of the reduced amount may need to be returned to Bravo.

Example: If the total amount spent to complete the Program is less than the Total Program Cost specified in the Request for Support, Bravo shall calculate the amount of Grant funds to be returned as follows:

1. The actual amount spent on the program within the Funding Term is subtracted from the Total Program Cost specified in the Agreement to determine the change in the Program cost.
2. The change in the Program cost is divided by the Total Program Cost specified in the Agreement.
3. This percentage is multiplied by the original Grant Award.
4. The product is the amount of the Grant Award that Recipient must return to Bravo.

2.5 Prior Costs Grant funds may not be used to pay for expenditures made or costs incurred outside the dates of the Funding Term.

2.6 Disbursement of Funds Full payment of Grant funds will be made upon execution of this Agreement.

Section 3 – REPORTS
Recipient shall prepare and submit reports as specified below in the form and content specified by Bravo. Upon the request of Bravo, additional progress reporting may be required during the duration of this Agreement.

1. Final Report shall be provided within 30 days of the program completion OR by January 15, 2027, whichever is earlier.

Section 4 – COVENANTS OF RECIPIENT
4.1 Affirmative Covenants Until the terms of this Agreement are fulfilled, Recipient covenants to Bravo that:

(a) **Notice of Proceedings** Recipient shall promptly notify Bravo of the initiation of any claims, lawsuits, bankruptcy proceedings or other proceedings brought against Recipient that would adversely impact the Program.

(b) **Indemnification** Recipient shall indemnify, defend and hold harmless Bravo and its officers, employees and agents from and against all losses, liabilities, penalties, fines, damages and claims, including but not limited to taxes and all related costs and expenses, including but not limited to reasonable attorneys' fees and disbursements and cost of investigation, litigation, settlement, judgments, interests and penalties arising from or in connection with the following:

i. Any claim, demand, action, citation or legal proceeding arising out of or resulting from the Program;
ii. Any claim, demand, action, citation or legal proceeding arising out of or resulting from a breach by Recipient of any representation or warranty made by Recipient in the Request for Support;
iii. Any claim, demand, action, citation or legal proceeding arising out of or related to occurrences that Recipient is required to insure against as provided for in the Request for Support; and
iv. Any claim, demand, action, citation or legal proceeding that results from an act or omission of Recipient or any of its agents in its capacity as an employer of a person.

4.2 Negative Covenants Throughout the Funding Term of this Agreement, Recipient shall not, without prior written disclosure to Bravo and prior written consent of Bravo:

(a) **Recipient's Interest** Assign, waive or transfer any of Recipient's rights, powers, duties or obligations under this Agreement.

(b) **Property/Collateral** Sell, transfer, convey, assign, encumber or otherwise dispose of any of the real property for the Program.

(c) **Restrictions** Place or permit any restrictions, covenants or any similar limitations on the real property for the Program.

(d) **Removal of Program Property** Remove from the Program site all or any part of the Program property.

(e) **Recipient Operation** Materially change the scope or use of the Program or the nature of the business and activities being conducted or proposed to be conducted by Recipient as described in Recipient's application, unless the change is approved in writing by Bravo. Bravo shall determine the materiality of the change.

Section 5 – DEFAULT; REMEDIES & TERMINATION

5.1 Notice of Event(s) of Default Recipient shall promptly notify Bravo upon becoming aware of an actual or imminent Event of Default by Recipient.

5.2 Events of Default Each of the following shall constitute an Event of Default under this Agreement:

(a) **Material Misrepresentation** Any representation, warranty or statement made or furnished to Bravo by, or on behalf of, Recipient in connection with this Agreement to induce Bravo to make a Grant to Recipient shall be determined by Bravo to be incorrect, false, misleading or erroneous in any material respect when made or furnished.

(b) **Noncompliance** Recipient fails to comply with any of the terms contained in the Agreement or documents executed pursuant to this Agreement.

(c) **Recipient Changes** A material change in Recipient’s eligibility, as defined in Section 1, that occurs without prior written disclosure to Bravo.

(d) **Misspending** Recipient expends Grant funds for purposes not described in the GC26 Local Arts and Culture Program Grant Application as approved by Bravo.

(e) **Insolvency or Bankruptcy** Recipient becomes insolvent or bankrupt, or admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or Recipient applies for or consents to the appointment of a trustee or receiver for Recipient or for the major part of its property; or if a trustee or receiver is appointed for Recipient or for all or a substantial part of the assets of Recipient and the order of such appointment is not discharged, vacated or stayed within sixty (60) days after such appointment; or if bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors are instituted by or against Recipient and, if instituted against Recipient, are consented to, or, if contested by Recipient, such proceeding is not dismissed by the adverse parties or by an order, decree or judgment within sixty (60) days after such institution.

(f) **Insurance** Loss, theft, damage or destruction of any substantial portion of the Program property occurs for which there is either no insurance coverage or for which, in the opinion of Bravo, there is insufficient insurance coverage.

(g) **Conveyance of Responsibilities** Recipient assigns, waives or transfers any of Recipient's rights, powers, duties or obligations under this Agreement without written permission of Bravo.

(h) **Conveyance of Property** Recipient sells, transfers, conveys, assigns, encumbers or otherwise disposes of any real property of the Program without written permission of Bravo.

5.3 Notice of Default Bravo shall issue a written notice of default providing therein a thirty (30) day period during which Recipient shall have an opportunity to cure. Notwithstanding this Section 5.3, if Bravo determines cure is not possible or feasible, Bravo may immediately deem Recipient in default without prior written notice or opportunity to cure.

5.4 Remedies Upon Default Upon the occurrence of any Event of Default, Bravo shall have the right to terminate this Agreement and to require immediate repayment of the full amount of funds disbursed to Recipient under this Agreement without presentment, demand, protest, notice of protest, notice of intention to accelerate or other notice of any kind, all of which are expressly waived by Recipient.

5.5 Termination for Convenience In addition to termination due to an Event of Default or no allocation of LACPG funds, this Agreement may be terminated in whole, or in part, when Bravo and Recipient agree that continuation would not produce beneficial results commensurate with the future disbursement of funds.

5.6 Procedure Upon Termination If this Agreement is terminated, Bravo may, in its sole discretion, allow reimbursement for costs expended up to the date of termination as determined by Bravo. Recipient shall return to Bravo all unencumbered Grant funds within one week of receipt of Notice of Termination.

Section 6 – MODIFICATION
This Agreement may only be amended through written prior approval of Bravo. Examples of situations where amendments are required include, but are not limited to, extensions for completion of Program activities and changes to the Program including alternation of approved activities or inclusion of new activities. If the proposed amendment substantially alters the circumstances under which the Program funding was originally approved or if it is not in alignment with and does not uphold the investment priorities of Bravo, grant funds may need to be returned.

Section 7 – RECOGNITION
Recipient shall prominently recognize Bravo in its donor acknowledgment for the financial contribution to the Program.

_____ _____

Authorized Signature Date

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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** amending the convenience or service fee on debit and credit card transactions.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution

LEGAL
No review required

EXECUTIVE SUMMARY

This resolution amends the City's previously approved convenience or service fee structure for debit and credit card transactions, including utility billing payments. On April 20, 2026, the City Council authorized a fee of not to exceed 3% on such transactions.

During implementation discussions with Invoice Cloud, the City's utility billing payment platform, it was determined that utility billing transactions must follow a fee structure requiring the greater of $2.95 per transaction or 2.95% of the transaction amount. The original authorization did not include a minimum transaction fee for utility billing payments, necessitating this amendment.

The amended convenience or service fee structure will be as follows:

1. The Finance Department is authorized to charge a 3% convenience or service fee on all non-utility billing debit and credit card transactions.
2. The Finance Department is authorized to charge a convenience or service fee on utility billing debit and credit card transactions equal to the greater of $2.95 per transaction or 2.95% of the transaction amount.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend amending the convenience or service fee on debit and credit card transactions.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

RESOLUTION

A RESOLUTION AMENDING THE CONVENIENCE OR SERVICE FEE ON DEBIT AND CREDIT CARD TRANSACTIONS

WHEREAS, on April 20, 2026, the City Council authorized the implementation of a convenience or service fee of not to exceed 3% on debit and credit card transactions, including utility billing payments; and

WHEREAS, during the initial implementation meeting with Invoice Cloud, the City's utility billing payment platform, it was determined that the applicable processing fee structure requires a convenience or service fee equal to the greater of $2.95 per transaction or 2.95% of the transaction amount for utility billing payments; and

WHEREAS, the original resolution did not authorize a minimum transaction fee for utility billing payments; and

WHEREAS, it is necessary to amend the prior authorization to accurately reflect the convenience or service fee on debit and credit card transactions.

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

1. The Finance Department is authorized to charge a 3% convenience or service fee on all non-utility billing debit and credit card transactions.
2. The Finance Department is authorized to charge a convenience or service fee on utility billing debit and credit card transactions equal to the greater of $2.95 per transaction or 2.95% of the transaction amount.

Passed and approved this 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

Attest:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 2254 Consider motion to accept third consideration of **ORDINANCE 2254**, an Ordinance amending Chapter 107 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees, 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
No review required

EXECUTIVE SUMMARY

Stormwater management fees will increase by $1.00 per equivalent residential unit (ERU) per month, from $7.50 to $8.50. Additionally, the maximum number of ERUs for commercial, industrial, and multi-family properties will increase from 100 to 110. These changes are effective July 1, 2026.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend amending Chapter 107 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees.

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

ATTACHMENTS

1. Ordinance 2254

ORDINANCE 2254

AN ORDINANCE AMENDING CHAPTER 107 OF THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO STORMWATER MANAGEMENT FEES

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

SECTION 1. SECTIONS MODIFIED. Section 107.02, Paragraphs 2 and 3; of the Code of Ordinances of the City of Ankeny, Iowa is repealed effective July 1, 2026 and the following adopted in lieu thereof:

107.02 STORMWATER MANAGEMENT FEES.

2. Single-Family and Two-Family Residential: $8.50 per ERU per month up to a maximum of 4 ERUs.

3. Commercial, Industrial and Multi-Family: $8.50 per ERU per month up to a maximum of 110 ERUs.

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 18th day of May, 2026.

ATTEST: Bobbi B. Bentz, Mayor

Michelle Yuska, City Clerk

PUBLISHED IN THE DES MOINES REGISTER ON THE ____ DAY OF _____, 2026

1st Con 04/20/26
2nd Con 05/04/26
3rd Con 05/18/26

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 2255 Consider motion to accept third consideration of **ORDINANCE 2255**, an Ordinance amending Chapter 98 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges, 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
No review required

EXECUTIVE SUMMARY

Effective July 1, 2026, sewer rates will increase:

- 4.5% for sewer usage
- 4.5% for service availability charges

These increases will fund operations, maintenance, and related debt service for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), as well as infrastructure upgrades and system expansion within EPA and DNR permitted wastewater treatment standards.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend amending Chapter 98 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges.

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

ATTACHMENTS

1. Ordinance 2255

ORDINANCE 2255

AN ORDINANCE AMENDING CHAPER 98 OF THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO SEWER SERVICE CHARGES

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

SECTION 1. SECTION MODIFIED. Section 98.07, Paragraph 1, of the Code of Ordinances of the City of Ankeny, Iowa, is repealed effective July 1, 2026 and the following adopted in lieu thereof:

98.07 RATES.

1. For bills due and payable on or after July 1, 2026, the following rates will 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 sanitary sewer system based on the following:

Meter Size	Meter Equivalence Factor	Monthly Equivalent Meter Cost	Monthly Billing Cost	Monthly SAC Charge
5/8"	1	$ 16.33	$ 3.32	$ 19.65
3/4"	1.5	$ 24.50	$ 3.32	$ 27.82
1"	2.5	$ 40.82	$ 3.32	$ 44.14
1 1/2"	5	$ 81.63	$ 3.32	$ 84.95
2"	8	$ 130.62	$ 3.32	$ 133.94
3"	17.5	$ 285.73	$ 3.32	$ 289.05
4"	50	$ 816.36	$ 3.32	$ 819.68
6"	100	$ 1,632.72	$ 3.32	$ 1,636.04
8"	175	$ 2,857.26	$ 3.32	$ 2,860.58

   B. Sewer User Charge. In addition to the service availability charge, each customer shall pay a user charge of $3.33 per 1,000 gallons of water (or wastewater) consumed upon the premises and as measured by the water (or wastewater) meter in accordance with Section 98.06, for operation, maintenance and replacement of the system; and an additional $3.93 per 1,000 gallons of water (or wastewater) consumed for debt retirement.

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 18th day of May, 2026.

ATTEST: Bobbi B. Bentz, Mayor

Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____ DAY OF _____, 2026

1st Con 04/20/26
2nd Con 05/04/26
3rd Con 05/18/26

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 2256 Consider motion to accept third consideration of **ORDINANCE 2256,** an Ordinance amending Chapter 91 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to temporary water service, sending it on its final passage and publication as required by law.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Ordinance – 3rd Reading
LEGAL
No Legal Review Required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:
Consider motion to accept second consideration of ORDINANCE 2256.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT
The recommended policy change is expected to clarify costs incurred for temporary water service for new types of construction and set those fees to be in accordance with an established fee schedule which can be modified from time to time as adopted by Resolution of the City Council.

The effective date of this proposed policy amendment would be July 1, 2026.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Ordinance 91.12 redline
2. Ordinance Chapter 91

91.12 TEMPORARY WATER SERVICE.

1. Connection. Notwithstanding the provisions of Sections 90.05, 92.11, or other provisions of this chapter, temporary water service may be provided by the City to any real estate site upon which a building is being constructed, without a meter being installed on said premises, provided that a temporary water service permit has been issued in accordance with the provisions of subsection 2 of this section. However, in no event shall water that is provided through the issuance of a temporary water service permit be used to water any sod, seed, or other landscaping upon the site to be served by such permit unless a water meter is provided. Unmetered water shall not be used to cause compaction around structures or other excavations.

2. Application Fee. Any person who desires temporary water service to any site as provided for in subsection 1 must make application with the ~~City Planning and Building~~ Development Services Department for such service. Every applicant for a temporary water service connection permit shall pay to the City a fee in accordance with an established fee schedule, which the fee schedule may be modified from time to time, adopted by Resolution of the City Council ~~the sum of $100.00~~ for such permit, as advance payment for the water to be used during the period of such permit. The temporary permit shall automatically expire upon installation of a meter or at the expiration of one year from the date of issuance, whichever occurs first.

ORDINANCE 2256

An Ordinance amending Chapter 91 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining temporary water service.

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

SECTION 1. SECTION MODIFIED: That Section 91.12 Temporary Water Service of the Code of Ordinances of the City of Ankeny, Iowa, is repealed effective July 1, 2026 and the following adopted in lieu thereof:

91.12 TEMPORARY WATER SERVICE.

2. Application Fee. Any person who desires temporary water service to any site as provided for in subsection 1 must make application with the Development Services Department for such service. Every applicant for a temporary water service connection permit shall pay to the City a fee in accordance with an established fee schedule, which the fee schedule may be modified from time to time, adopted by Resolution of the City Council for such permit, as advance payment for the water to be used during the period of such permit. The temporary permit shall automatically expire upon installation of a meter or at the expiration of one year from the date of issuance, whichever occurs first.

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 18th day of May, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the 22nd day of May, 2026

1st Consideration 04/20/2026
2nd Consideration 05/04/2026
3rd Consideration 05/18/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 2257 An Ordinance Amending Chapter 41.12 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to trapping and community cats.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL
Legal Reviewed

EXECUTIVE SUMMARY

Over the last several years, there has been outreach and communication between City staff and by members of the Ankeny Trap-Neuter-Return (TNR) group to discuss and recommend changes to the City's municipal code to allow TNR programs to be conducted in the City. After the Animal Rescue League (ARL) communicated to the City in March 2024 that they were not going to accept feral cats that were captured by Ankeny animal control officers, there was a renewed push to address the growing feral cat population in Ankeny by both the City and groups such as Ankeny TNR.

The proposed amendments to Chapter 41.12 and Chapter 55 formally recognize the existence of community cats and allow volunteer organizations, nonprofit groups, and private individuals to organize and operate TNR efforts within the City. Under a TNR model, free-roaming cats are humanely trapped, sterilized, vaccinated as appropriate, and returned to their original location or managed colony area. This approach is intended to reduce long-term population growth, limit nuisance behaviors associated with unaltered cats, and provide a structured framework for managing community cats in a humane and organized manner.

At present, the City's code does not clearly provide for this type of TNR activity. As a result, residents and animal welfare advocates have requested that the City consider amendments to the City code that would permit TNR programs and clarify that authorized volunteers and nonprofit partners may engage in trapping, sterilization coordination, return, and ongoing colony management activities consistent with City regulations.

The proposed main changes to Chapter 41.12: Hunting and Trapping and Chapter 55: Animal Protection and Control would be the following:

Chapter 41.12 – Hunting and Trapping

- Changes proposed would clarify that instant-kill traps for small rodent pest control can be used and that non-harm trapping of community cats for TNR programs would be allowed.
- Clarifies that allowed trapping may only be conducted on privately owned property and traps shall not be placed on public property.
- Insert trap standards/maintenance requirements as well as enforcement standards as there are none in the current ordinance.

Chapter 55 – Animal Protection and Control

- Added several definitions such as “Community Cat”, “Trap-Neuter-Return Program”, “Premises”, and “Private and Public Property."
- Added language to 55.05 – LIVESTOCK to clarify that chickens may be allowed if requirements from Chapter 58 are met.
- 55.17 – AT LARGE CATS has been changed to 55.17 COMMUNITY CATS and new rules have been inserted.

In the amended section of 55.17, one item to note is that feeding stations for community cats would not be allowed on City property and that the feeding of community cats would be prohibited within 200 feet of City playgrounds or a school district's property. This would limit public interactions with community cats, especially children, protecting the public and the community cats from unnecessary interactions.

CITY MANAGER/STAFF RECOMMENDATIONS:

Consider motion to accept second consideration of ORDINANCE 2257.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The City does not anticipate a direct fiscal impact associated with allowing community cats and authorizing

TNR programs under the municipal code.TNR activities would be organized and carried out by volunteer/non-profit organizations and private individuals, not by the City. Accordingly, the City does not anticipate to incur operating costs for trapping, veterinary services, sterilization, vaccinations, feeding, or colony management. No additional City staffing, equipment, or program funding is anticipated at this time.

Any administrative impact on the City is expected to be minimal and limited to normal code review, implementation, and enforcement functions associated with adoption of ordinance amendments. Based on the proposal as presented, no dedicated appropriation or new budget allocation is anticipated.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2257.

ATTACHMENTS

1. Ordinance - Chapter 41 TNR Items
2. Ordinance - Chapter 41 TNR Items REDLINED

ORDINANCE XXXX

An Ordinance Amending Chapter 41.12 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to trapping and community cat regulations

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

SECTION 1. CHAPTER MODIFIED: That Section 41.12 Hunting and Trapping of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

41.12 HUNTING AND TRAPPING.

1. Definition. Hunting is defined as pursuing, killing, trapping, snaring, netting, searching for or shooting at, stalking or lying in wait for any game, animal or bird protected by the State laws or rules adopted by the Department of Natural Resources, whether or not such animal is then subsequently captured, killed or injured.

2. General Prohibition. It is unlawful for any person to hunt or trap within the City limits or to use any weapons, including snares, traps, pits, or other devices capable of killing or injuring an animal. Live trapping of animals is allowed only when it does not cause injury. Hunting with firearms within City limits is prohibited. Written consent of the Police Chief or their designee is required to discharge a firearm manufactured for the control of geese or waterfowl, even if the firearm is non-lethal and cannot cause death or injury to any human being or animal.

3. Allowed Trapping. All traps used in the City must be humane, live traps, except that instant-kill traps may be used solely for small rodent pest control. Trapping for the purpose of a trap-neuter-return program in accordance with chapter 55 is allowed. Allowed trapping may only be conducted on privately owned property and traps shall not be placed on Public property, as defined in Ordinance Section 55.01(22), unless done so by Officers of the Iowa Department of Natural Resources, the Ankeny Police Department, or the City's animal control officer or designee.

4. Trap Standards and Maintenance. All traps shall have a metal tag attached plainly labeled with the owner's name and address. All traps, except those placed entirely under water, must be checked at least twice every twenty-four hours and any unintentionally trapped animals must be released unharmed at the trap location.

5. Enforcement. Officers of the Iowa Department of Natural Resources, the Ankeny Police Department, or the City's animal control officer or designee may confiscate traps that are not properly labeled or maintained as required.

6. Special Permits. Special permits by order of the Council may be issued from time to time to allow a special hunting season in the City limits to cull an overpopulated deer herd, or goose population only if the hunting is done with a bow and arrow.

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 1st day of June, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the BLANK day of BLANK, 2026

1st Consideration 00/00/2026
2nd Consideration 00/00/2026
3rd Consideration 00/00/2026

ORDINANCE XXXX

An Ordinance Amending Chapter 41.12 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to hunting and trapping regulations

---

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

SECTION 1. SECTION MODIFIED: That Section 41.12 Hunting and Trapping of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

41.12 HUNTING AND TRAPPING.

1. Definition. Hunting is defined as pursuing, killing, trapping, snaring, netting, searching for or shooting at, stalking or lying in wait for any game, animal or bird protected by the State laws or rules adopted by the Department of Natural Resources, whether or not such animal is then subsequently captured, killed or injured.

~~2. Prohibition. It is unlawful for a person to hunt or trap within the City limits or to use any weapons, including snares, traps, pits or other devices capable of killing or injuring an animal. Live trapping of animals that does not cause injury to animals is allowed. Hunting with firearms within City limits is prohibited. Written consent of the Police Chief is required to discharge a firearm manufactured for the control of geese or waterfowl even if the firearm is non-lethal and cannot cause death or injury upon any human being or animal.~~

2. General Prohibition. It is unlawful for any person to hunt or trap within the City limits or to use any weapons, including snares, traps, pits, or other devices capable of killing or injuring an animal. Live trapping of animals is allowed only when it does not cause injury. Hunting with firearms within City limits is prohibited. Written consent of the Police Chief or their designee is required to discharge a firearm manufactured for the control of geese or waterfowl, even if the firearm is non-lethal and cannot cause death or injury to any human being or animal.

3. Allowed Trapping. All traps used in the City must be humane, live traps, except that instant-kill traps may be used solely for small rodent pest control. Trapping for the purpose of a trap-neuter-return program in accordance with chapter 55 is allowed. Allowed trapping may only be conducted on privately owned property and traps shall not be placed on public property, as defined in Ordinance Section 55.01(22), unless done so by Officers of the Iowa Department of Natural Resources, the Ankeny Police Department, or the City's animal control officer or designee.

4. Trap Standards and Maintenance. All traps shall have a metal tag attached plainly labeled with the owner's name and address. All traps, except those placed entirely under water, must be checked at least twice every twenty-four hours and any unintentionally trapped animals must be released unharmed at the trap location.

5. Enforcement. Officers of the Iowa Department of Natural Resources, the Ankeny Police Department, or the City's animal control officer or designee may confiscate traps that are not properly labeled or maintained as required.

6. Special Permits. Special permits by order of the Council may be issued from time to time to allow a special hunting season in the City limits to cull an overpopulated deer herd, or goose population only if the hunting is done with a bow and arrow.

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 1st day of June, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the BLANK day of BLANK, 2026

1st Consideration 00/00/2026
2nd Consideration 00/00/2026
3rd Consideration 00/00/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 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 2258 An Ordinance Amending Chapter 55 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to animal protection and control.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL
Legal Reviewed

EXECUTIVE SUMMARY

Over the last several years, there has been outreach and communication between City staff and by members of the Ankeny Trap-Neuter-Return (TNR) group to discuss and recommend changes to the City's municipal code to allow TNR programs to be conducted in the City. After the Animal Rescue League (ARL) communicated to the City in March 2024 that they were not going to accept feral cats that were captured by Ankeny animal control officers, there was a renewed push to address the growing feral cat population in Ankeny by both the City and groups such as Ankeny TNR.

The proposed amendments to Chapter 41.12 and Chapter 55 formally recognize the existence of community cats and allow volunteer organizations, nonprofit groups, and private individuals to organize and operate TNR efforts within the City. Under a TNR model, free-roaming cats are humanely trapped, sterilized, vaccinated as appropriate, and returned to their original location or managed colony area. This approach is intended to reduce long-term population growth, limit nuisance behaviors associated with unaltered cats, and provide a structured framework for managing community cats in a humane and organized manner.

At present, the City's code does not clearly provide for this type of TNR activity. As a result, residents and animal welfare advocates have requested that the City consider amendments to the City code that would permit TNR programs and clarify that authorized volunteers and nonprofit partners may engage in trapping, sterilization coordination, return, and ongoing colony management activities consistent with City regulations.

The proposed main changes to Chapter 41.12: Hunting and Trapping and Chapter 55: Animal Protection and Control would be the following:

Chapter 41.12 – Hunting and Trapping

- Changes proposed would clarify that instant-kill traps for small rodent pest control can be used and that non-harm trapping of community cats for TNR programs would be allowed.
- Clarifies that allowed trapping may only be conducted on privately owned property and traps shall not be placed on public property.
- Insert trap standards/maintenance requirements as well as enforcement standards as there are none in the current ordinance.

Chapter 55 – Animal Protection and Control

- Added several definitions such as “Community Cat”, “Trap-Neuter-Return Program”, “Premises”, and “Private and Public Property."
- Added language to 55.05 – LIVESTOCK to clarify that chickens may be allowed if requirements from Chapter 58 are met.
- 55.17 – AT LARGE CATS has been changed to 55.17 COMMUNITY CATS and new rules have been inserted.

In the amended section of 55.17, one item to note is that feeding stations for community cats would not be allowed on City property and that the feeding of community cats would be prohibited within 200 feet of City playgrounds or a school district's property. This would limit public interactions with community cats, especially children, protecting the public and the community cats from unnecessary interactions.

CITY MANAGER/STAFF RECOMMENDATIONS:

Consider motion to accept second consideration of ORDINANCE 2258.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The City does not anticipate a direct fiscal impact associated with allowing community cats and authorizing TNR programs under the municipal code.

TNR activities would be organized and carried out by volunteer/non-profit organizations and private individuals, not by the City. Accordingly, the City does not anticipate to incur operating costs for trapping, veterinary services, sterilization, vaccinations, feeding, or colony management. No additional City staffing, equipment, or program funding is anticipated at this time.

Any administrative impact on the City is expected to be minimal and limited to normal code review, implementation, and enforcement functions associated with adoption of ordinance amendments. Based on the proposal as presented, no dedicated appropriation or new budget allocation is anticipated.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2258.

ATTACHMENTS

1. Ordinance - Chapter 55 TNR Items
2. Ordinance - Chapter 55 TNR Items REDLINED

ORDINANCE XXXX

An Ordinance Amending Chapter 55 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to Animal Protection and Control

---

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

SECTION 1. SECTION MODIFIED: That Section 55.01 Definitions of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.01 DEFINITIONS.

The following terms are defined for use in this chapter.

1. "Advertise" means to present a commercial message in any medium including but not limited to print, radio, television, sign, display, label, tag or articulation.

2. "Animal" means a nonhuman vertebrate.

(Code of Iowa, Sec. 717B.1)

3. "Animal abuse or neglect" shall be defined by the *Code of Iowa*, Section 717B.2 and 717B.3.

4. "Animal shelter" means a facility which is used to house or contain dogs or cats, or both, and which is owned, operated, or maintained by an incorporated humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of such animals.

(Code of Iowa, Sec. 162.2)

5. "At large" means running or found within the City upon any street, alley, sidewalk, public, or private grounds. An animal, properly licensed as required by law, shall not be deemed at large if any of the following is true:

A. It is on the premises of the owner; or

B. It is under the control of a person competent to restrain and control the animal, either by leash, cord, chain or other similar restraint not more than six feet in length, or properly restrained within a motor vehicle; or

C. It is properly housed in a veterinary hospital or registered kennel.

6. "Business" means any enterprise relating to any of the following:

A. The sale or offer for sale of goods or services.

B. A recruitment for employment or membership in an organization.

C. A solicitation to make an investment.

D. An amusement or entertainment activity.

7. "Cat" means and includes all members of the *Felis Domestica* species, male or female, whether altered or not. The definition of cat specifically excludes a feral cat. Feral cats are born in the wild or may be abandoned or lost pets that have reverted to a wild state.

8. “Commercial establishment” means an animal shelter, boarding kennel, commercial breeder, commercial kennel, dealer, pet shop, pound, public auction, or research facility.

(Code of Iowa, Sec. 717.B1)

9. "Community cat" means a member of the Felis catus species that is allowed to roam freely within the city and meets the following requirements:

A. The cat has been scanned for microchips and no person owns the cat,

B. The cat has been assessed by a veterinarian and deemed healthy,

C. The cat has been spayed or neutered,

D. The cat has been vaccinated for rabies, feline rhinotracheitis, calcivirus, and panleukopenia, and reasonable attempts have been made to revaccinate the cat in accordance with the direction of a veterinarian, and

E. The cat has been ear-tipped by the same veterinarian that made the health assessment after having made an affirmative determination for each of the requirements in subsections A-D above.

10. "Community cat caregiver" means a person who, acting within the procedures of a trap-neuter-return program, provides care to a community cat. This care includes providing food, shelter or medical care. A community cat caregiver is not the owner, harborer, shelterer, controller or keeper of a community cat.

11. “Dog” means and includes both male and female animals of the *Canine* species, including spayed or neutered dogs.

12. “Fair” means any of the following:

A. The annual fair and exposition held by the Iowa State Fair Board pursuant to Chapter 173 of the *Code of Iowa* or any fair event conducted by a fair under the provisions of Chapter 174 of the *Code of Iowa*.

B. An exhibition of agricultural or manufactured products.

C. An event for operation of amusement rides or devices or concession booths.

13. “Game” means a “game of chance” or “game of skill” as defined in Section 99B.1 of the *Code of Iowa*.

14. “Injury” means an animal’s disfigurement; the impairment of an animal’s health; or an impairment to the functioning of an animal’s limb or organ, or the loss of an animal’s limb or organ.

(Code of Iowa, Sec. 717.B1)

15. “Livestock” means an animal belonging to the bovine, caprine, equine, ovine or porcine species, ostriches, rheas and emus; farm deer as defined in Section 170.1 of the *Code of Iowa*; or poultry.

(Code of Iowa, Sec. 717.1)

16. “Livestock abuse or neglect” shall be defined by the *Code of Iowa*, Section 717.1A and 717.2.

17. “Owner” means any person owning, keeping, sheltering, or harboring an animal.

18. “Pet” means a living dog, cat, or an animal normally maintained in a small tank or cage in or near a residence, including but not limited to a rabbit, gerbil, hamster, mouse, parrot, canary, mynah, finch, tropical fish, goldfish, snake, turtle, gecko, or iguana.

19. “Pound” means a facility for the prevention of cruelty to animals operated by the State, a municipal corporation, or other political subdivision of the State for the purpose of impounding or harboring seized stray, homeless, abandoned, or unwanted dogs, cats, or other animals; or a facility operated for such a purpose under a contract with any municipal corporation or incorporated society.

(Code of Iowa, Sec. 162.2)

20. "Premises" means the area of land surrounding a house or dwelling unit and actually or by legal construction forming an enclosure with it and to which the owner or custodian of a dog has legal and equitable right therein. "Premises" does not extend into areas of common ownership or use in the case of easements, trailer parks, apartment complexes, private communities, etc.

21. "Private property" means all buildings and other property owned by a private person. It includes buildings, yards, and service and parking areas.

22. "Public property" means buildings and other property owned or dedicated to the use of the City, State, County, or United States government, wherein the authorized representative has granted the City jurisdiction thereof, or any governmental subdivision of the City, State, County or U.S. government or any governmental organization established by the City, State, County or U. S. government. Such property includes but is not limited to buildings, grounds, yards, street rights-of-way, walks, bicycle paths, easements, parks, service areas, open areas, athletic and recreational areas, riverbanks, parking areas and ramps, boulevards, and any other real estate owned by a governmental unit.

23. “Research facility” means any school or college of medicine, veterinary medicine, pharmacy, dentistry, or osteopathic medicine, or hospital, diagnostic or research laboratories, or other educational or scientific establishment situated in the State concerned with the investigation of, or instruction concerning the structure or function of living organisms, the cause, prevention, control, or cure of diseases or abnormal conditions of human beings or animals.

(Code of Iowa, Sec. 162.2)

24. “Responsible party” means a person who owns or maintains or is responsible for the care of the animal.

25. “Society” means any incorporated society or association organized for the express purpose of prevention of cruelty to animals.

26. “Trap-Neuter-Return Program” means the nonlethal process of humanely trapping, sterilizing, vaccinating and ear notching for identification, and returning community cats to their location of capture.

27. “Vaccinated” means an animal vaccinated by a licensed veterinarian against rabies, or it means that satisfactory proof is furnished to establish such prior vaccination of the animal within eighteen months prior to the impounding or licensing of the animal if the vaccination was by modified live virus vaccine of egg embryo origin, or within six months if the vaccination was by killed tissue vaccine.

28. “Veterinarian” means a veterinarian licensed pursuant to Chapter 169 of the *Code of Iowa* who practices veterinary medicine in the State.

(Code of Iowa, Sec. 717.B1).

SECTION 2. SECTION MODIFIED: That Section 55.04 Abandonment of cats and dogs of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.04 ABANDONMENT OF CATS AND DOGS

It is unlawful for a person who owns or has custody of a cat or dog to relinquish all rights in and duties to care for the cat or dog. This section does not apply to any of the following:

(Code of Iowa, Sec. 717.B8).

1. The delivery of a cat or dog to another person who will accept ownership and custody of the cat or dog.

2. The delivery of a cat or dog to an animal shelter or that has been issued or renewed a valid authorization by the Department of Agriculture and Land Stewardship under Chapter 162 of the Code of Iowa.

3. A person who relinquishes custody of a cat at a location in which the person does not hold a legal or equitable interest, if previously the person had taken custody of the cat at the same location and provided for the cat's sterilization by a veterinarian.

(Code of Iowa, Sec. 717B.8)

4. An individual returning a community cat to its original location while conducting the Trap-Neuter-Return Program.

SECTION 3. SECTION MODIFIED: That Section 55.05 Livestock of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.05 LIVESTOCK

It is unlawful for a person to keep livestock within the City. However, chickens may be allowed on owner occupied, single-family properties that meet the requirements in Chapter 58.

SECTION 4. SECTION MODIFIED: That Section 55.06 At large prohibited of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.06 AT LARGE PROHIBITED

It is unlawful for any owner or responsible party of any animal to permit or allow the animal to be at large. All violations of any provision(s) of Section 55.06 are hereby declared simple misdemeanors punishable by a fine of at least $50 plus surcharge and court costs and/or municipal infractions punishable by a penalty as listed in Chapter 4 of this Code of Ordinances. Violations may be charged as either a misdemeanor criminal offense or a municipal infraction at the sole discretion of the peace officer. Community cats shall be exempt from the provisions of this section.

SECTION 5. SECTION MODIFIED: That Section 55.17 At Large Cats of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.17 COMMUNITY CATS

1. The Community Cats initiative is to protect the residents and community members of the City against the hazards brought about by the growing feral cat population and to provide a safe and humane process by which those health and safety hazards can be reduced through the use of a Trap-Neuter-Return (TNR) Program to reduce and/or effectively manage the feral cat population within the city limits.

2. Property owners carrying out allowed trapping, as set forth in Ordinance Section 41.12(3), for the Trap-Neuter-Return Program must promptly transport a community cat to a veterinarian for the sterilizing, vaccinating and ear notching for identification, and the cost for same shall be paid by the property owner. A community cat shall be returned to the area where it was captured unless said cat is sick and/or injured or unless the property owner has requested that said cat be removed from the property, or the cat is deemed adoptable and may be adopted out, or the Police Chief or their designee has declared it a nuisance.

3. Community caregivers shall make reasonable attempts to revaccinate community cats in their care in accordance with the directions of a veterinarian.

4. Nuisance. Community cats that create a nuisance, as determined by the Police Chief or their designee, shall be captured and shall not be eligible for continuation in the Trap-Neuter-Return program. For purposes of this section, a nuisance is any violation of any section of this article for which there is not an express exception for community cats or any other behavior or condition which interferes with the health, safety or enjoyment of life or property of a human or another domestic animal.

5. Leash requirements. Community cats are exempt from city leash requirements.

6. Prohibition on Feeding. No feeding station shall be located on property owned by the City or be located two hundred (200) feet of a playground or school district property.

7. Liability. The city shall have no liability for the disposition of any community cat or for damages or injuries caused by any community cat.

SECTION 6. 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 7. 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 1st day of June, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the BLANK day of BLANK, 2026

1st Consideration 00/00/2026
2nd Consideration 00/00/2026
3rd Consideration 00/00/2026

ORDINANCE XXXX

An Ordinance Amending Chapter 55 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to Animal Protection and Control

---

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

SECTION 1. SECTION MODIFIED: That Section 55.01 Definitions of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.01 DEFINITIONS.

The following terms are defined for use in this chapter.

1. "Advertise" means to present a commercial message in any medium including but not limited to print, radio, television, sign, display, label, tag or articulation.

2. "Animal" means a nonhuman vertebrate.

(Code of Iowa, Sec. 717B.1)

3. "Animal abuse or neglect" shall be defined by the *Code of Iowa*, Section 717B.2 and 717B.3.

4. "Animal shelter" means a facility which is used to house or contain dogs or cats, or both, and which is owned, operated, or maintained by an incorporated humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of such animals.

(Code of Iowa, Sec. 162.2)

5. "At large" means running or found within the City upon any street, alley, sidewalk, public, or private grounds. An animal, properly licensed as required by law, shall not be deemed at large if any of the following is true:

A. It is on the premises of the owner; or

B. It is under the control of a person competent to restrain and control the animal, either by leash, cord, chain or other similar restraint not more than six feet in length, or properly restrained within a motor vehicle; or

C. It is properly housed in a veterinary hospital or registered kennel.

6. "Business" means any enterprise relating to any of the following:

A. The sale or offer for sale of goods or services.

B. A recruitment for employment or membership in an organization.

C. A solicitation to make an investment.

D. An amusement or entertainment activity.

7. "Cat" means and includes all members of the *Felis Domestica* species, male or female, whether altered or not. The definition of cat specifically excludes a feral cat. Feral cats are born in the wild or may be abandoned or lost pets that have reverted to a wild state.

8. "Commercial establishment" means an animal shelter, boarding kennel, commercial breeder, commercial kennel, dealer, pet shop, pound, public auction, or research facility.

(Code of Iowa, Sec. 717.B1)

9. "Community cat" means a member of the Felis catus species that is allowed to roam freely within the city and meets the following requirements:

A. The cat has been scanned for microchips and no person owns the cat,

B. The cat has been assessed by a veterinarian and deemed healthy,

C. The cat has been spayed or neutered,

D. The cat has been vaccinated for rabies, feline rhinotracheitis, calcivirus, and panleukopenia, and reasonable attempts have been made to revaccinate the cat in accordance with the direction of a veterinarian, and

E. The cat has been ear-tipped by the same veterinarian that made the health assessment after having made an affirmative determination for each of the requirements in subsections A-D above.

10. "Community cat caregiver" means a person who, acting within the procedures of a trap-neuter-return program, provides care to a community cat. This care includes providing food, shelter or medical care. A community cat caregiver is not the owner, harborer, shelterer, controller or keeper of a community cat.

11. "Dog" means and includes both male and female animals of the *Canine* species, including spayed or neutered dogs.

12. "Fair" means any of the following:

A. The annual fair and exposition held by the Iowa State Fair Board pursuant to Chapter 173 of the *Code of Iowa* or any fair event conducted by a fair under the provisions of Chapter 174 of the *Code of Iowa*.

B. An exhibition of agricultural or manufactured products.

C. An event for operation of amusement rides or devices or concession booths.

13. "Game" means a "game of chance" or "game of skill" as defined in Section 99B.1 of the *Code of Iowa*.

14. "Injury" means an animal's disfigurement; the impairment of an animal's health; or an impairment to the functioning of an animal's limb or organ, or the loss of an animal's limb or organ.

(Code of Iowa, Sec. 717.B1)

15. "Livestock" means an animal belonging to the bovine, caprine, equine, ovine or porcine species, ostriches, rheas and emus; farm deer as defined in Section 170.1 of the *Code of Iowa*; or poultry.

(Code of Iowa, Sec. 717.1)

16. "Livestock abuse or neglect" shall be defined by the *Code of Iowa*, Section 717.1A and 717.2.

17. "Owner" means any person owning, keeping, sheltering, or harboring an animal.

18. "Pet" means a living dog, cat, or an animal normally maintained in a small tank or cage in or near a residence, including but not limited to a rabbit, gerbil, hamster, mouse, parrot, canary, mynah, finch, tropical fish, goldfish, snake, turtle, gecko, or iguana.

19. "Pound" means a facility for the prevention of cruelty to animals operated by the State, a municipal corporation, or other political subdivision of the State for the purpose of impounding or harboring seized stray, homeless, abandoned, or unwanted dogs, cats, or other animals; or a facility operated for such a purpose under a contract with any municipal corporation or incorporated society.

(Code of Iowa, Sec. 162.2)

20. "Premises" means the area of land surrounding a house or dwelling unit and actually or by legal construction forming an enclosure with it and to which the owner or custodian of a dog has legal and equitable right therein. "Premises" does not extend into areas of common ownership or use in the case of easements, trailer parks, apartment complexes, private communities, etc.

21. "Private property" means all buildings and other property owned by a private person. It includes buildings, yards, and service and parking areas.

22. "Public property" means buildings and other property owned or dedicated to the use of the City, State, County, or United States government, wherein the authorized representative has granted the City jurisdiction thereof, or any governmental subdivision of the City, State, County or U.S. government or any governmental organization established by the City, State, County or U. S. government. Such property includes but is not limited to buildings, grounds, yards, street rights-of-way, walks, bicycle paths, easements, parks, service areas, open areas, athletic and recreational areas, riverbanks, parking areas and ramps, boulevards, and any other real estate owned by a governmental unit.

23. "Research facility" means any school or college of medicine, veterinary medicine, pharmacy, dentistry, or osteopathic medicine, or hospital, diagnostic or research laboratories, or other educational or scientific establishment situated in the State concerned with the investigation of, or instruction concerning the structure or function of living organisms, the cause, prevention, control, or cure of diseases or abnormal conditions of human beings or animals.

(Code of Iowa, Sec. 162.2)

24. "Responsible party" means a person who owns or maintains or is responsible for the care of the animal.

25. "Society" means any incorporated society or association organized for the express purpose of prevention of cruelty to animals.

26. "Trap-Neuter-Return Program" means the nonlethal process of humanely trapping, sterilizing, vaccinating and ear notching for identification, and returning community cats to their location of capture.

27. "Vaccinated" means an animal vaccinated by a licensed veterinarian against rabies, or it means that satisfactory proof is furnished to establish such prior vaccination of the animal within eighteen months prior to the impounding or licensing of the animal if the vaccination was by modified live virus vaccine of egg embryo origin, or within six months if the vaccination was by killed tissue vaccine.

28. "Veterinarian" means a veterinarian licensed pursuant to Chapter 169 of the *Code of Iowa* who practices veterinary medicine in the State.

(Code of Iowa, Sec. 717.B1).

SECTION 2. SECTION MODIFIED: That Section 55.04 Abandonment of cats and dogs of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.04 ABANDONMENT OF CATS AND DOGS

It is unlawful for a person who owns or has custody of a cat or dog to relinquish all rights in and duties to care for the cat or dog. This section does not apply to any of the following:

(Code of Iowa, Sec. 717.B8).

1. The delivery of a cat or dog to another person who will accept ownership and custody of the cat or dog.

2. The delivery of a cat or dog to an animal shelter or that has been issued or renewed a valid authorization by the Department of Agriculture and Land Stewardship under Chapter 162 of the Code of Iowa.

3. A person who relinquishes custody of a cat at a location in which the person does not hold a legal or equitable interest, if previously the person had taken custody of the cat at the same location and provided for the cat's sterilization by a veterinarian.

(Code of Iowa, Sec. 717B.8)

4. An individual returning a community cat to its original location while conducting the Trap-Neuter-Return Program.

SECTION 3. SECTION MODIFIED: That Section 55.05 Livestock of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.05 LIVESTOCK

It is unlawful for a person to keep livestock within the City. However, chickens may be allowed on owner occupied, single-family properties that meet the requirements in Chapter 58.

SECTION 4. SECTION MODIFIED: That Section 55.06 At large prohibited of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

55.06 AT LARGE PROHIBITED

It is unlawful for any owner or responsible party of any animal to permit or allow the animal to be at large. All violations of any provision(s) of Section 55.06 are hereby declared simple misdemeanors punishable by a fine of at least $50 plus surcharge and court costs and/or municipal infractions punishable by a penalty as listed in Chapter 4 of this Code of Ordinances. Violations may be charged as either a misdemeanor criminal offense or a municipal infraction at the sole discretion of the peace officer. Community cats shall be exempt from the provisions of this section.

SECTION 5. SECTION MODIFIED: That Section 55.17 At Large Cats of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

~~**55.17 AT LARGE CATS.**~~

~~Any cat found to be at large without (a) collar, (b) license or (c) imbedded ownership chip shall be determined to be a feral cat. For purposes of this section a cat shall have a short coat of fur to qualify as a feral cat in addition to the aforementioned requirements of the definition. A feral cat shall be held for a period of twenty-four hours from the date of capture before transportation to the Animal Rescue League.~~

~~If unclaimed within twenty-four hours, the cat shall be identified as a feral cat for purposes of record management with the Animal Rescue League.~~

55.17 COMMUNITY CATS.

1. The Community Cats initiative is to protect the residents and community members of the City against the hazards brought about by the growing feral cat population and to provide a safe and humane process by which those health and safety hazards can be reduced through the use of a Trap-Neuter-Return (TNR) Program to reduce and/or effectively manage the feral cat population within the city limits.

2. Property owners carrying out allowed trapping, as set forth in Ordinance Section 41.12(3), for the Trap-Neuter-Return Program must promptly transport a community cat to a veterinarian for the sterilizing, vaccinating and ear notching for identification, and the cost for same shall be paid by the property owner. A community cat shall be returned to the area where it was captured unless said cat is sick and/or injured or unless the property owner has requested that said cat be removed from the property, or the cat is deemed adoptable and may be adopted out, or the Police Chief or their designee has declared it a nuisance.

3. Community caregivers shall make reasonable attempts to revaccinate community cats in their care in accordance with the directions of a veterinarian.

4. Nuisance. Community cats that create a nuisance, as determined by the Police Chief or their designee, shall be captured and shall not be eligible for continuation in the Trap-Neuter-Return program. For purposes of this section, a nuisance is any violation of any section of this article for which there is not an express exception for community cats or any other behavior or condition which interferes with the health, safety or enjoyment of life or property of a human or another domestic animal.

5. Leash requirements. Community cats are exempt from city leash requirements.

6. Prohibition on Feeding. No feeding station shall be located on property owned by the City or be located two hundred (200) feet of a playground or school district property.

7. Liability. The city shall have no liability for the disposition of any community cat or for damages or injuries caused by any community cat.

SECTION 6. 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 7. 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 1st day of June, 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Published in the
Des Moines Register
on the BLANK day of BLANK, 2026

1st Consideration 00/00/2026
2nd Consideration 00/00/2026
3rd Consideration 00/00/2026

ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

$20,855,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series 2026A

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The $20,855,000 General Obligation Bonds, Series 2026A are being proposed to fund the 2026 Capital Improvement Program.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend resolution directing sale of $20,855,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2026A.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The $20,855,000 General Obligation Bonds, Series 2026A will be repaid with property taxes, specifically those collected through the City's debt service levy and a portion will be abated by tax increment financing (TIF) and storm water revenues.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to receive and file report of bids received on May 18, 2026 at 10:00 A.M.

Consider motion to adopt RESOLUTION directing sale of $19,550,000 General Obligation Bonds, Series 2026A.

ATTACHMENTS

1. Resolution
2. Report of Bids

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING SALE OF $20,855,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION BONDS, SERIES 2026A," 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 DIRECTING SALE OF $20,855,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION BONDS, SERIES 2026A

WHEREAS, bids have been received for the Bonds described as follows and the best bid received (with permitted adjustments, if any) is determined to be the following:

$20,855,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION BONDS, SERIES 2026A

Bidder: _____ of _____

The terms of award:

Final Par Amount as adjusted: $_____

Purchase Price as adjusted: $_____

True Interest Rate: _____%

Net Interest Cost: $_____

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

Section 1. That the bid for the Bonds as above set out is hereby determined to be the best and most favorable bid received and, the Bonds are hereby awarded as described above.

Section 2. That the statement of information for Bond bidders and the form of contract for the sale of the Bonds are hereby approved and the Mayor and Clerk are authorized to execute the same on behalf of the City.

Section 3. That the notice of the sale of the Bonds heretofore given and all acts of the Clerk done in furtherance of the sale of the Bonds are hereby ratified and approved.

PASSED AND APPROVED this 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

City of Ankeny, Iowa
General Obligation Bonds, Series 2026A

TIC Calculation

Period Ending	R. Seelaus & Co. Debt Service	Morgan Stanley Debt Service	Robert W. Baird Debt Service
06-17-26	(22,128,278.70)	(22,107,409.00)	(22,090,292.45)
12-01-26	475,030.56	475,030.56	475,030.56
06-01-27	5,846,375.00	5,846,375.00	5,846,375.00
12-01-27	388,250.00	388,250.00	388,250.00
06-01-28	3,948,250.00	3,948,250.00	3,948,250.00
12-01-28	299,250.00	299,250.00	299,250.00
06-01-29	2,994,250.00	2,994,250.00	2,994,250.00
12-01-29	231,875.00	231,875.00	231,875.00
06-01-30	3,041,875.00	3,041,875.00	3,041,875.00
12-01-30	161,625.00	161,625.00	161,625.00
06-01-31	1,111,625.00	1,111,625.00	1,111,625.00
12-01-31	137,875.00	137,875.00	137,875.00
06-01-32	1,137,875.00	1,137,875.00	1,137,875.00
12-01-32	112,875.00	112,875.00	112,875.00
06-01-33	1,157,875.00	1,157,875.00	1,157,875.00
12-01-33	86,750.00	86,750.00	86,750.00
06-01-34	1,186,750.00	1,186,750.00	1,186,750.00
12-01-34	59,250.00	59,250.00	59,250.00
06-01-35	1,219,250.00	1,219,250.00	1,219,250.00
12-01-35	30,250.00	30,250.00	30,250.00
06-01-36	1,240,250.00	1,240,250.00	1,240,250.00
	24,867,405.56	24,867,405.56	24,867,405.56
Par	20,855,000.00	20,855,000.00	20,855,000.00
Accrued	None	None	None
Discount	1,273,278.70	1,252,409.00	1,235,292.45
	22,128,278.70	22,107,409.00	22,090,292.45
TIC	3.245207%	3.272564%	3.295035%
NIC	2,739,126.86	2,759,996.56	2,777,113.11
Bid	(22,128,278.70)	(22,107,409.00)	(22,090,292.45)

	Bid	NIC	TIC
R. Seelaus & Co.	22,128,278.70	2,739,126.86	3.245207%
Morgan Stanley	22,107,409.00	2,759,996.56	3.272564%
Robert W. Baird	22,090,292.45	2,777,113.11	3.295035%

Result

R. Seelaus & Co., LLC's Reoffering Scale

Ankeny
$20,855,000 General Obligation Bonds, Series 2026A

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price	Call Date
06/01/2027	5,325M	5.0000	2.8200	102.039	
06/01/2028	3,560M	5.0000	2.7900	104.176	
06/01/2029	2,695M	5.0000	2.8200	106.139	
06/01/2030	2,810M	5.0000	2.8900	107.832	
06/01/2031	950M	5.0000	2.9800	109.240	
06/01/2032	1,000M	5.0000	3.0700	110.430	
06/01/2033	1,045M	5.0000	3.1400	111.539	
06/01/2034	1,100M	5.0000	3.2200	112.403	
06/01/2035	1,160M	5.0000	3.3100	111.734	06/01/2034
06/01/2036	1,210M	5.0000	3.4000	111.069	06/01/2034

Accrued Interest: $0.00

Gross Production: $22,216,912.45

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Upcoming Calendar | Overview | Result | Excel | Print

R. Seelaus & Co., LLC - Summit , NJ's Bid

Ankeny
$20,855,000 General Obligation Bonds, Series 2026A

For the aggregate principal amount of $20,855,000.00, we will pay you $22,128,278.70, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
06/01/2027	5,325M	5.0000	2.8200	102.039
06/01/2028	3,560M	5.0000	2.7900	104.176
06/01/2029	2,695M	5.0000	2.8200	106.139
06/01/2030	2,810M	5.0000	2.8900	107.832
06/01/2031	950M	5.0000	2.9800	109.240
06/01/2032	1,000M	5.0000	3.0700	110.430
06/01/2033	1,045M	5.0000	3.1400	111.539
06/01/2034	1,100M	5.0000	3.2200	112.403
06/01/2035	1,160M	5.0000	3.3100	111.734
06/01/2036	1,210M	5.0000	3.4000	111.069

Total Interest Cost:	$4,012,405.56
Premium:	$1,273,278.70
Net Interest Cost:	$2,739,126.86
TIC:	3.245207

Time Last Bid Received On:05/18/2026 9:59:03 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: R. Seelaus & Co., LLC, Summit , NJ
Contact: Robert Bond
Title:
Telephone:908-273-9010
Fax:

Issuer Name: City of Ankeny Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____

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Upcoming Calendar | Overview | Result | Excel | Print

Morgan Stanley & Co, LLC - New York , NY's Bid

Ankeny
$20,855,000 General Obligation Bonds, Series 2026A

For the aggregate principal amount of $20,855,000.00, we will pay you $22,107,409.00, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
06/01/2027	5,325M	5.0000	2.9100	101.954
06/01/2028	3,560M	5.0000	2.8700	104.021
06/01/2029	2,695M	5.0000	2.8900	105.934
06/01/2030	2,810M	5.0000	2.9500	107.599
06/01/2031	950M	5.0000	3.0300	109.000
06/01/2032	1,000M	5.0000	3.1100	110.201
06/01/2033	1,045M	5.0000	3.1600	111.407
06/01/2034	1,100M	5.0000	3.2200	112.403
06/01/2035	1,160M	5.0000	3.3100	111.734
06/01/2036	1,210M	5.0000	3.4000	111.069

Total Interest Cost:	$4,012,405.56
Premium:	$1,252,409.00
Net Interest Cost:	$2,759,996.56
TIC:	3.272564
Time Last Bid Received On:	05/18/2026 9:59:42 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Morgan Stanley & Co, LLC, New York , NY
Contact: Brian McGann
Title:
Telephone: 212-761-1284
Fax:

Issuer Name: City of Ankeny Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____

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Upcoming Calendar | Overview | Result | Excel | Print

Robert W. Baird & Co., Inc. - Milwaukee , WI's Bid

Ankeny
$20,855,000 General Obligation Bonds, Series 2026A

For the aggregate principal amount of $20,855,000.00, we will pay you $22,090,292.45, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
06/01/2027	5,325M	5.0000	2.8400	102.020
06/01/2028	3,560M	5.0000	2.8000	104.156
06/01/2029	2,695M	5.0000	2.8200	106.139
06/01/2030	2,810M	5.0000	2.8800	107.870
06/01/2031	950M	5.0000	2.9600	109.337
06/01/2032	1,000M	5.0000	3.0400	110.602
06/01/2033	1,045M	5.0000	3.1000	111.804
06/01/2034	1,100M	5.0000	3.1600	112.852
06/01/2035	1,160M	5.0000	3.2500	112.179
06/01/2036	1,210M	5.0000	3.3400	111.511

Total Interest Cost:	$4,012,405.56
Premium:	$1,235,292.45
Net Interest Cost:	$2,777,113.11
TIC:	3.295035

Time Last Bid Received On:05/18/2026 9:47:01 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Robert W. Baird & Co., Inc., Milwaukee , WI
Contact: Peter Anderson
Title:
Telephone:414-765-7331
Fax:

Issuer Name: City of Ankeny Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 18, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

$6,965,000 (Subject to Adjustment per Terms of Offering) Water Revenue Bonds, Series 2026B

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The $6,965,000 Water Revenue Bonds, Series 2026B are being proposed to fund the SW Des Moines Street Utility Improvements, South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street, Elevated Water Storage Tower No. 4 and SCADA System Upgrade in the 2026 Capital Improvement Program.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend resolution directing sale of $6,965,000 (subject to adjustment per terms of offering) Water Revenue Bonds, Series 2026B.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The $6,965,000 Water Revenue Bonds, Series 2026B will be payable from and secured by the net revenues of the Water Utility.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to receive and file report of bids received on May 18, 2026 at 10:00 A.M.

Consider motion to adopt RESOLUTION directing sale of $6,615,000 Water Revenue Bonds, Series 2026B.

ATTACHMENTS

1. Resolution
2. Report of Bids

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING SALE OF $6,965,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) WATER REVENUE BONDS, SERIES 2026B," 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 DIRECTING SALE OF $6,965,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) WATER REVENUE BONDS, SERIES 2026B

WHEREAS, bids have been received for the Bonds described as follows and the best bid received (with permitted adjustments, if any) is determined to be the following:

$6,965,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) WATER REVENUE BONDS, SERIES 2026B

Bidder: _____ of _____

The terms of award:

Final Par Amount as adjusted: $_____

Purchase Price as adjusted: $_____

True Interest Rate: _____%

Net Interest Cost: $_____

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

Section 1. That the bid for the Bonds as above set out is hereby determined to be the best and most favorable bid received and, the Bonds are hereby awarded as described above.

Section 2. That the statement of information for Bond bidders and the form of contract for the sale of the Bonds are hereby approved and the Mayor and Clerk are authorized to execute the same on behalf of the City.

Section 3. That the notice of the sale of the Bonds heretofore given and all acts of the Clerk done in furtherance of the sale of the Bonds are hereby ratified and approved.

PASSED AND APPROVED this 18th day of May, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

City of Ankeny, Iowa
Water Revenue Bonds, Series 2026B

TIC Calculation

Period Ending	TD Financial Debt Service	Robert W. Baird Debt Service	Morgan Stanley Debt Service	StoneX Financial Debt Service	Bernardi Debt Service
06-17-26	(7,206,359.95)	(7,134,296.00)	(7,327,925.59)	(7,192,191.15)	(7,038,971.25)
12-01-26	146,626.25	144,046.67	153,582.01	148,183.68	141,660.69
06-01-27	375,931.25	373,100.00	383,565.63	377,640.63	370,481.25
12-01-27	155,556.25	152,725.00	163,190.63	157,265.63	150,106.25
06-01-28	380,556.25	377,725.00	388,190.63	382,265.63	375,106.25
12-01-28	149,931.25	147,100.00	157,565.63	151,640.63	144,481.25
06-01-29	384,931.25	382,100.00	392,565.63	386,640.63	379,481.25
12-01-29	144,056.25	141,225.00	151,690.63	145,765.63	138,606.25
06-01-30	389,056.25	386,225.00	396,690.63	390,765.63	383,606.25
12-01-30	137,931.25	135,100.00	145,565.63	139,640.63	132,481.25
06-01-31	397,931.25	395,100.00	405,565.63	399,640.63	392,481.25
12-01-31	131,431.25	128,600.00	139,065.63	133,140.63	125,981.25
06-01-32	401,431.25	398,600.00	409,065.63	403,140.63	395,981.25
12-01-32	124,681.25	121,850.00	132,315.63	126,390.63	119,231.25
06-01-33	409,681.25	406,850.00	417,315.63	411,390.63	404,231.25
12-01-33	117,556.25	114,725.00	125,190.63	119,265.63	112,106.25
06-01-34	417,556.25	414,725.00	425,190.63	419,265.63	412,106.25
12-01-34	110,056.25	107,225.00	117,690.63	111,765.63	104,606.25
06-01-35	425,056.25	422,225.00	432,690.63	426,765.63	419,606.25
12-01-35	102,181.25	99,350.00	109,815.63	103,890.63	96,731.25
06-01-36	432,181.25	429,350.00	439,815.63	433,890.63	426,731.25
12-01-36	93,931.25	91,100.00	101,565.63	95,640.63	88,481.25
06-01-37	438,931.25	436,100.00	446,565.63	440,640.63	433,481.25
12-01-37	85,306.25	82,475.00	92,940.63	87,015.63	81,581.25
06-01-38	450,306.25	447,475.00	457,940.63	452,015.63	446,581.25
12-01-38	76,181.25	73,350.00	83,815.63	77,890.63	74,281.25
06-01-39	456,181.25	453,350.00	463,815.63	457,890.63	454,281.25
12-01-39	66,681.25	65,750.00	74,315.63	68,390.63	66,681.25
06-01-40	466,681.25	465,750.00	474,315.63	468,390.63	466,681.25
12-01-40	58,681.25	57,750.00	64,315.63	60,390.63	58,681.25
06-01-41	473,681.25	472,750.00	479,315.63	475,390.63	473,681.25
12-01-41	50,381.25	49,450.00	53,940.63	51,831.25	50,381.25
06-01-42	485,381.25	484,450.00	488,940.63	486,831.25	485,381.25
12-01-42	41,681.25	40,750.00	43,065.63	42,587.50	41,681.25
06-01-43	496,681.25	495,750.00	498,065.63	497,587.50	496,681.25
12-01-43	32,296.88	31,365.63	31,690.63	32,918.75	32,296.88
06-01-44	507,296.88	506,365.63	506,690.63	507,918.75	507,296.88
12-01-44	22,203.13	21,568.75	21,893.75	22,528.13	22,203.13
06-01-45	517,203.13	516,568.75	516,893.75	517,528.13	517,203.13
12-01-45	11,375.00	11,050.00	11,375.00	11,700.00	11,375.00
06-01-46	531,375.00	531,050.00	531,375.00	531,700.00	531,375.00
	10,696,757.50	10,612,165.42	10,929,166.39	10,755,143.06	10,566,091.94
Par	6,965,000.00	6,965,000.00	6,965,000.00	6,965,000.00	6,965,000.00
Accrued	None	None	None	None	None
Discount	241,359.95	169,296.00	362,925.59	227,191.15	73,971.25
	7,206,359.95	7,134,296.00	7,327,925.59	7,192,191.15	7,038,971.25
TIC	4.108990%	4.124482%	4.186102%	4.196411%	4.212670%
NIC	3,490,397.55	3,477,869.42	3,601,240.80	3,562,951.91	3,527,120.69
Bid	(7,206,359.95)	(7,134,296.00)	(7,327,925.59)	(7,192,191.15)	(7,038,971.25)

	Bid	NIC	TIC
TD Financial	7,206,359.95	3,490,397.55	4.108990%
Robert W. Baird	7,134,296.00	3,477,869.42	4.124482%
Morgan Stanley	7,327,925.59	3,601,240.80	4.186102%
StoneX Financial	7,192,191.15	3,562,951.91	4.196411%
Bernardi	7,038,971.25	3,527,120.69	4.212670%

Result

TD Financial Products LLC's Reoffering Scale

Ankeny
$6,965,000 Water Revenue Bonds, Series 2026B

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price	Call Date
06/01/2027	215M	5.0000	3.0000	101.868	
06/01/2028	225M	5.0000	2.9700	103.827	
06/01/2029	235M	5.0000	2.9800	105.673	
06/01/2030	245M	5.0000	3.0400	107.251	
06/01/2031	260M	5.0000	3.1200	108.568	
06/01/2032	270M	5.0000	3.2100	109.631	
06/01/2033	285M	5.0000	3.2700	110.683	
06/01/2034	300M	5.0000	3.3300	111.585	
06/01/2035	315M	5.0000	3.4300	110.848	06/01/2034
06/01/2036	330M	5.0000	3.5400	110.044	06/01/2034
06/01/2037	345M	5.0000	3.6000	109.608	06/01/2034
06/01/2038	365M	5.0000	3.7000	108.886	06/01/2034
06/01/2039	380M	5.0000	3.8000	108.170	06/01/2034
06/01/2040	400M	4.0000	4.0000	100.000	
06/01/2041	415M	4.0000	4.0800	99.109	
06/01/2042	435M	4.0000	4.1400	98.375	
06/01/2043	455M	4.1250	4.2100	98.975	
06/01/2044	475M	4.2500	4.3000	99.377	
06/01/2045	495M	4.3750	4.4200	99.424	
06/01/2046	520M	4.3750	4.5200	98.104	

Accrued Interest: $0.00

Gross Production: $7,255,049.60

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TD Financial Products LLC - New York , NY's Bid

Ankeny
$6,965,000 Water Revenue Bonds, Series 2026B

For the aggregate principal amount of $6,965,000.00, we will pay you $7,206,359.95, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
06/01/2027	215M	5.0000	3.0000	101.868
06/01/2028	225M	5.0000	2.9700	103.827
06/01/2029	235M	5.0000	2.9800	105.673
06/01/2030	245M	5.0000	3.0400	107.251
06/01/2031	260M	5.0000	3.1200	108.568
06/01/2032	270M	5.0000	3.2100	109.631
06/01/2033	285M	5.0000	3.2700	110.683
06/01/2034	300M	5.0000	3.3300	111.585
06/01/2035	315M	5.0000	3.4300	110.848
06/01/2036	330M	5.0000	3.5400	110.044
06/01/2037	345M	5.0000	3.6000	109.608
06/01/2038	365M	5.0000	3.7000	108.886
06/01/2039	380M	5.0000	3.8000	108.170
06/01/2040	400M	4.0000	4.0000	100.000
06/01/2041	415M	4.0000	4.0800	99.109
06/01/2042	435M	4.0000	4.1400	98.375
06/01/2043	455M	4.1250	4.2100	98.975
06/01/2044	475M	4.2500	4.3000	99.377
06/01/2045	495M	4.3750	4.4200	99.424
06/01/2046	520M	4.3750	4.5200	98.104

Total Interest Cost:	$3,731,757.50
Premium:	$241,359.95
Net Interest Cost:	$3,490,397.55
TIC:	4.108990

Time Last Bid Received On:05/18/2026 9:57:58 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: TD Financial Products LLC, New York , NY
Contact: Jake Frackowiak
Title:
Telephone:212-827-7171
Fax:

Issuer Name: City of Ankeny Company Name: _____

Accepted By: _____ Accepted By: _____

Upcoming Calendar | Overview | Result | Excel | Print

Robert W. Baird & Co., Inc. - Milwaukee , WI's Bid

Ankeny
$6,965,000 Water Revenue Bonds, Series 2026B

For the aggregate principal amount of $6,965,000.00, we will pay you $7,134,296.00, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
06/01/2027	215M	5.0000	2.9100	101.954
06/01/2028	225M	5.0000	2.8700	104.021
06/01/2029	235M	5.0000	2.8900	105.934
06/01/2030	245M	5.0000	2.9500	107.599
06/01/2031	260M	5.0000	3.0300	109.000
06/01/2032	270M	5.0000	3.1100	110.201
06/01/2033	285M	5.0000	3.1600	111.407
06/01/2034	300M	5.0000	3.2300	112.328
06/01/2035	315M	5.0000	3.3300	111.585
06/01/2036	330M	5.0000	3.4200	110.922
06/01/2037	345M	5.0000	3.4800	110.482
06/01/2038	365M	5.0000	3.5700	109.826
06/01/2039	380M	4.0000	3.9500	100.336
06/01/2040	400M	4.0000	4.0000	100.000
06/01/2041	415M	4.0000	4.0600	99.330
06/01/2042	435M	4.0000	4.1200	98.605
06/01/2043	455M	4.1250	4.1800	99.334
06/01/2044	475M	4.1250	4.2400	98.562
06/01/2045	495M	4.2500	4.3000	99.354
06/01/2046	520M	4.2500	4.3500	98.673

Total Interest Cost:	$3,647,165.42
Premium:	$169,296.00
Net Interest Cost:	$3,477,869.42
TIC:	4.124482

Time Last Bid Received On:05/18/2026 9:46:56 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Robert W. Baird & Co., Inc., Milwaukee , WI
Contact: Peter Anderson
Title:
Telephone:414-765-7331
Fax:

Issuer Name: City of Ankeny Company Name: _____

Accepted By: _____ Accepted By: _____

Upcoming Calendar | Overview | Result | Excel | Print

Morgan Stanley & Co, LLC - New York , NY's Bid

Ankeny
$6,965,000 Water Revenue Bonds, Series 2026B

For the aggregate principal amount of $6,965,000.00, we will pay you $7,327,925.59, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
06/01/2027	215M	5.0000	3.0000	101.868
06/01/2028	225M	5.0000	2.9700	103.827
06/01/2029	235M	5.0000	2.9800	105.673
06/01/2030	245M	5.0000	3.0400	107.251
06/01/2031	260M	5.0000	3.1200	108.568
06/01/2032	270M	5.0000	3.2100	109.631
06/01/2033	285M	5.0000	3.2700	110.683
06/01/2034	300M	5.0000	3.3300	111.585
06/01/2035	315M	5.0000	3.4300	110.848
06/01/2036	330M	5.0000	3.5400	110.044
06/01/2037	345M	5.0000	3.5600	109.898
06/01/2038	365M	5.0000	3.6500	109.246
06/01/2039	380M	5.0000	3.7500	108.527
06/01/2040	400M	5.0000	3.8000	108.170
06/01/2041	415M	5.0000	3.8800	107.601
06/01/2042	435M	5.0000	3.9600	107.036
06/01/2043	455M	5.0000	4.0500	106.404
06/01/2044	475M	4.1250	4.2860	98.000
06/01/2045	495M	4.2500	4.4070	98.000
06/01/2046	520M	4.3750	4.5280	98.000

Total Interest Cost:	$3,964,166.39
Premium:	$362,925.59
Net Interest Cost:	$3,601,240.80
TIC:	4.186102

Time Last Bid Received On:05/18/2026 9:59:18 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Morgan Stanley & Co, LLC, New York , NY
Contact: Brian McGann
Title:
Telephone:212-761-1284
Fax:

Issuer Name: City of Ankeny Company Name: _____

Accepted By: _____ Accepted By: _____

Upcoming Calendar | Overview | Result | Excel | Print

StoneX Financial Inc. - Winter Park , FL's Bid

Ankeny
$6,965,000 Water Revenue Bonds, Series 2026B

For the aggregate principal amount of $6,965,000.00, we will pay you $7,192,191.15, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
06/01/2027	215M	5.0000	2.8200	102.039
06/01/2028	225M	5.0000	2.9700	103.827
06/01/2029	235M	5.0000	2.9800	105.673
06/01/2030	245M	5.0000	3.0400	107.251
06/01/2031	260M	5.0000	3.1200	108.568
06/01/2032	270M	5.0000	3.2100	109.631
06/01/2033	285M	5.0000	3.2700	110.683
06/01/2034	300M	5.0000	3.3300	111.585
06/01/2035	315M	5.0000	3.4300	110.848
06/01/2036	330M	5.0000	3.5400	110.044
06/01/2037	345M	5.0000	3.5600	109.898
06/01/2038	365M	5.0000	3.6500	109.246
06/01/2039	380M	5.0000	3.7500	108.527
06/01/2040	400M	4.0000	4.1000	98.943
06/01/2041	415M	4.1250	4.1800	99.391
06/01/2042	435M	4.2500	4.2600	99.883
06/01/2043	455M	4.2500	4.3500	98.807
06/01/2044	475M	4.3750	4.4300	99.321
06/01/2045	495M	4.3750	4.5000	98.415
06/01/2046	520M	4.5000	4.5500	99.346

Total Interest Cost:	$3,790,143.06
Premium:	$227,191.15
Net Interest Cost:	$3,562,951.91
TIC:	4.196411

Time Last Bid Received On:05/18/2026 9:59:27 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: StoneX Financial Inc., Winter Park , FL
Contact: Tony Posthauer
Title: Underwriter
Telephone:689-312-1541
Fax:

Issuer Name: City of Ankeny Company Name: _____

Accepted By: _____ Accepted By: _____

Upcoming Calendar | Overview | Result | Excel | Print

Bernardi Securities, Inc. - Northfield , IL's Bid

Ankeny
$6,965,000 Water Revenue Bonds, Series 2026B

For the aggregate principal amount of $6,965,000.00, we will pay you $7,038,971.25, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
06/01/2027	215M	5.0000	3.0000	101.868
06/01/2028	225M	5.0000	3.0000	103.769
06/01/2029	235M	5.0000	3.0000	105.614
06/01/2030	245M	5.0000	3.0000	107.406
06/01/2031	260M	5.0000	3.0500	108.904
06/01/2032	270M	5.0000	3.1000	110.258
06/01/2033	285M	5.0000	3.2000	111.143
06/01/2034	300M	5.0000	3.3000	111.808
06/01/2035	315M	5.0000	3.4000	111.069
06/01/2036	330M	5.0000	3.5000	110.336
06/01/2037	345M	4.0000	3.8000	101.360
06/01/2038	365M	4.0000	3.9000	100.676
06/01/2039	380M	4.0000	4.0000	100.000
06/01/2040	400M	4.0000	4.0500	99.469
06/01/2041	415M	4.0000	4.1000	98.888
06/01/2042	435M	4.0000	4.1700	98.031
06/01/2043	455M	4.1250	4.2900	98.024
06/01/2044	475M	4.2500	4.3800	98.393
06/01/2045	495M	4.3750	4.4500	99.044
06/01/2046	520M	4.3750	4.5200	98.104

Total Interest Cost:	$3,601,091.94
Premium:	$73,971.25
Net Interest Cost:	$3,527,120.69
TIC:	4.212670

Time Last Bid Received On:05/18/2026 9:53:48 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Bernardi Securities, Inc., Northfield , IL
Contact: Gineen Destefano
Title:
Telephone:312-281-2019
Fax:

Issuer Name: City of Ankeny Company Name: _____

Accepted By: _____ Accepted By: _____