ANKENY CITY COUNCIL

Regular Meeting
Monday, August 3, 2026
5:30 PM

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

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

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All City Council meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing. To request information in an alternative format or request an accommodation to participate in a City Council meeting, contact the Office of the City Clerk at 515-965-6405.
Anyone seeking assistance in communicating with the City should contact Relay Iowa at 1-800-735-2942 (TDY), or 1-800-735-2943 (Voice).

ELECTRONIC MEETING INFORMATION

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

Meeting ID: 973 1299 2966
Passcode: 1234

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

PROCEDURAL ACTIONS:

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

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the August 3, 2026 Agenda

   Consider motion to approve and accept the August 3, 2026 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2026-34 Proposed vacation of a portion of SW Ordnance Road right-of-way, originally

dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-)

Consider motion to close Public Hearing 2026-34.

Consider motion to accept first consideration of ORDINANCE 2265.

2. PH 2026-35 A request to vacate a Public Utility Easement located on Lot 2, Plaza 36 Plat 2

Consider motion to close Public Hearing 2026-35.

Consider motion to accept first consideration of ORDINANCE 2266.

3. PH 2026-36 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Bill Kimberley, LC, from the current R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

Consider motion to close Public Hearing 2026-36.

Consider motion to accept first consideration of ORDINANCE 2267.

D. APPROVAL OF CONSENT AGENDA:

- **MINUTES**

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

CA - 2. Receive and file minutes of the Plan and Zoning Commission meeting of July 7, 2026.

CA - 3. Receive and file minutes of the Library Board of Trustees meeting of June 18, 2026.

- **LICENSES AND PERMITS**

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

- **FINANCE/BUDGET**

CA - 5. Consider motion to approve Payment #7 in the amount of $87,962.00 to Bolton & Menk, Inc., for design engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.

CA - 6. Consider motion to approve Payment #7 in the amount of $12,637.57 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.

CA - 7. Consider motion to approve Payment #2 in the amount of $5,811.25 to Olsson, Inc., for engineering services on the Systems Engineering for Adaptive Signal Control Technology project.

CA - 8. Consider motion to approve Payment #15 in the amount of $4,281.27 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.

CA - 9. Consider motion to approve Payment #1 in the amount of $97,872.07 to RDG Planning & Design for engineering services on the Saylor Creek Channel Improvements project.

CA - 10. Consider motion to approve Payment #4 in the amount of $13,465.33 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd/Reinhart Dr Signal project.

CA - 11. Consider motion to approve Payment #5 in the amount of $16,319.50 to Snyder & Associates, Inc., for engineering services on the NE 18th Street Bridge Over I-35 project.

CA - 12. Consider motion to approve Payment #1 in the amount of $12,939.98 to Snyder & Associates, Inc., for engineering services on the NE 72nd Street Bridge Rehab project.

CA - 13. Consider motion to approve Payment #14 in the amount of $15,312.75 to Snyder & Associates, Inc., for construction engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.

CA - 14. Consider motion to approve Payment #12 in the amount of $8,044.75 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.

CA - 15. Consider motion to approve Payment #6 in the amount of $13,457.21 to Snyder & Associates, for construction engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.

CA - 16. Consider motion to approve the August 3, 2026 Accounts Payable.

CA - 17. Consider motion authorizing repairs to the fueling station for the Public Works Department and Central Garage.

CA - 18. Consider motion to receive and file the Adopted Annual Budget Document for Fiscal Year 2027.

- **COMMUNITY DEVELOPMENT ITEMS**

CA - 19. Consider motion to adopt **RESOLUTION** accepting the final plat, parkland dedication agreement, warranty deed for streets, platted easements, and cost participation for Northgate Plat 8.

CA - 20. Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, platted easements, parkland dedication agreement, sanitary sewer connection fee, water main shortage fee, and sidewalk shortage fee for the Crossings at Deer Creek Plat 16.

CA - 21. Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a proposed Ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny, Iowa (date of hrg: 8/17/26 @ 5:30 p.m.)

- **ENGINEERING ITEMS**

CA - 22. Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny to submit an application for Federal Surface Transportation Block Grant Program Set-aside Funding (formally known as the Transportation Alternatives Program (TAP)) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of a grade separated trail crossing at the SW Oralabor Road and SW Irvinedale Drive intersection in

coordination with the SW Oralabor Road Intersection Improvements projects, Phase 1 and Phase 2.

CA - 23. Consider motion to adopt **RESOLUTION** accepting the maintenance bond for utilities, subgrade, and paving in The Crossings at Deer Creek Plat 16.

CA - 24. Consider motion to adopt **RESOLUTION** accepting the maintenance bond for utilities, subgrade, and paving in Northgate Plat 8.

- **CAPITAL IMPROVEMENT PROJECTS**

CA - 25. Consider motion to adopt **RESOLUTION** accepting a proposal from Alpha Landscapes in the amount of $59,720.00 for the construction of the 2026 City-Wide Permanent Surface Restoration project.

CA - 26. Consider motion to adopt **RESOLUTION** 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: 9/1/26 @ 10:30 A.M. / date of hrg: 9/8/26 @ 5:30 P.M.)

- **ADMINISTRATIVE ITEMS**

CA - 27. Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny to submit a grant application to the Iowa State Resource Enhancement and Protection (REAP) program for the partial funding of the West First Street Trail Connection to the Neal Smith Trail project, and further approving the application which obligates the City of Ankeny to matching funds for the construction of said project.

CA - 28. Consider motion to adopt **RESOLUTION** declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

- **ORDINANCES**

CA - 29. Consider motion to accept third consideration of **ORDINANCE 2262**, an Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Legacy Housby, LLC from R-1, One-Family Residence District to M-1, Light Industrial District, sending it on its final passage and publication as required by law.

CA - 30. Consider motion to accept third consideration of **ORDINANCE 2263**, an Ordinance vacating part of a Sanitary Sewer Easement filed in book 10243 and page 741 and located on part of the NE 1/4 of SEC 14-80-24, sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the sale of property vacated by the City of Ankeny, Iowa, to Ankeny Community School District.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-30

   Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-30.

E. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

F. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES**

31. Ord 2264 An Ordinance amending Chapter 69 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Parking Regulations.

Consider motion to accept second consideration of ORDINANCE 2264.

G. NEW BUSINESS:

1. Proposed Memorandum of Understanding with the Ankeny Friends of the Arts, d/b/a Ankeny Art Center.

Consider motion to adopt RESOLUTION approving a Memorandum of Understanding with the Ankeny Friends of the Arts, d/b/a Ankeny Art Center.

H. ADMINISTRATIVE BUSINESS:

I. REPORT OF THE CITY STAFF:

- **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, Replace Chapters 190-197 Chapter 200, 8/17/26 at 5:30 p.m.
• Public Hearing, Deer Creek Sanitary Trunk Sewer Extension - Phase 1, 9/8/26 at 5:30 p.m.

J. ADJOURNMENT

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 August 3, 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 August 3, 2026 agenda, with or without amendment.

ATTACHMENTS
None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 2026-34 Proposed vacation of a portion of SW Ordnance Road right-of-way, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-)

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

On July 6th, 2026, the City Council initiated a street right-of-way vacation on a portion of SW Ordnance Road and an alley between 610 SW Ordnance Road and SW Cherry Street. Then on July 7th, 2026 the Plan & Zoning Commission recommended City Council approve the vacation.

The subject right-of-way was originally deeded to the City with the approval of Thomas 2nd Addition in 1908. The final plat names this street section Seventh Street. From aerial photos taken in the 1930's, it appears that Seventh Street did exist. Then, in the 1950's, and after World War II, the aerial photos show SW Ordnance Road in its current alignment.

City staff, including the Public Works Department, have determined the north 20-feet of SW Ordnance Road and the alley are no longer needed as a public right-of-way. The proposal has been reviewed by applicable franchise utilities and only Century Link needs to hold on to a 25-foot by 10-foot easement in the southwest corner of the vacation area. We would process the vacation ordinance, then accept the Century Link easement prior to the resolution authorizing the sale of property.

The excess right-of-way to the east and west of this section has already been vacated. In fact, it is believed that this portion of right-of-way was intended to be vacated in 1962 with the passing of Ordinance 147. However, there are no records of deeds conveying to adjacent owners.

A letter was sent to the four adjacent property owners on April 27, 2026, describing the intention to vacate the property. The ownership and responsibility for this portion of land will be transferred to the adjacent property owners. The adjacent property owners will be responsible for continued maintenance. The vacation will convert non-taxable right-of-way into taxable property.

The proposal aims to optimize the land use and is consistent with the right-of-way vacations that have occurred to the east and west of this section. The vacated property may better serve the needs of adjacent property owners. City staff have reviewed the vacation request and have determined that the vacation request is appropriate.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the vacation request.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan & Zoning Commission recommended City Council approve a street right-of-way vacation on a portion of SW Ordnance Road, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-) on July 7, 2026.

FISCAL IMPACT

Convert nontaxable right-of-way into taxable property.

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-34.

Consider motion to accept first consideration of ORDINANCE 2265.

ATTACHMENTS

1. PH Coversheet
2. Ordinance
3. Aerial Map
4. P&Z Minutes
5. Staff Report
6. 1930's Aerial
7. 1950's Aerial
8. 2025 Aerial
9. Utility Company Letters

PUBLIC HEARING 2026-34

August 3, 2026 at 5:30 P.M.

PROPOSED VACATION OF A PORTION OF SW ORDNANCE ROAD RIGHT-OF-WAY, ORIGINALLY DEDICATED AS SEVENTH STREET, THOMAS 2ND ADDITION, AND FOR A PORTION OF ALLEY WEST OF SW CHERRY STREET, ORIGINALLY DEDICATED AS LOT A, BLOCK 5, THOMAS 2ND ADDITION, CONTAINING 0.1 ACRES (+/-)

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2265, vacating a portion of SW Ordnance Road right-of-way, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-).

Notice of this hearing was published in the Des Moines Register on the 24th day of July, 2026.

Mayor:

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

City Clerk:

None in the clerk's office.

Mayor:

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

After Report:

"Because this is a Public Hearing those wishing to be heard for or against the proposed vacation, 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 2026-34.
- ❑ Consider **MOTION** to accept first consideration of ORDINANCE 2265.

WHEN RECORDED RETURN TO:

City of Ankeny
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

ORDINANCE

AN ORDINANCE VACATING A PORTION OF SW ORDNANCE ROAD RIGHT-OF-WAY, ORIGINALLY DEDICATED AS SEVENTH STREET, THOMAS 2ND ADDITION, AND FOR A PORTION OF ALLEY WEST OF SW CHERRY STREET, ORIGINALLY DEDICATED AS LOT A, BLOCK 5, THOMAS 2ND ADDITION, CONTAINING 0.14 ACRES (+/-)

WHEREAS, pursuant to notice published in the manner required by law, on the 3rd day of August 2026, the City Council of the City of Ankeny, Iowa, held a public hearing on a proposal to vacate a portion of public right-of-way, as shown on the attached Right-of-Way Vacation Legal; and

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

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

1. That the City of Ankeny does hereby vacate and release the following:

SEE ATTACHED RIGHT-OF-WAY VACATION LEGAL

2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; and

3. That this ordinance shall be in effect upon its final passage and publication required by law.

PASSED AND APPROVED this 8th day of September 2026.

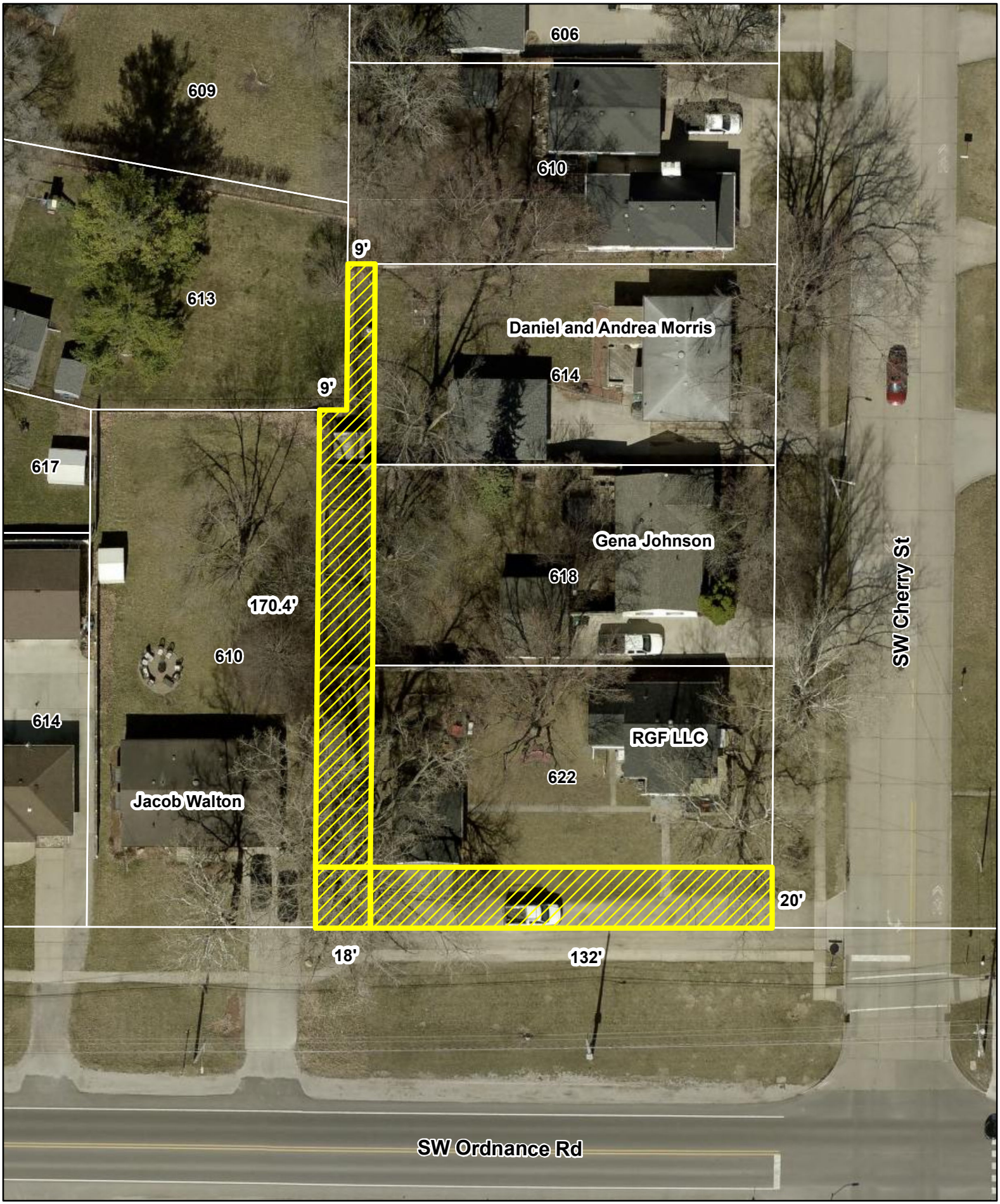
Bobbi B. Bentz, Mayor

Attest:

Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ___DAY OF _____, 2026

1st Con _____ (P. Hrg.)
2nd Con _____
3rd Con _____



N

1 inch = 40 feet

Date: 6/23/2026

SW Ordnance Road and Alley Vacation Area

Ankeny
bringing it all together.

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

CALL TO ORDER

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

ROLL CALL
Members present: Trina Flack, Joseph Herst, Ted Rapp, Todd Ripper, Phil Tuning, Randy Weisheit, and Lisa West.
Staff present: Brent Hinson, Eric Jensen, Deb Gervais, Jake Heil, Ryan Kirschman, Alexa Middleton, and Bryan Morrissey.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the July 7, 2026 agenda without amendments. Second by L.West. All voted aye. Motion carried 7 - 0.

BUSINESS ITEMS
Item #6. Request to vacate street right-of-way on a portion of SW Ordnance Road and a portion of alley west of SW Cherry Street.

D. Gervais presented the staff report. She explained the request is to vacate street right-of-way on a portion on SW Ordnance Road and a portion of alley west of SW Cherry Street. She described the area in question, using views from the 1930s and 1950s to demonstrate that the right-of-way in question existed to support SW 7th Street, a street that no longer existed by the 1950s view, in which SW Ordnance Rd was in its current alignment.

D. Gervais described the process by which property owners were notified of the intention to vacate. A letter was sent to the four adjacent property owners on April 27, 2026, explaining that ownership and responsibility for this portion of land will be transferred to the adjacent property owners. The adjacent property owners will be responsible for continued maintenance. The vacation will convert non-taxable right-of-way into taxable property. The proposal has been reviewed by applicable franchise utilities and only Century Link needs to hold on to a 25-foot by 10-foot easement in the southwest corner of the vacation area. The City of Ankeny staff would process the vacation ordinance, then accept the Century Link easement prior to the resolution authorizing the sale of property. City staff have reviewed the vacation request and have determined that the vacation request is appropriate.

Motion by P. Tuning to recommend City Council approve a street right-of-way vacation on a portion of SW Ordnance Road, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-). Second by R. Weisheit. Motion carried 7-0.

Plan & Zoning Commission
Staff Report

Meeting Date: July 7, 2026

Agenda Item: SW Ordinance Road and Alley – Street Right-of-Way Vacation
Report Date: June 29, 2026
Prepared By: Deb Gervais, AICP ESL
Senior Planner

Staff Recommendation:

That the Plan & Zoning Commission recommend City Council approve a street right-of-way vacation on a portion of SW Ordnance Road, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-).

Chapter 153.02 of the Ankeny Municipal Code:

"Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Plan and Zoning Commission for its study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within thirty (30) days after the date the proposed vacation is referred to the Commission."

Discussion:

On July 6th, 2026, the City Council initiated a street right-of-way vacation on a portion of SW Ordnance Road and an alley between 610 SW Ordnance Road and SW Cherry Street, legally described as follows:

THE NORTH 20 FEET OF THE SW ORDNANCE ROAD RIGHT-OF-WAY LYING IMMEDIATELY SOUTH OF AND ADJACENT TO LOT A AND LOT 6, BLOCK 5, THOMAS 2ND ADDITION; AND

LOT A LYING WEST OF AND ADJACENT TO LOTS 4,5, AND 6, BLOCK 5, THOMAS 2ND ADDITION, EXCEPT THE WEST ½, EAST OF AND ADJACENT TO LOT 9, ANKENY VILLAGE PLAT 2;

ALL INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, CONTAINING 0.14 ACRES (6,131 S.F.).

The subject right-of-way was originally deeded to the City with the approval of Thomas 2nd Addition in 1908. The final plat names this street section Seventh Street. From aerial photos

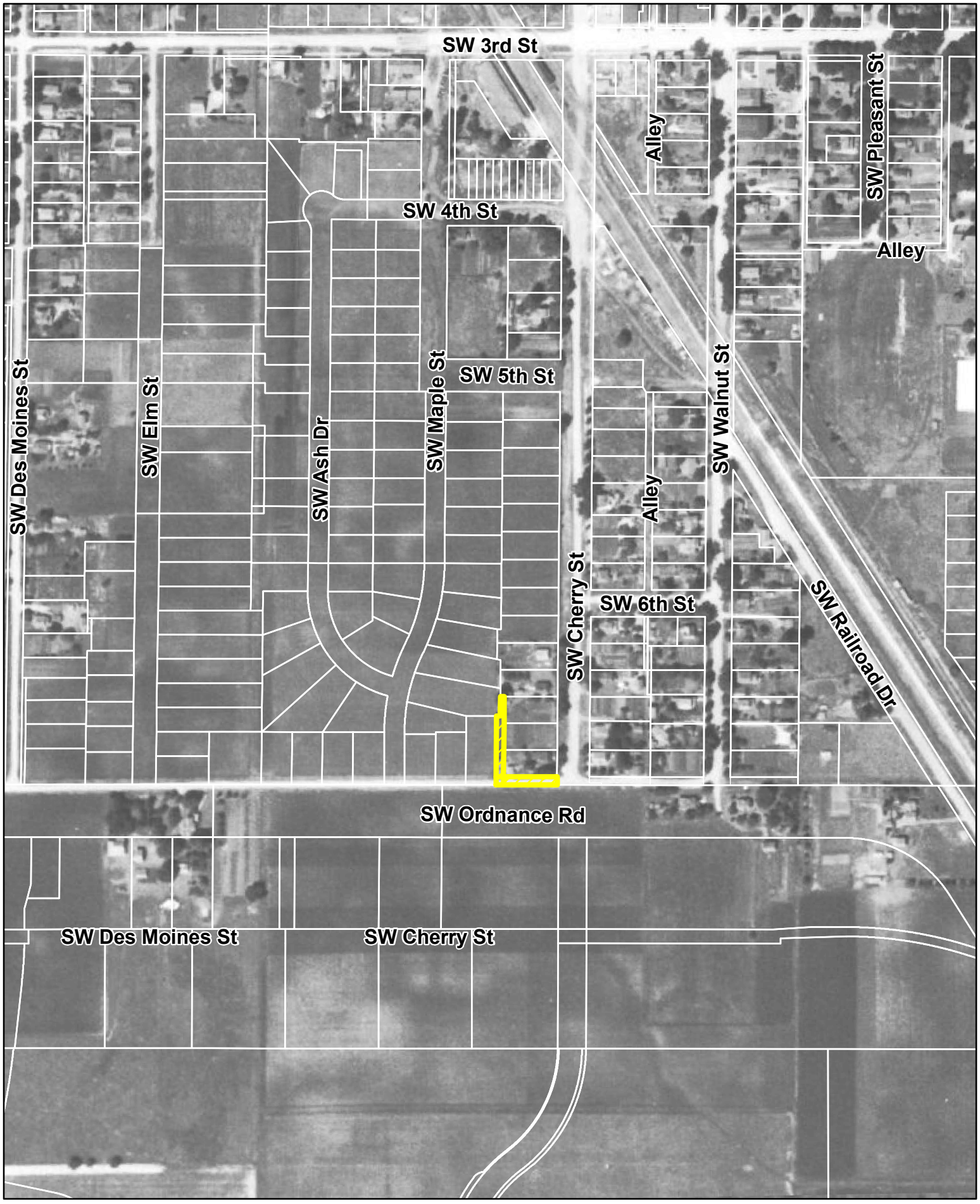
taken in the 1930's, it appears that Seventh Street did exist. Then, in the 1950's, and after World War II, the aerial photos show SW Ordnance Road in its current alignment.

City staff, including the Public Works Department, have determined the north 20-feet of SW Ordnance Road and the alley are no longer needed as a public right-of-way. The proposal has been reviewed by applicable franchise utilities and only Century Link needs to hold on to a 25-foot by 10-foot easement in the southwest corner of the vacation area. We would process the vacation ordinance, then accept the Century Link easement prior to the resolution authorizing the sale of property.

The excess right-of-way to the east and west of this section has already been vacated. In fact, it is believed that this portion of right-of-way was intended to be vacated in 1962 with the passing of Ordinance 147. However, there are no records of deeds conveying to adjacent owners.

A letter was sent to the four adjacent property owners on April 27, 2026, describing the intention to vacate the property. The ownership and responsibility for this portion of land will be transferred to the adjacent property owners. The adjacent property owners will be responsible for continued maintenance. The vacation will convert non-taxable right-of-way into taxable property.

The proposal aims to optimize the land use and is consistent with the right-of-way vacations that have occurred to the east and west of this section. The vacated property may better serve the needs of adjacent property owners. City staff have reviewed the vacation request and have determined that the vacation request is appropriate.



N

1 inch = 300 feet

Date: 6/23/2026

Ankeny 1930's

Ankeny
bringing it all together.



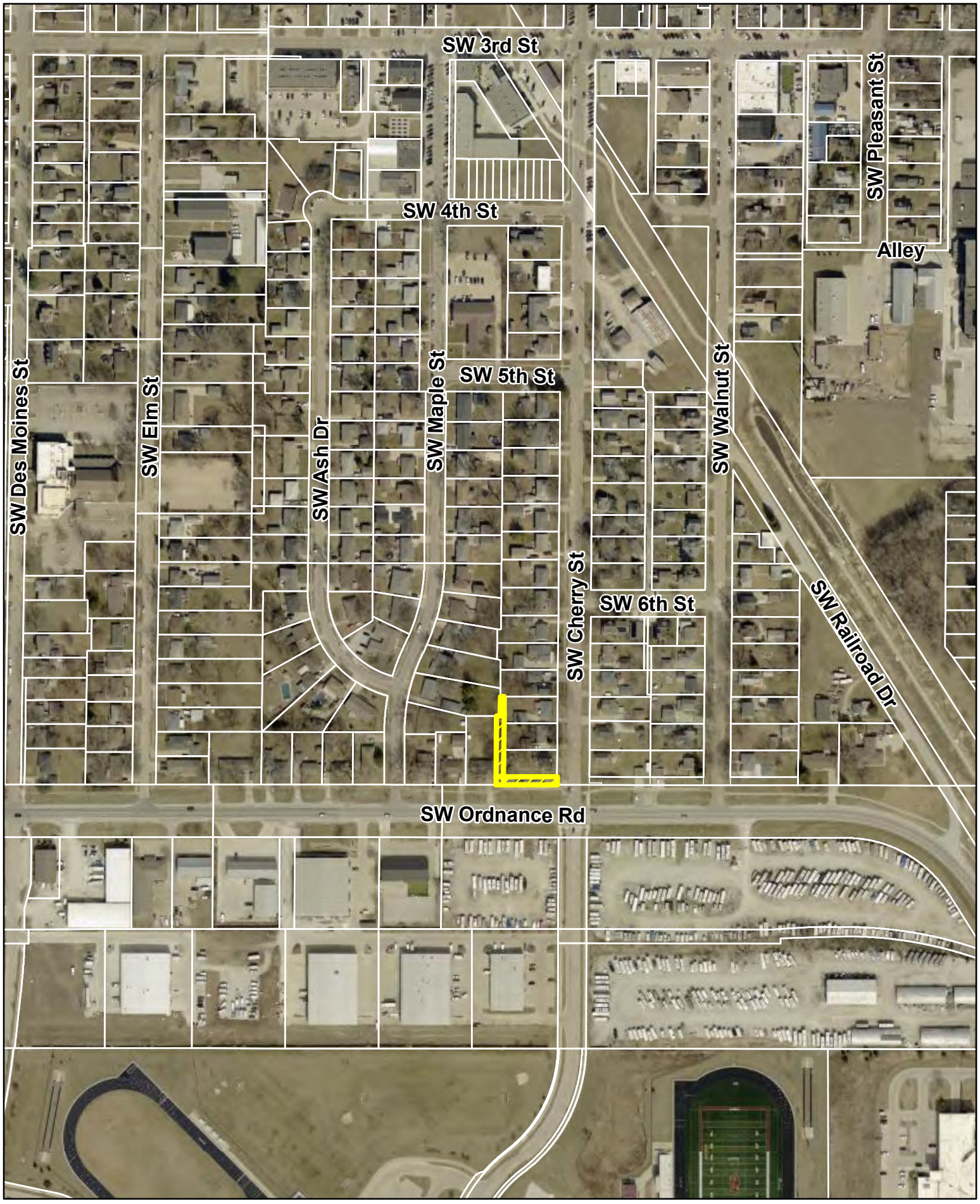
N

1 inch = 300 feet

Date: 6/23/2026

Ankeny 1950's

Ankeny
bringing it all together.



N

1 inch = 300 feet

Date: 6/23/2026

Ankeny 2025

Ankeny
bringing it all together.

June 04, 2025

Deb Gervais
City of Ankeny, Iowa
1210 NW Prairie Ridge DR
Ankeny, IA 50023-1564

Re: Release interest in a recorded Public Utility Easement (P.U.E.)
Lots 4, 5 and 6 of The Official Plat of Thomas 2nd Addition to Ankeny, Polk County, Iowa.

Dear Ms. Gervais:

This letter is in response to the request for MidAmerican Energy Company to release interest in a part of the ten (10') foot P.U.E. located within LOT A LYING WEST OF AND ADJACENT TO LOTS 4, 5, AND 6, BLOCK 5, THOMAS 2ND ADDITION, EXCEPT THE WEST ½, EAST OF AND ADJACENT TO LOT 9, ANKENY VILLAGE PLAT 2; AND THE NORTH 20 FEET OF THE SW ORDNANCE ROAD RIGHT-OF-WAY LYING IMMEDIATELY SOUTH OF AND ADJACENT TO LOT A AND LOT 6, BLOCK 5, THOMAS 2ND ADDITION; AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA. DESCRIBED AREA CONTAINING 6,131 SQUARE FEET (0.14 ACRES) MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

MidAmerican Energy Company has reviewed the request to release said part of P.U.E. and approves of the proposed vacation of that part of the P.U.E. over, under, across and through that part of Lots 4, 5 and 6 of The Official Plat of Thomas 2nd Addition to Ankeny, Polk County, Iowa, as generally depicted on the attached Vacation Easement Exhibit.

For your protection, please call Iowa One Call (1-800-292-8989) and have all utilities located before you dig.

Sincerely,

Christin Erwin
Right of Way Agent
MidAmerican Energy Company

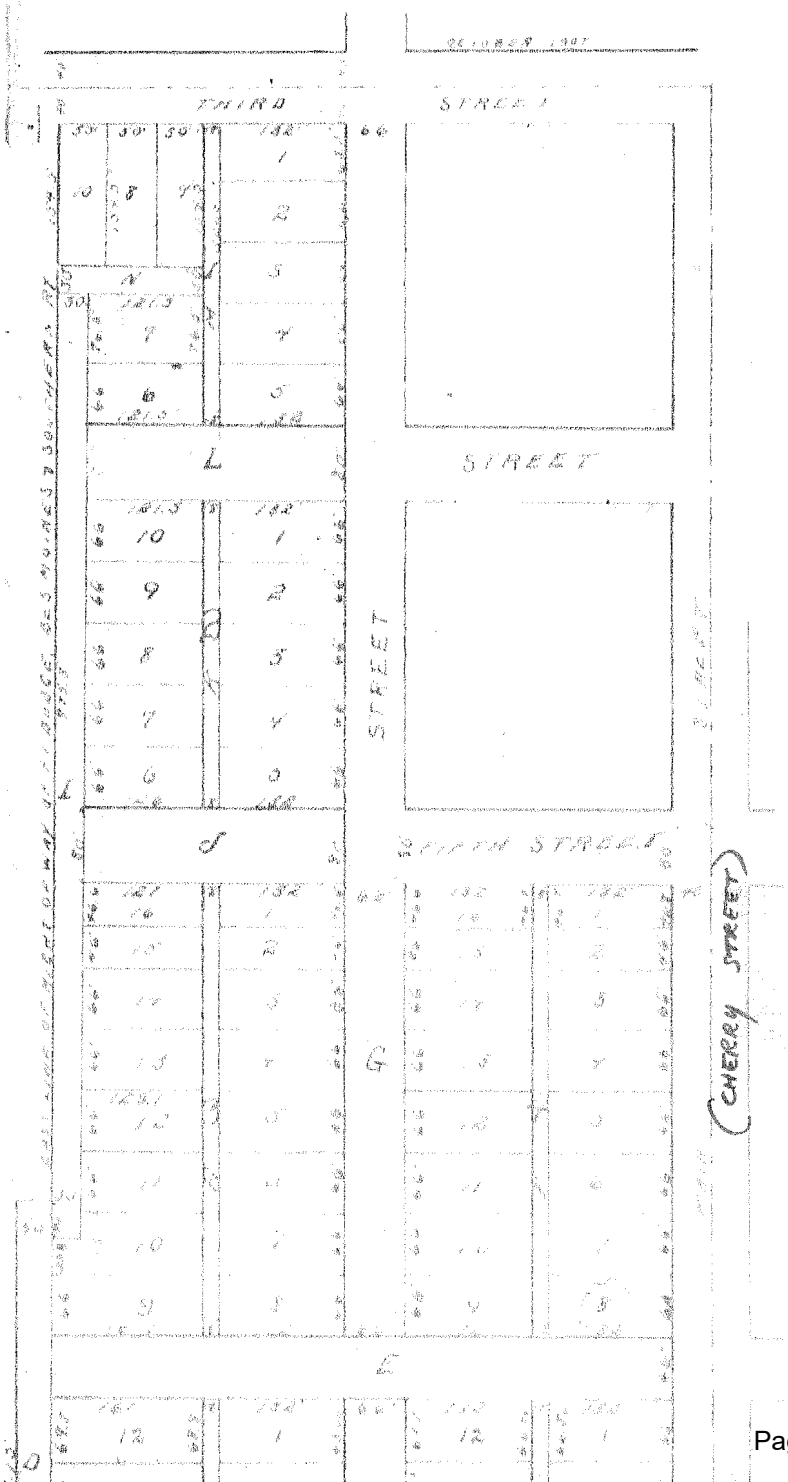
E-2

THOMAS 2ND ADDITION

BEING AN OFFICIAL PLAT OF LOTS 3 4 & 5 OF THE OFFICIAL PLAT OF OUT LOTS 23 & 24 OF THE TOWN OF ANKENY POLK COUNTY IOWA LYING EAST OF THE FORT DODGE DES MOINES AND SOUTHERN RAILWAY COMPANY'S RIGHT OF WAY EXCEPT EAST 595 FEET OF SAID LOT 5 ALL BEING A PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 23 TOWNSHIP 80 RANGE 24 WEST OF 5TH P.M. IOWA

JOHN W. BUDD Civil Engineer 407 Valley Savings Bldg
Des Moines, Ia, Job No 69 Book No R- Pg. 74

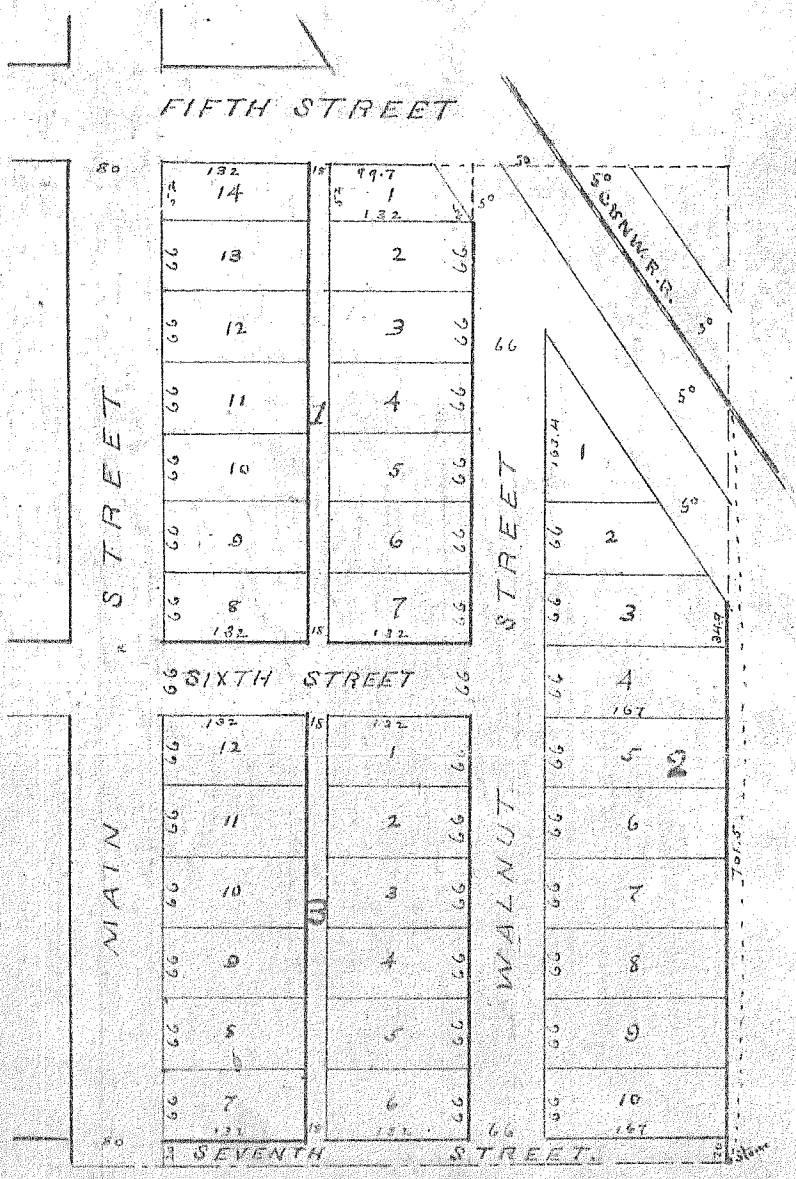
SCALE 1 INCH = 150 FEET



THOMAS ADDITION

To

ANKENY.




SW Cherry St
SW Walnut St
SW Ordnance Rd

From: Freeseman, Austin
To: Deb Gervais
Cc: Brun, Chuck
Subject: Re: [External] SW Ordnance Road - Right of Way Vacation - Century Link
Date: Thursday, September 5, 2024 12:19:56 PM
Attachments: image002.jpg
image003.jpg
image.png
image.png
Outlook-v10tr2uk

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Deb,

Ok, good to know. We do have 2 pedestals in the location circled below that we would like to keep in a PUE. I also added a quick couple of lines on how they are fed, from our records. Other than that, I believe all of our other cables are south of this area along SW Ordnanace Rd.

Please let me know if you have any questions or need any other information.

Thank you,

Austin Freeseman
Local Network Engineer II
2103 E University Ave, Des Moines, IA 50317
tel: 515-461-4970 | cell: 319-215-0190
austin.freeseman@lumen.com

From: Deb Gervais <DGervais@AnkenyIowa.gov>
Sent: Thursday, September 5, 2024 11:52 AM
To: Freeseman, Austin <austin.freeseman@lumen.com>
Cc: Brun, Chuck <Charles.Brun@lumen.com>
Subject: RE: SW Ordnance Road - Right of Way Vacation - Century Link

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Austin,
The City is no longer wanting to hold title to this property, if there are utilities and if necessary, we could maintain a public utility easement.

There is an owner who would like to utilize some of the excess SW Ordinance Road as part of their property. Additionally, the City was asked to do maintenance along the alley and the expense of tree clean up reminded us that there is no purpose in keeping the property in City ownership.

We are very early in the conversation and we have not yet reached out to the neighbors. The first step was to reach out to our utilities to make sure the vacation areas shown are even possible.

Thank you,

Deb Gervais | Senior Planner
City of Ankeny

From: Freeseman, Austin <austin.freeseman@lumen.com>
Sent: Thursday, September 5, 2024 11:33 AM
To: Deb Gervais <DGervais@AnkenyIowa.gov>
Cc: Brun, Chuck <Charles.Brun@lumen.com>
Subject: Re: SW Ordnance Road - Right of Way Vacation - Century Link

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Deb,

Please let me look through the area and see what we have located here. I know we have some copper cables running south of this area along SW Ordnance Rd, and I believe we have 2 pedestals along the SW corner of 622 SW Cherry St in that alley area.

What would be entailed with this Vacation?

Thank you,

Austin Freeseman
Local Network Engineer II
2103 E University Ave, Des Moines, IA 50317
tel: 515-461-4970 | cell: 319-215-0190
austin.freeseman@lumen.com

From: Deb Gervais <DGervais@AnkenyIowa.gov>
Sent: Thursday, September 5, 2024 10:58 AM
To: Brun, Chuck <Charles.Brun@lumen.com>; Freeseman, Austin <austin.freeseman@lumen.com>; Reineke, Dwayne <Dwayne.Reineke@lumen.com>; Ray Montoya <raymond.montoya@centurylink.com>
Subject: SW Ordnance Road - Right of Way Vacation - Century Link

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize

the sender and know the content is safe.

Hello Chuck, Austin, Dwayne, and Ray,
The City of Ankeny is considering a right-of-way vacation for the area shown in the attached drawing. Generally this area is located north of SW Ordnance Road, Ankeny and the alley west of SW Cherry Street.

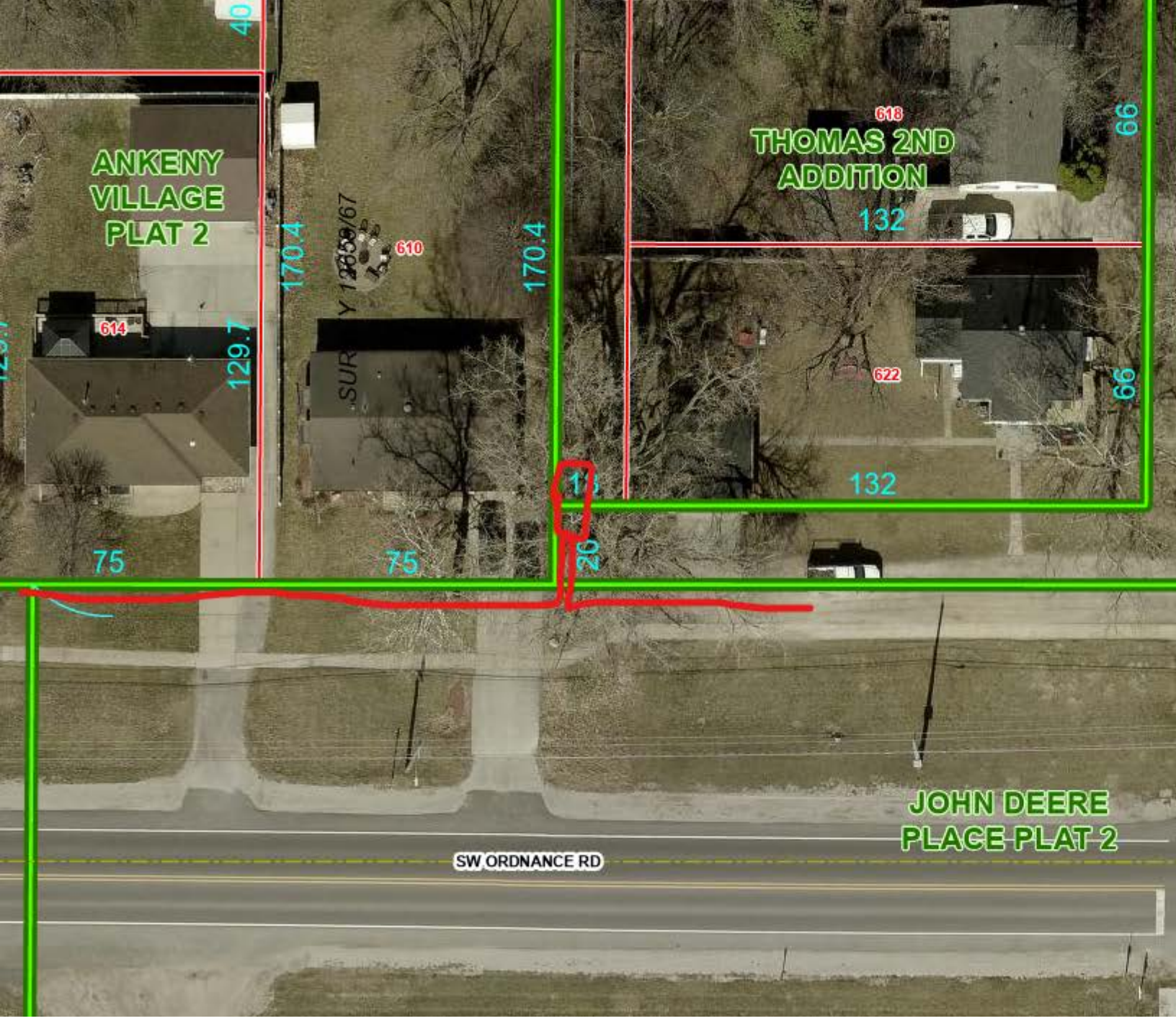
Here's a link to the Polk County Assessor's site for the north/south alley portion
https://www.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&gp=802423254016
Here's a less helpful link to the east/west portion along SW Oralabor Road
https://www.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=18100053012000

Please pass this request to the appropriate person and then let me know what you require to obtain a release of public utility easement.

Thank you,

Deb Gervais | Senior Planner
Community Development - Planning
1210 NW Prairie Ridge DR
Ankeny, IA 50023-1564
ph/fx/txt: 515-963-3558




ANKENY
VILLAGE
PLAT 2
614
610
618
THOMAS 2ND
ADDITION
132
66
622
66
132
170.4
170.4
129.7
75
75
26
JOHN DEERE
PLACE PLAT 2
SW ORDNANCE RD



From: Kevin Peterson
To: Deb Gervais
Cc: Bridget Itzen; Jeff T. Lanning
Subject: RE: [External] SW Ordnance Road - Right of Way Vacation - Consumers Energy
Date: Thursday, September 5, 2024 12:19:36 PM
Attachments: image001.jpg

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Deb

Consumers Energy has no interest in this Utility ROW in the Ordance and Oralabor area.

Thanks

From: Deb Gervais <DGervais@AnkenyIowa.gov>
Sent: Thursday, September 5, 2024 10:55 AM
To: Bridget Itzen <bitzen@consumersenergy.net>; Jeff T. Lanning <jlanning@consumersenergy.net>; Kevin Peterson <kpeterson@consumersenergy.net>
Subject: SW Ordnance Road - Right of Way Vacation - Consumers Energy

Hello Bridget, Jeff and Kevin,
The City of Ankeny is considering a right-of-way vacation for the area shown in the attached drawing. Generally this area is located north of SW Ordnance Road, Ankeny and the alley west of SW Cherry Street.

Here's a link to the Polk County Assessor's site for the north/south alley portion
https://www.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&gp=802423254016
Here's a less helpful link to the east/west portion along SW Oralabor Road
https://www.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=18100053012000

Please pass this request to the appropriate person and then let me know what you require to obtain a release of public utility easement.

Thank you,

Deb Gervais | Senior Planner
Community Development - Planning
1210 NW Prairie Ridge DR
Ankeny, IA 50023-1564
ph/fx/txt: 515-963-3558

From: Dave Meyers
To: Deb Gervais
Cc: Tim Hawkins; Jerry Broughton; Wolfgang Spencer; Richard Conger
Subject: RE: [External] SW Ordnance Road - Right of Way Vacation - Mediacom
Date: Friday, September 6, 2024 3:04:32 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.jpg

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

No, we don't need any easements in that area that is marked in yellow

Thanks,

Dave Meyers
COORDINATOR BROADBAND SPECIALIST V | CONSTRUCTION
C: 515-991-7388
EMAIL dmeyers2@mediacomcc.com
2205 INGERSOLL AVE DES MOINES, IOWA 50312-5229

From: Deb Gervais <DGervais@AnkenyIowa.gov>
Sent: Friday, September 6, 2024 2:19 PM
To: Dave Meyers <dmeyers2@mediacomcc.com>
Cc: Tim Hawkins <thawkins1@mediacomcc.com>; Jerry Broughton <jbroughton@mediacomcc.com>; Wolfgang Spencer <wspencer@mediacomcc.com>; Richard Conger <rconger@mediacomcc.com>
Subject: RE: [External] SW Ordnance Road - Right of Way Vacation - Mediacom

Dave,
Will you need public utility easements if we vacate the portion of right of way shown in yellow and sell to neighboring property owners?

Thank you,

Deb Gervais | Senior Planner
City of Ankeny

From: Dave Meyers <dmeyers2@mediacomcc.com>
Sent: Friday, September 6, 2024 1:40 PM
To: Deb Gervais <DGervais@AnkenyIowa.gov>
Cc: Tim Hawkins <thawkins1@mediacomcc.com>; Jerry Broughton <jbroughton@mediacomcc.com>; Wolfgang Spencer <wspencer@mediacomcc.com>; Richard Conger <rconger@mediacomcc.com>
Subject: RE: [External] SW Ordnance Road - Right of Way Vacation - Mediacom

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

We are currently aerial thru here, nothing underground marked by the yellow line on the map. If you need more information, reach out.

Thank you,

Dave Meyers
COORDINATOR BROADBAND SPECIALIST V | CONSTRUCTION
C: 515-991-7388
EMAIL dmeyers2@mediacomcc.com
2205 INGERSOLL AVE DES MOINES, IOWA 50312-5229

From: Wolfgang Spencer <wspencer@mediacomcc.com>
Sent: Thursday, September 5, 2024 4:22 PM
To: Dave Meyers <dmeyers2@mediacomcc.com>
Cc: Tim Hawkins <thawkins1@mediacomcc.com>; Jerry Broughton <jbroughton@mediacomcc.com>
Subject: FW: SW Ordnance Road - Right of Way Vacation - Mediacom

Please see below.

Thank you,

Wolfgang Spencer
Construction Supervisor
C: 1-845-587-2497
2205 Ingersoll Ave, Des Moines, Ia 50312

From: Richard Conger <rconger@mediacomcc.com>
Sent: Thursday, September 5, 2024 4:21 PM
To: Wolfgang Spencer <wspencer@mediacomcc.com>; Jerry Broughton <jbroughton@mediacomcc.com>
Subject: FW: SW Ordnance Road - Right of Way Vacation - Mediacom

Any idea on this request?

Richard Conger
Senior Director, Area Operations
2205 Ingersoll Ave, Des Moines IA 50312
C: 515-210-4169



From: Deb Gervais <DGervais@AnkenyIowa.gov>
Sent: Thursday, September 5, 2024 10:57 AM
To: Paul May <pmay@mediacomcc.com>; Richard Conger <rconger@mediacomcc.com>
Subject: SW Ordnance Road - Right of Way Vacation - Mediacom

Hello Paul and Richard,
The City of Ankeny is considering a right-of-way vacation for the area shown in the attached drawing. Generally this area is located north of SW Ordnance Road, Ankeny and the alley west of SW Cherry Street.

Here's a link to the Polk County Assessor's site for the north/south alley portion
https://www.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&gp=802423254016
Here's a less helpful link to the east/west portion along SW Oralabor Road
https://www.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=18100053012000

Please pass this request to the appropriate person and then let me know what you require to obtain a release of public utility easement.

Thank you,

Deb Gervais | Senior Planner
Community Development - Planning
1210 NW Prairie Ridge DR
Ankeny, IA 50023-1564
ph/fx/txt: 515-963-3558

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 2026-35 A request to vacate a Public Utility Easement located on Lot 2, Plaza 36 Plat 2

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

DRA Properties LC has requested the vacation of a Public Utility Easement on Lot 2, Plaza 36 Plat 2. DRA Properties, LC recently did a plat of survey that redrew the lot lines for Lots 1 and 2 of Plaza 36 Plat 2, combining them into a larger lot and a smaller lot. The vacated easements will be replaced with other easement(s) once future development occurs.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Public Utility Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-35.

Consider motion to accept first consideration of ORDINANCE 2266.

ATTACHMENTS

1. PH Coversheet
2. Ordinance
3. Easement Description
4. Applicant Letter
5. Aerial Map

PUBLIC HEARING 2026-35

August 3, 2026 at 5:30 P.M.

PROPOSED VACATION OF A PUBLIC UTILITY EASEMENT, LOCATED ON LOT 2, PLAZA 36 PLAT 2

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2266, vacating a Public Utility Easement, located on Lot 2, Plaza 36 Plat 2.

Notice of this hearing was published in the Des Moines Register on the 24th day of July, 2026.

Mayor:

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

City Clerk:

None in the clerk's office.

Mayor:

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

After Report:

"Because this is a Public Hearing those wishing to be heard for or against the proposed vacation, 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 2026-35.
- ❑ Consider **MOTION** to accept first consideration of ORDINANCE 2266.

WHEN RECORDED RETURN TO:

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

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3544

ORDINANCE

ORDINANCE VACATING A PUBLIC UTILITY EASEMENT, LOCATED ON LOT 2, PLAZA 36 PLAT 2

WHEREAS, pursuant to notice published in the manner required by law, on the 3rd day of August, 2026, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a public utility easement, legally described as follows:

THE NORTH 10 FEET OF LOT 2, PLAZA 36 PLAT 2, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA

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

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

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

SECTION I. The City of Ankeny does hereby vacate and release said Easement, legally described as follows:

THE NORTH 10 FEET OF LOT 2, PLAZA 36 PLAT 2, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA

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

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

PASSED AND APPROVED this 8th day of September, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2026

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

Legal Description

The north 10 feet of Lot 2, PLAZA 36 PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa.

PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES

NORTH

60' 0 30'

SCALE

EAST LINE OF OUTLOT Y
PLAZA 36 PLAT 1

N00°24'32"E 1628.77'

938.10'

630.67'

INSET A
SCALE : 1" = 20'

C5 35.00' C4

SEE INSET A FOR DETAIL

C1

7' G.E.

10' P.U.E.

5' P.U.E.

S21°45'00"W 372.22'

S21°45'00"W 948.57'

S21°45'00"W 763.37'

NE THRESHOLD DRIVE

STREET LOT A
127,488 Sq. Ft.
2.93 Acres

3130

2915

2924

2026

2021

2717

2710

LOT 5
137,553 Sq. Ft.
3.16 Acres

LOT 4
262,416 Sq. Ft.
6.02 Acres

NE 28TH STREET

60'

S89°34'04"E 290.87'

3' P.U.E.

N89°35'28"W 285.45'

N68°15'00"W 12.32'

C6 C10 C7 C8

71.62'
122.12'
S21°45'00"W

S21°45'00"W 4.00'

C11

C9 C2 C3

S00°20'07"W 291.51'

S0°20'07"W 291.78'

S00°20'07"W 291.47'

430.19'

S89°37'30"E 952.43'

35.00'

31.82'

LOT 8
PLAZA 36 PLAT 1

N68°15'00"W 691.81'

521.80'

LOT 1
246,172 Sq. Ft.
5.65 Acres

OUTLOT Y PLAZA 36

N68°15'54"W 675.86'

20' ST.S.E. & D.E.

S68°15'00"E 260.68'

LOT 2
396,248 Sq. Ft.
9.10 Acres

LOT 3
210,141 Sq. Ft.
4.82 Acres

452.23'

S89°37'30"E 384.95'

N68°15'00"E 91.20'

S68°15'00"E 670.47'

25' ST.S.E. & D.E.

N21°45'00"E 706.79'

146.47'

S46°30'00"E

302.26'

N30°19'39"E 449.99'

24.87'

N23°18'00"E

67.79'

I.D.O.T. ACQUISITION

PART OF THE WEST 60 ACRES OF THE NE 1/4 OF

SECTION 07 - TWP 80 NORTH - RGE 23 WEST

(WARRANTY DEED - BOOK 13577 PAGE 935)

EXISTING CHAIN-LINK FENCE
LYING 1' WEST OF THE EAST
R.O.W. LINE OF INTERSTATE 35

EAST R.O.W. LINE
OF INTERSTATE 35

S23°18'00"W 537.73'

N23°04'23"E 433.96'

INTERSTATE 35

NORTH 1/4 CORNER OF SECTION 07-
TWP 80 NORTH-RGE 23 WEST
FOUND 1/2" IR WITH YELLOW CAP #15980
(BOOK 14060 PAGE 192)

WEST LINE OF THE NE 1/4
OF SECTION 07-TWP 80-RGE 23

N0°18'31"E 1570.77'

N0°18'31"E 162.92'

78.00'
N00°18'31"E

S25°19'28"E 162.37'

20' ST.S.E.

V. VARIES

WEST LINE OF THE NE 1/4
OF SECTION 07-TWP 80-RGE 23

N0°18'31"E 826.22'

OUTLOT Z
PLAZA 36 PLAT 1
EXISTING STORMWATER
MANAGEMENT EASEMENT OVER
ALL OF OUTLOT Z
(BOOK 19980, PAGE 907)

SOUTH LINE OF THE NE 1/4
OF SECTION 07-80-23

115.91'

CENTER CORNER
SECTION 07-80-23
FOUND CHISELED "X" ON POINTED STONE
(BOOK 9268 PAGE 356)

NORTH 1/2 OF THE SE 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1) 07/02/2025 - REVISIONS PER CITY AND COUNTY COMMENTS
2) 03/20/2025 - REVISIONS PER CITY OF ANKENY COMMENTS
3) 03/31/2025 - EASEMENT REVISIONS
4)
5)
6)
7)

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY PRINTS, REPRODUCTIONS, OR PLOTS THAT FAIL TO FOLLOW THESE PLANS, SPECIFICATIONS, AND ANY MODIFICATIONS THEREOF. NILLES IS NOT RESPONSIBLE FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS OR OTHER CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME: PLAZA 36 PLAT 2
ANKENY, IOWA

DESCRIPTION: FINAL PLAT

NAI NO.:	24087
DATE:	03/31/2025
DRAWN BY:	TJM
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-2
SHEET NO.:	2/2

C:\Users\adam.schoeppner\Nilles\NAI Projects - SPS - Projects\NAI Projects\Projects\24087\dwg\Final Plat\24087-FP2.dwg

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

NILLES ASSOCIATES

June 16, 2026

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

RE: Lot 2 – Plaza 36 Plat 2 – Public Utility Easement Vacation

Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, LC, we respectfully request the vacation of a portion of the existing public utility easement located within Lot 2 of Plaza 36 Plat 2. A plat of survey is currently under review to combine Lot 2 with portion of Lot 1 into a new parcel, and the existing easement is situated within the interior of the proposed new parcel.

We respectfully request the City Council's approval of this vacation. Thank you for your time and consideration.

Sincerely,

Adam Schoeppner

Adam Schoeppner, PLS
NILLES ASSOCIATES, INC.



N

1 inch = 400 feet

Date: 7/14/2026

Lot 2, Plaza 36 Plat 2
Public Utility Easement Vacation

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 2026-36 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Bill Kimberley, LC, from the current R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

The applicant, Bill Kimberley, LC, is requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

The area subject to the proposed rezoning consists of three parcels and totals approximately 48.73 acres (+/-) in size. The subject area is generally located west of NE Delaware Avenue and north of NE 54th Street. A majority of the site is currently zoned R-1, One-Family Residence District; however, a small section of the property near the northwest corner was rezoned to R-3, Multiple-Family Residence District Restricted to Single-Family Residential during the Hope Kimberley Rezoning(s) in 2023.

Neighboring properties to the north, south, and west are zoned R-3, Multiple-Family Residence District Restricted to Single-Family Residential, while the properties to the east are zoned R-2, One-Family and Two-Family Residence District. The Ankeny Plan 2040 Future Land Use Map classifies the subject area as being suitable for low-density development, which is a land use that is generally dominated by single-family detached dwellings with a typical density of 1 to 5 units per acre. Figure 12.5 in the Ankeny Plan 2040 lists the R-3 zoning district as being partially compatible with the low-density land use classification; however, that does not take into account the single-family restrictions that are being proposed with this rezoning.

CITY MANAGER/STAFF RECOMMENDATIONS:

Accept first consideration of Ordinance 2267 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On July 7, 2026 the Plan and Zoning Commission recommended City Council approve the request to rezone property owned by Bill Kimberley, LC, from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification. The Plan & Zoning Commission held a public hearing at their meeting on June 16, 2026.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-36.

Consider motion to accept first consideration of ORDINANCE 2267.

ATTACHMENTS

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

PUBLIC HEARING 2026-36

August 3, 2026 at 5:30 P.M.

PROPOSED REZONING OF CERTAIN PROPERTY OWNED BY BILL KIMBERLEY, LC, FROM R-1, ONE-FAMILY RESIDENCE DISTRICT TO R-3, MULTIPLE-FAMILY RESIDENCE DISTRICT RESTRICTED TO SINGLE-FAMILY RESIDENTIAL

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2267 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Bill Kimberley, LC, from R-1, one-family residence district to R-3, multiple-family residence district restricted to single-family residential.

Layman's Description – approximately 48.73-acres (+/-) located north of NE 57th Street and east of NE Trilein Drive.

Notice of this hearing was published in the Des Moines Register on the 24th day of July, 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 2026-36.
- ❑ Consider **MOTION** to accept first consideration of ORDINANCE 2267.

ORDINANCE

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY BILL KIMBERLEY, LC, FROM R-1, ONE-FAMILY RESIDENCE DISTRICT TO R-3, MULTIPLE-FAMILY RESIDENCE DISTRICT RESTRICTED TO SINGLE-FAMILY RESIDENTIAL

WHEREAS, on the 16th day of June, 2026, The Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 7th day of July, 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 Bill Kimberley, LC, from the current R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

WHEREAS, on the 8th day of September 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:

PARCEL '2024-144' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 394;
AND
PARCEL '2024-148' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 393;
AND
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN EXCEPT THE EAST 33.00 FEET THEREOF;
AND EXCEPT
PARCEL '2024-145' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19919, PAGE 59;
AND EXCEPT
PARCEL '2024-146' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 396;
AND EXCEPT
PARCEL '2024-147' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 374;
AND EXCEPT
KIMBERLEY ESTATES PLATS 1 AND 2, BOTH BEING OFFICIAL PLATS;
ALL BEING IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

LAYMAN'S DESCRIPTION:

Approximately 48.73-acres (+/-) located north of NE 57th Street and east of NE Trilein Drive.

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 Bill Kimberley, LC, from the current R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

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 8th day of September, 2026

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ___DAY OF _____, 2026

1st Con 8/3/26 (P. Hrg.)
2nd Con 8/17/26
3rd Con 9/8/26

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, June 16, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the June 16, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the June 16, 2026 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 - 0.

PUBLIC HEARINGS:
Bill Kimberley, LC request to rezone 48.73 acres from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

B.Morrissey presented the staff report for the City of Ankeny Staff. He began by outlining the location of the property in question, and explained that the applicant, Bill Kimberley, LC, is requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

Morrissey explained that the area subject to the proposed rezoning consists of three parcels and totals approximately 48.73 acres in size. He described the location of the area, showing the audience that the subject area is generally located west of NE Delaware Avenue and north of NE 54th Street. A majority of the site is currently zoned R-1, One-Family Residence District; however, he pointed out that a small section of the property near the northwest corner was rezoned to R-3, Multiple-Family Residence District Restricted to Single-Family Residential during the Hope Kimberley Rezoning(s) in 2023.

Morrissey continued his report, describing the zoning of surrounding properties. Neighboring properties to the north, south, and west are zoned R-3, Multiple-Family Residence District Restricted to Single-Family Residential, while the properties to the east are zoned R-2, One-Family and Two-Family Residence District. He asserted that the Ankeny Plan 2040 Future Land Use Map classifies the subject area as being suitable for low-density development, which is a land use that is generally dominated by single-family detached dwellings with a typical density of 1 to 5 units per acre. Figure 12.5 in the Ankeny Plan 2040 lists the R-3 zoning district as being partially compatible with the low-density land use classification; however, that does not take into account the single-family restrictions that are being proposed with this rezoning.

B.Morrissey informed the Commission and the audience that the applicant has submitted all required documents for the rezoning application, and that legal notice was given to surrounding property owners through a direct mailing, signage on the property, and a notice in the Des Moines Register, as required by the City of Ankeny's rezoning process.

B.Morrissey encouraged the Commission and audience to ask questions, explaining that City of Ankeny Staff would give their response to questions raised during the remainder of this public hearing at the July 7, 2026 meeting of the Plan and Zoning Commission.

No questions were asked at this time.

Erin Ollendike, 4121 NW Urbandale Drive, Urbandale, spoke on behalf of the property developer who is seeking the rezoning. Ollendike stated that she was present to answer any questions the Commission and audience might have.

No questions were asked at this time.

Debra Trowbridge, 5908 NE Terrace Ridge Drive, a property owner adjacent to the rezoning, asked about the naturalized area behind her property. She questioned whether that naturalized area would be preserved in the new development.

E.Ollendike spoke on behalf of the property owner, explaining that the developer intends to keep as many trees as possible in the naturalized area in question.

T.Rapp clarified for the audience that the Commission is not weighing in on land use at this time, but is considering only the question of the rezoning from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, Restricted to Single Family Residential.

Debby Hudson, 1202 NE 51st Street, explained that she has purchased land at 5904 NE Terrace Ridge Drive, which backs up to the naturalized area. She also questioned whether the naturalized area would be preserved, mentioning that she would not want to move forward with building on the lot, were development to impact the view out the backside of her lot. D.Hudson explained she worries that development of the naturalized area will reduce the value of the homes and lots that back up to it on NE Terrace Ridge Drive.

Motion by T.Flack to close the public hearing and receive and file documents. Second by P.Tuning. Motion carried 6-0.

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

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

ROLL CALL
Members present: Trina Flack, Joseph Herst, Ted Rapp, Todd Ripper, Phil Tuning, Randy Weisheit, and Lisa West. Staff present: Brent Hinson, Eric Jensen, Deb Gervais, Jake Heil, Ryan Kirschman, Alexa Middleton, and Bryan Morrissey.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the July 7, 2026 agenda without amendments. Second by L.West. All voted aye. Motion carried 7 - 0.

BUSINESS ITEMS
Item #7. Bill Kimberley, LC request to rezone 48.73 acres from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

B. Morrissey presented the staff report. He began by giving a description of the property in question. The area subject to the proposed rezoning consists of three parcels and totals approximately 48.73 acres (+/-) in size. The subject area is generally located west of NE Delaware Avenue and north of NE 54th Street. A majority of the site is currently zoned R-1, One-Family Residence District; however, a small section of the property near the northwest corner was rezoned to R-3, Multiple-Family Residence District Restricted to Single-Family Residential during the Hope Kimberley Rezoning(s) in 2023.

B. Morrissey explained that neighboring properties to the north, south, and west are zoned R-3, Multiple-Family Residence District Restricted to Single-Family Residential, while the properties to the east are zoned R-2, One-Family and Two-Family Residence District. The Ankeny Plan 2040 Future Land Use Map classifies the subject area as being suitable for low-density residential development, which is a land use that is generally dominated by single-family detached dwellings with a typical density of 1 to 5 units per acre. The Ankeny Plan 2040 lists the R-3 zoning district as being partially compatible with the low-density land use classification; however, he explained, that does not take into account the single-family restrictions that are being proposed with this rezoning.

B. Morrissey continued, detailing the public hearing for the proposed rezoning which took place during the Plan and Zoning Commission meeting on June 16, 2026. During the public hearing there was a presentation from City Staff, followed by comments by members of the public. Morrissey relayed that multiple citizens spoke during the public hearing, and that the comments from the neighboring property owners all centered around the existing line of trees

within the rezoning area and the neighbors desire for those trees to remain in place both during and after construction. Morrissey stated, as he had during the public hearing, that this item before the Commission is simply a rezoning proposal from the applicant and that plans and construction documents are not required by staff at this point in the process and anything shared by the developer during this phase is considered conceptual. With that in mind, although staff recognizes that these trees provide value from an aesthetic and screening prospective for residents to the east, the trees are not required by Code. Therefore, he explained, the City does not have jurisdiction when it comes to requiring that the trees remain in place once construction begins. Ultimately, the property owner will have the final say on whether the trees remain on their property. Morrissey stated that city of Ankeny staff encourages residents to contact the developer to share any concerns they have regarding the trees.

Finally, Morrissey stated that, based on the factors mentioned previously, City of Ankeny staff has determined that the proposed rezoning of approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential is appropriate. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Bill Kimberley, LC to rezone approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

Dawnette Brown, 6104 NE Terrace Ridge Dr, owner of a property adjacent to the proposed rezoning, spoke about her concerns. She explained that she and her husband moved in 60 days ago. She explained there were promises, on the part of the developer, that the trees would stay and that the area would be quiet. Additionally, Brown mentioned that these descriptors are featured prominently on the Kimberley Estates website. Brown asked if rezoning should be reconsidered. She also mentioned confusion about the zoning that would be applied as part of the proposed zoning code update. Brown explained that she’s concerned that other property owners purchased their lots and may have missed out on the period when communications from the city went out about the rezoning process. Brown ended by saying she hopes the trees will stay and she’s concerned about things changing.

Motion by L. West to recommend City Council approval of the request by Bill Kimberley, LC to rezone approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential. Second by T. Rapp. Motion carried 7-0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: July 7, 2026

Agenda Item: Kimberley Estates Rezoning – Action
Report Date: July 1, 2026
Prepared By: Bryan Morrissey EJC
Associate Planner

Discussion

The applicant, Bill Kimberley, LC, is requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

The area subject to the proposed rezoning consists of three parcels and totals approximately 48.73 acres (+/-) in size. The subject area is generally located west of NE Delaware Avenue and north of NE 54th Street. A majority of the site is currently zoned R-1, One-Family Residence District; however, a small section of the property near the northwest corner was rezoned to R-3, Multiple-Family Residence District Restricted to Single-Family Residential during the Hope Kimberley Rezoning(s) in 2023.

Neighboring properties to the north, south, and west are zoned R-3, Multiple-Family Residence District Restricted to Single-Family Residential, while the properties to the east are zoned R-2, One-Family and Two-Family Residence District. The Ankeny Plan 2040 Future Land Use Map classifies the subject area as being suitable for low-density development, which is a land use that is generally dominated by single-family detached dwellings with a typical density of 1 to 5 units per acre. Figure 12.5 in the Ankeny Plan 2040 lists the R-3 zoning district as being partially compatible with the low-density land use classification; however, that does not take into account the single-family restrictions that are being proposed with this rezoning.

The applicant has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land area within 250' of the subject property. Notifications of the public hearing were sent to surrounding property owners, and a legal notice was published in the Des Moines Register on June 5th. The zoning ordinance also requires that the applicant post public notification signage on the property to inform the public of the proposed change, as well as the time and date of the public hearing. The required signage was posted by the applicant on Tuesday, June 9th, providing the required seven days of notification prior to the public hearing.

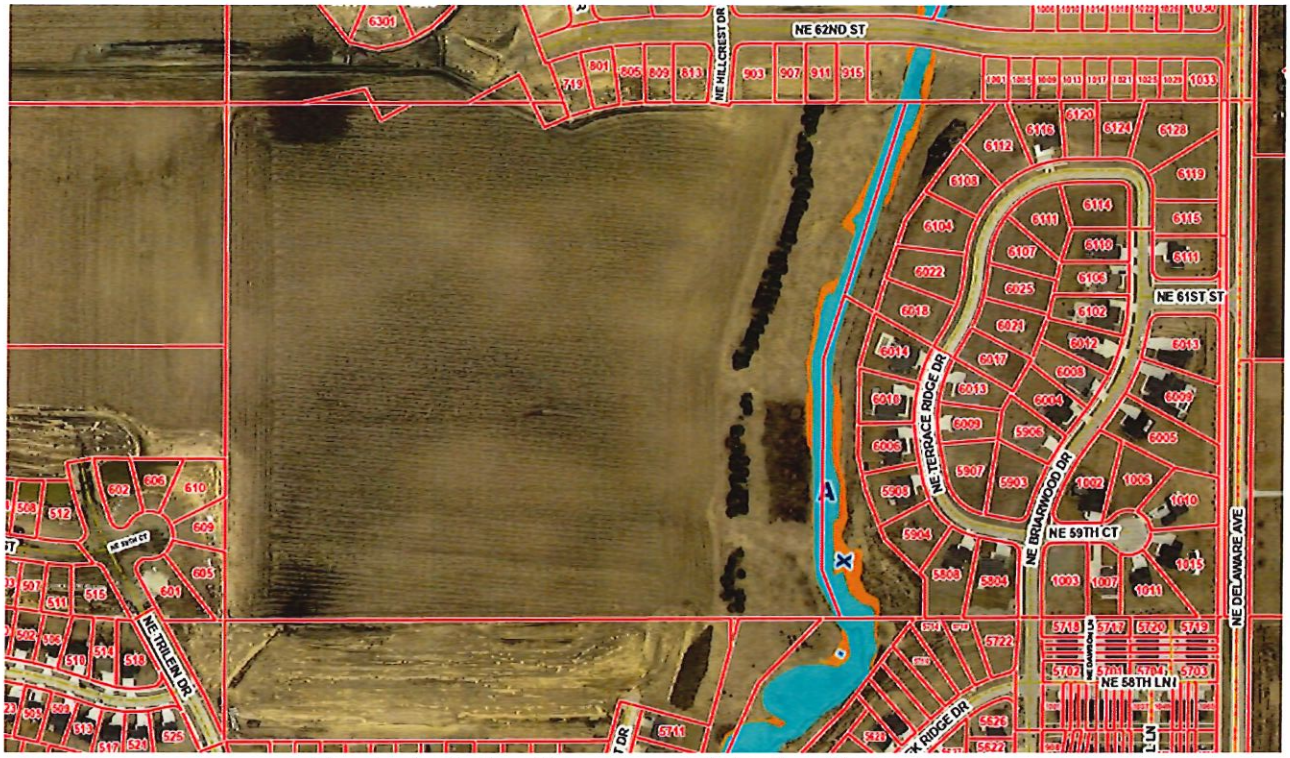
Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on June 16, 2026. During the public hearing there was a presentation from City Staff, followed by comments by members of the public. The following topic was the only point of discussion from the public during the hearing:

Existing Trees on Subject Property

Although multiple citizens spoke during the public hearing, the comments from the neighboring property owners all centered around the existing line of trees within the rezoning area and the neighbors desire for those trees to remain in place both during and after construction. It was mentioned during the public hearing, but it is worth reiterating that this is simply a rezoning proposal from the applicant. Plans and

construction documents are not required by staff at this point in the process and anything shared by the developer during this phase is considered conceptual in nature. With that in mind, although staff recognizes that these trees may provide value from an aesthetic and screening prospective for residents to the east, the trees are not required by Code. Therefore, the City does not have jurisdiction when it comes to requiring that the trees remain in place once construction begins. Ultimately, the property owner will have the final say on whether the trees remain on their property. City staff encourages residents to contact the developer to share any concerns they have regarding the trees.



Map showing the line of trees discussed during the public hearing

Summary

Based on the factors mentioned previously, City staff has determined that the proposed rezoning of approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential is appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Bill Kimberley, LC to rezone approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

June 5, 2026

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Kimberley Estates Plat 3 – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Kimberley Development Corporation, we submit herewith the following rezoning request to rezone approximately 48.7 acres located south of the intersection of NE 62nd Street and NE Hillcrest Drive from R-1 One Family Residential to R-3 Multiple-Family Residence District restricted to single family residential. 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,

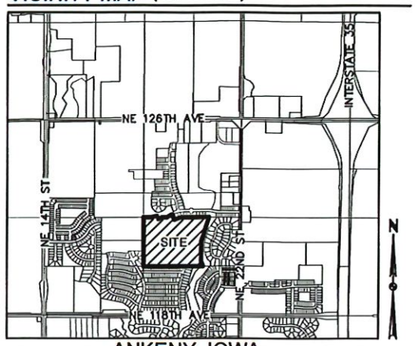
CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

cc: Ken Bonus, Kimberley Development Corporation

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date July 7, 2026
Ayes 7 Nays 0 Abstain ___ Absent ___
APPROVED
T. Rupp Chairperson
A. MIDDLETON Secretary

OWNER / APPLICANT

BILL KIMBERLEY, LC
P.O. BOX 369
ANKENY, IOWA 50021
PH: (515) 963-8335
CONTACT: JENNA KIMBERLEY

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT RESTRICTED TO SINGLE FAMILY

REZONING DESCRIPTION - AREA 'A'

PARCEL '2024-144' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 394;

AND

PARCEL '2024-148' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 393;

AND

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN EXCEPT THE EAST 33.00 FEET THEREOF;

AND EXCEPT

PARCEL '2024-145' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19919, PAGE 59;

AND EXCEPT

PARCEL '2024-146' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 396;

AND EXCEPT

PARCEL '2024-147' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 374;

AND EXCEPT

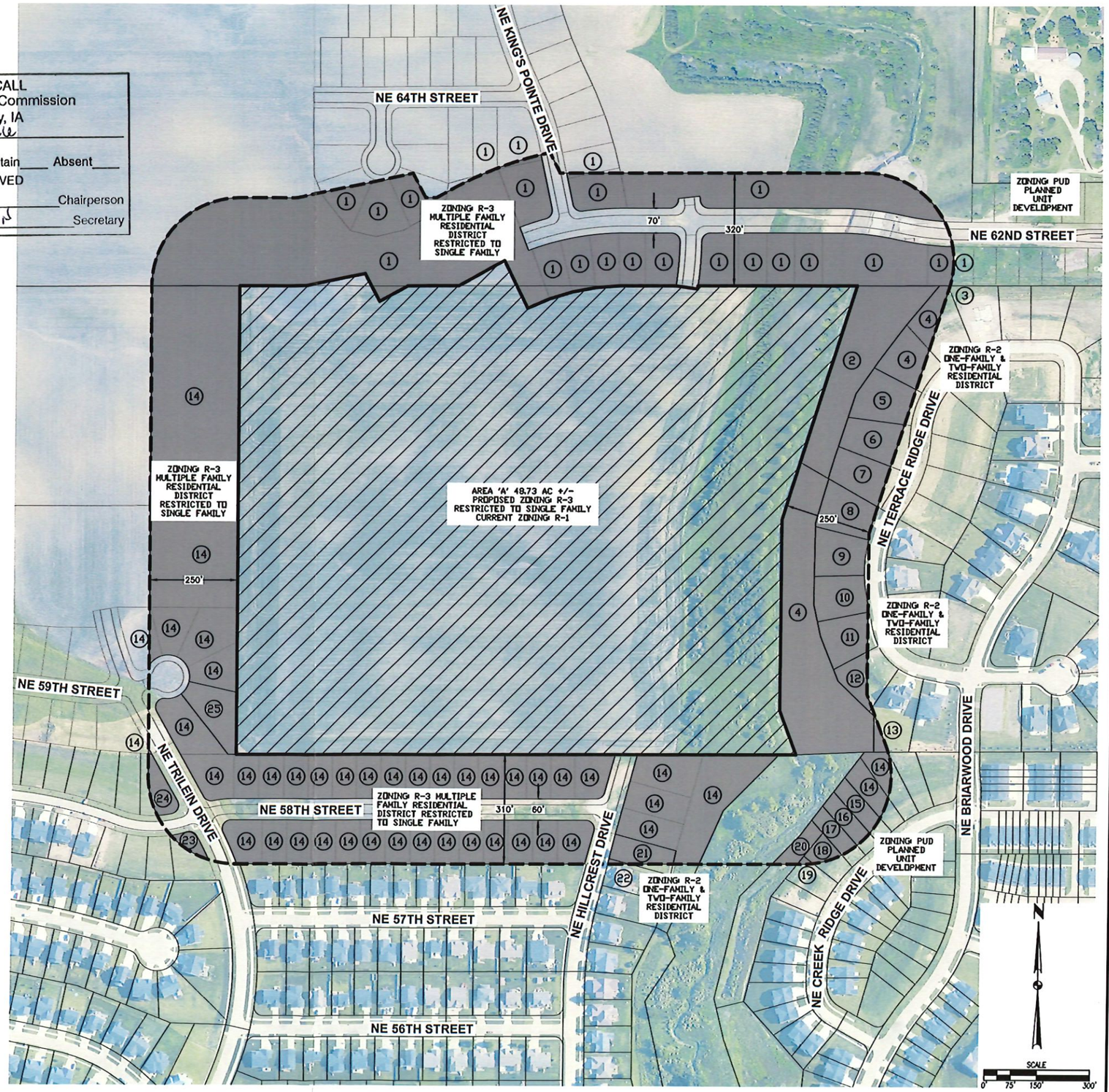
KIMBERLEY ESTATES PLATS 1 AND 2, BOTH BEING OFFICIAL PLATS;

ALL BEING IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

ADJACENT OWNERSHIP:

	OWNERS	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	12.72	33.70%	X
2	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.59	4.21%	X
3	BERMS, KELLY & DON	0.0005	0.0013%	
4	BILL KIMBERLEY LC	3.12	8.27%	X
5	BROWN, DAWNETTE WILLIAMS & SCOTT DONALD	0.46	1.22%	
6	VANDERKAMP FRAMING LLC	0.39	1.03%	
7	DOUGLAS & ALYSSA KOLPEK PERSONAL RESIDENCE TRUST	0.40	1.06%	
8	JOAN C SNOOK TRUST	0.43	1.14%	
9	LONDONO JIMENEZ, ALEJANDRA & BRICENO GOMEZ, DAVID FELIPE	0.41	1.09%	
10	REITER, MEGAN C & EDWIN J	0.40	1.06%	
11	TROWBRIDGE, DEBRA	0.37	0.98%	
12	HUDSON, WILLIAM & DEBRA	0.21	0.56%	
13	MALLOY, GERALD JAMES & LISA	0.06	0.16%	
14	JERRY'S HOMES INC	15.41	40.83%	X
15	THEIS, DANIELLE A & JOHN D	0.18	0.48%	
16	JOHN & KELLY KIBURZ LIVING TRUST	0.18	0.48%	
17	BARCLAY, REBECCA H & DAVID C	0.16	0.42%	
18	BROSNAHAN, ELIZABETH A & STEPHEN	0.11	0.29%	
19	FURST, JOAN	0.01	0.03%	
20	NORTHGATE EAST MASTER OWNERS ASSOCIATION INC	0.16	0.42%	X
21	ANDERSEN, NINA & OWEN	0.25	0.66%	
22	TEBRINK, TIM A & KRISTEN N	0.01	0.03%	
23	BALD EAGLE FAMILY TRUST	0.09	0.24%	
24	SCHENCK, KELSEY KAY & ROBERT COLE	0.20	0.53%	
25	SPENCER, MADISON & WILLIAM	0.42	1.11%	
	TOTAL	37.74	100.00%	87.43%

*CITY OF ANKENY PROPERTY WAS EXCLUDED FROM THE CONSENTING PERCENTAGES



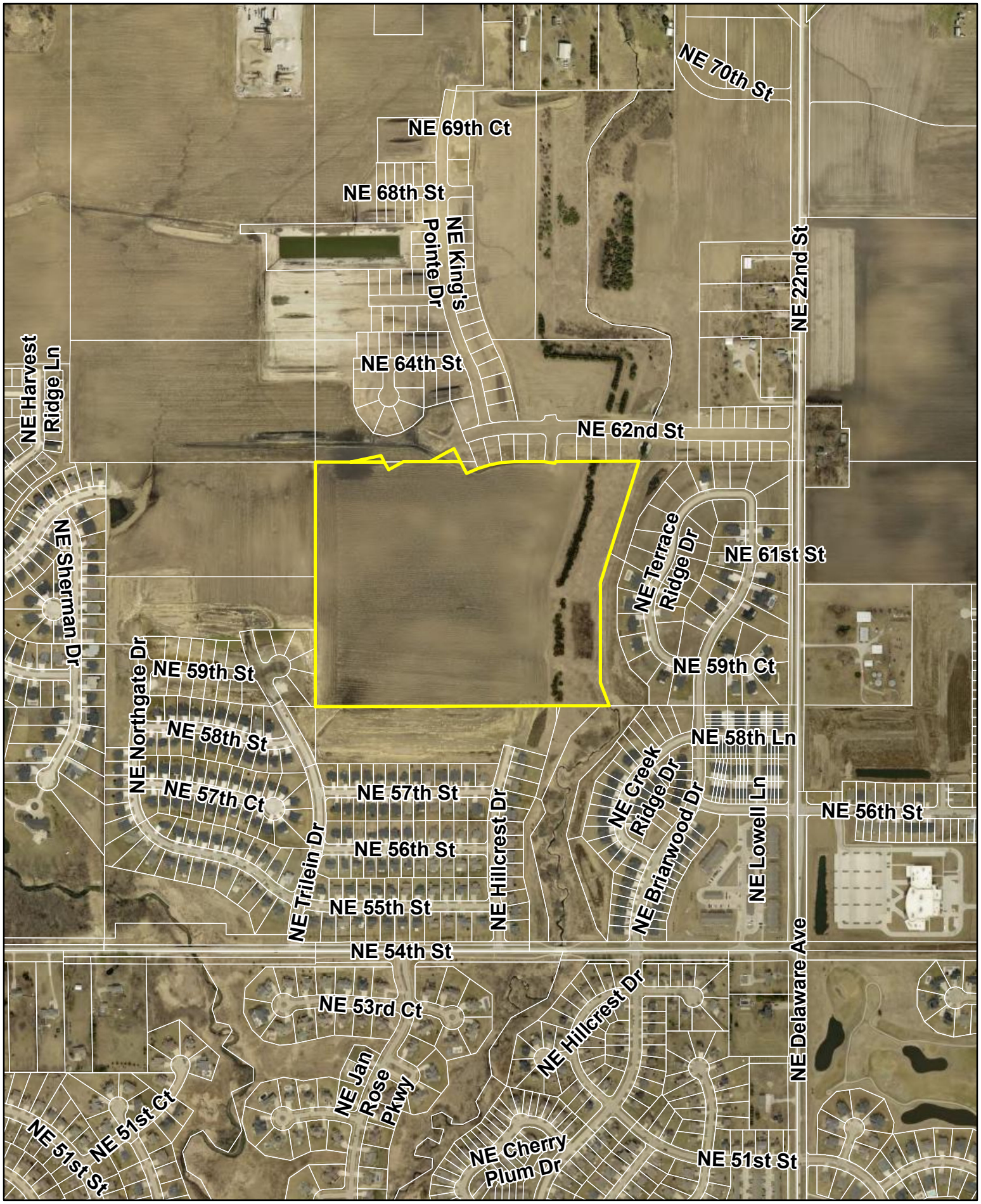
REVISIONS	DATE
SECOND SUBMITTAL	06/05/2026
FIRST SUBMITTAL	05/15/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | ENGINEER: GH
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

KIMBERLEY ESTATES
REZONING MAP

1/1
2108.649

FILE: M:\2021\2108649\DWG\SHEETS\2108649-KIMBERLEY ESTATES REZONING.DWG
PLOT DATE: 6/1/2026 8:31 AM
PLOTTED BY: TINA GLENDAY



N

1 inch = 660 feet

Date: 5/28/2026

Kimberley Estates Rezoning
Aerial Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 July 20, 2026, as published, subject to correction, as recommended by the City Clerk.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CC 7-20-2026

MINUTES OF THE ANKENY CITY COUNCIL

Monday, July 20, 2026, 5:30 p.m.
Ankeny Kirkendall Library - City Council Chambers
Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer
Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

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

PUBLIC FORUM

1. Alanna Phillips, Crocker Township, spoke about the Aquatic Center cabana rentals.

APPROVAL OF AGENDA

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

PUBLIC HEARINGS

1. PH 2026-33. Mayor Pro Tem Shafer announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the Prairie Ridge Sports Complex Baseball Infield Reconstruction project. Notice of this hearing was published in the Des Moines Register on the 3rd day of July, 2026.

   Clerk Yuska stated that an email from Rob Sheeks, Ankeny Little League President, was received and shared with council.

   Nick Lenox, Parks and Recreation Director, reported that the project includes demolition and removal of (8) existing baseball infields, PCC, field equipment, and subdrain. Installation of (8) baseball infields, including aggregate infield mix, sod, irrigation modifications, field equipment, and subdrain system. Work also includes surface restoration and all other incidental items necessary to complete the improvements, as specified.

   Mayor Pro Tem Shafer then asked for any public comment regarding the proposed project. Hearing none, Council Member Hollinrake moved, Graber seconded, to close public hearing 2026-33. Ayes: 5. Council Member Hollinrake moved, Graber seconded, to adopt 1) **RESOLUTION 2026-246** adopting plans, specifications, form of contract, and estimate of cost $613,596.50; 2) receive and file report of bids received July 14, 2026; 3) **RESOLUTION 2026-247** making award of construction contract with Musco Sports Lighting LLC dba Iowa Sports Turf Management in the amount of $670,872.00; and 4) **RESOLUTION 2026-**

248 approving contract and bonds with Musco Sports Lighting LLC dba Iowa Sports Turf Management in the amount of $670,872.00. Ayes: Hollinrake, Graber, Davis, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of July 6, 2026, as published, subject to correction as recommended by the City Clerk.
2. Receive and file the minutes of the Plan and Zoning Commission meeting of June 16, 2026.

Licenses and Permits

3. Issuance of cigarette permits.
4. Issuance of liquor licenses and beer/wine permits.

Finance/Budget

5. Receive and file Financial Reports for June 2026.
6. Receive and file the Building Permit Report for June 2026.
7. Receive and file the Utility Billing Report for June 2026.
8. Change Order #3 increasing the contract amount by $3,376.60 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
9. Change Order #4 decreasing the contract amount by $60,262.64 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
10. Change Order #2 increasing the contract amount by $4,950.00 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
11. Change Order #1 increasing the contract amount by $20,873.84 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
12. Payment #3 in the amount of $138,364.95 to Absolute Group, for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
13. Payment #15 in the amount of $6,593.20 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
14. Payment #3 in the amount of $184,710.89 to All Star Concrete, LLC, for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
15. Payment #1 in the amount of $105,324.08 to Caliber Concrete, LLC for construction services on the Hawkeye Park Tennis Court Reconstruction project.
16. Payment #14 in the amount of $125,914.81 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
17. Payment #19 in the amount of $12,431.78 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
18. Payment #15 in the amount of $12,570.63 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

19. Payment #3 in the amount of $24,444.30 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 2B: Design Engineering project.
20. Payment #5 in the amount of $6,712.75 to Civil Design Advantage, LLC, for construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.
21. Payment #3 in the amount of $15,574.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 2A: Design Engineering project.
22. Payment #2 in the amount of $23,801.14 to Concrete Connection, LLC, for construction services on the 2026 Sidewalk Gaps and Replacement Improvements Program project.
23. Payment #4 in the amount of $414,659.83 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
24. Payment #4 in the amount of $155,616.52 to Con-Struct, Inc., for construction services on the West First Street Widening and Improvements - Phase 2 project.
25. Payment #3 in the amount of $42,345.50 to Foth Infrastructure and Environment, LLC for engineering services on the NW 36th Street Widening - NW Abilene Road to NW Ash Drive project.
26. Payment #42 in the amount of $15,320.76 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
27. Payment #3 in the amount of $151,193.31 to JAS Construction LLC., for construction services on the 2026 PCC Reconstruction Program - NE Chambers Parkway project.
28. Payment #3 in the amount of $12,487.26 to Kirkham Michael & Associates, Inc., for engineering services on the Future NE Spectrum Dr. Over Otter Creek RCB Design project.
29. Payment #8 in the amount of $68,824.12 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
30. Payment #3 in the amount of $133,749.18 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
31. Payment #4 in the amount of $22,295.55 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering project.
32. Payment #26 in the amount of $11,600.82 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.
33. Payment #1 in the amount of $94,902.37 to MNM Concrete Specialists, for construction services on the2026 Pedestrian Ramp Improvements Program - Seasons Ridge project.
34. Payment #4 in the amount of $55,310.76 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching project.
35. Payment #15 in the amount of $6,552.61 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
36. Payment #1 in the amount of $3,710.00 to Olsson, Inc., for engineering services on the Systems Engineering for Adaptive Signal Control Technology project.
37. Payment #14 in the amount of $4,006.85 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
38. Payment #2 in the amount of $244,982.39 to Parking Lot Specialties, LLC, for construction services on the 2026 PCC Pavement Preservation Program - Crack and Joint Filling project.
39. Payment #4 in the amount of $1,651,938.30 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.

40. Payment #6 in the amount of $7,782.33 to Snyder & Associates, Inc., for engineering services on the SW/SE Oralabor Road Traffic Signal Timing Updates project.
41. Payment #5 in the amount of $13,083.01 to Snyder & Associates, for construction engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.
42. Payment #3 in the amount of $16,851.25 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd/Reinhart Dr Signal project.
43. Payment #1 in the amount of $10,696.67 to TK Concrete, Inc., for construction services on the SE Oralabor Road & SE Four Mile Dr Traffic Signal project.
44. Payment #11 in the amount of $45,952.15 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
45. July 20, 2026 Accounts Payable by fund: General $473,052; Hotel/Motel Tax $113,358; Road Use Tax $32,157; Friends of Ankeny Library $5,159; Solid Waste $115,346; Water $216,028; Sewer $1,586,883; Storm Water $984; Golf Course $41,964; Enterprise Capital Projects $1,771,283; Revolving $52,522; Risk Management $898,060; Health Insurance $508; Capital Projects $2,113,250; Payroll Totals $1,952,730; Transfers/ACH ($240,643); Agenda Payments Approved Separately ($3,840,304); Grand Total $5,292,337.
46. The purchase of a greens mower at Otter Creek Golf Course for use in the Parks & Recreation Department's fleet.
47. The purchase of a Bobcat Toolcat at Prairie Ridge Sports Complex for use in the Parks & Recreation Department's fleet.
48. The purchase of a 2027 Ford F250 for Park Maintenance for an amount not to exceed $43,161.00.
49. The purchase of four (4) 2026 Ford Police Interceptor Utility AWD for the Police Department in an amount not to exceed $194,448.00.

Community Development Items

50. **RESOLUTION 2026-249** accepting the final plat, parkland dedication agreement, and platted easements for First Street Commons Plat 4.
51. **RESOLUTION 2026-250** authorizing the Mayor to sign a Hold Harmless Agreement allowing DB Ankeny 376, LLC to place a ground sign in a portion of the City's Public Gas Easement and in the Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement on Lot 1, 36th Street Centre Plat 2.
52. **RESOLUTION 2026-251** authorizing the Mayor to sign a Hold Harmless Agreement allowing Tradition Ankeny Acquisition, LLC, to construct a fence in a portion of the City's Public Sanitary Sewer Easement located on All Units in TRADITION APARTMENTS, a Horizontal Property Regime, now included in and forming a part of the City of Ankeny, Polk County, Iowa, together with the undivided interest in the general and limited common elements appurtenant to such unit as provided in the Declaration of Submission to Horizontal Property Regime referred to below, and located upon the property described therein, as set forth in Declaration of Submission recorded in Book 12416 Page 590, and as amended and with any and all other interests appurtenant to such unit pursuant to said Horizontal Property Regime, associated with the site improvements at 905 SW 28th Street.
53. **RESOLUTION 2026-252** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a street right-of-way vacation on a portion of SW Ordnance Road,

originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-). (date of hrg: 8/3/26 @ 5:30 p.m.)

54. **RESOLUTION 2026-253** setting a public hearing for a request to vacate a Public Utility Easement located on Lot 2, Plaza 36 Plat 2 (date of hrg: 8/3/26 @ 5:30 p.m.)
55. **RESOLUTION 2026-254** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Bill Kimberley, LC, from the current R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential, located north of NE 57th Street and east of NE Trilein Drive (date of hrg: 8/3/26 @ 5:30 p.m.)
56. Accept the preliminary plat for 1 Oak Estate Plat 1, subject to applicable Polk County Subdivision Requirements in lieu of City of Ankeny Subdivision Regulations.

Engineering Items

57. **RESOLUTION 2026-255** authorizing Application to Iowa Department of Transportation Traffic Safety Improvement Program (TSIP): SW Oralabor Road Intersection Improvements - Phase 2: SW Oralabor Road & SW Irvinedale Drive.
58. **RESOLUTION 2026-256** accepting public improvements in First Street Commons Plat 4 for Utilities.
59. **RESOLUTION 2026-257** authorizing acquisition of property for the N Ankeny Boulevard & Reinhart Drive Traffic Signal & Turn Lanes project.
60. **RESOLUTION 2026-258** authorizing the City of Ankeny to submit an application for Federal Surface Transportation Block Grant (STBG) Program Funding to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive project and further approving the application which obligates the City of Ankeny to matching funds for the construction of said project.
61. **RESOLUTION 2026-259** authorizing the execution of an Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs for the spot improvements at the intersection of SW Oralabor Road (IA Hwy. 415) and SW Glenbrooke Boulevard as a part of the SW Oralabor Road Intersection Improvements - Phase 1 project.
62. **RESOLUTION 2026-260** authorizing the execution of an Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs for the spot improvements at the intersection of SW Oralabor Road (IA Hwy. 415) and SW College Avenue as a part of the SW Oralabor Road Intersection Improvements - Phase 1 project.
63. **RESOLUTION 2026-261** authorizing the execution of an amendment to the Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny, Iowa for the sharing of construction costs for the spot improvements for the proposed SW Oralabor Road and SW Edgewood Lane Intersection Improvements project.

Administrative Items

64. Approve the Order of Dismissal of the first violation of tobacco offense for tobacco permit holder, Fleet Farm Wholesale Supply Co LLC.
65. **RESOLUTION 2026-262** amending the appointments of Ankeny representatives to serve on the Central Iowa Water Works Board of Trustees and the Des Moines Metro Wastewater Reclamation Authority.

APPROVAL OF CONSENT AGENDA

1. Council Member Davis moved, seconded by Hollinrake, to approve the recommendations for Consent Agenda Items CA-1 through CA-65. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.

LEGISLATIVE BUSINESS

Approval of Ordinances

66. **Ord 2262.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Legacy Housby, LLC from R-1, One-Family Residence District to M-1, Light Industrial District. Council Member Graber moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2262. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.
67. **Ord 2263.** An Ordinance vacating part of a Sanitary Sewer Easement filed in book 10243 and page 741 and located on part of the NE 1/4 of SEC 14-80-24. Council Member Davis moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2263. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.
68. **Ord 2264.** An Ordinance amending Chapter 69 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Parking Regulations. Council Member Davis moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2264. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.

NEW BUSINESS

1. **$1,084,000 General Obligation Capital Loan Notes, Series 2026C** Council Member Graber moved, Davis seconded, to adopt **RESOLUTION 2026-263** approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Ankeny, Iowa and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $1,084,000 General Obligation Capital Loan Notes, Series 2026C, and providing for a method of payment of said Notes. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.

ADJOURNMENT

Meeting was adjourned at 6:07 p.m.

Michelle Yuska, City Clerk

Todd Shafer, Mayor Pro Tem

Published in the Des Moines Register on 7/31/26.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 July 7, 2026.

ORIGINATING DEPARTMENT
Development Services

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 2026-07-07

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

CALL TO ORDER

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

ROLL CALL
Members present: Trina Flack, Joseph Herst, Ted Rapp, Todd Ripper, Phil Tuning, Randy Weisheit, and Lisa West.
Staff present: Brent Hinson, Eric Jensen, Deb Gervais, Jake Heil, Ryan Kirschman, Alexa Middleton, and Bryan Morrissey.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the July 7, 2026 agenda without amendments. Second by L.West. All voted aye. Motion carried 7 - 0.

COMMUNICATIONS
Staff received no communications.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the June 16, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. Marlow 35 Final Plat and Site Plan
Consider MOTION to recommend City Council approval of Marlow 35 Final Plat and accept private street names NE Baker Lane, NE Indy Lane, and NE Kennedy Lane.
Consider MOTION to approve the Marlow 35 site plan, subject to recordation of Marlow 35 Final Plat.
Item #3. 426 S Ankeny Blvd Site Plan
Consider MOTION to recommend City Council approval of 426 S Ankeny Boulevard site plan.
Item #4. 1 Oak Estate Plat 1 – Preliminary Plat (County)
Consider MOTION to recommend City Council approval of 1 Oak Estate Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

T.Ripper asked about item #2, the Marlow 35 Final Plat and Site Plan, is there a berm on the Delaware side?

E. Jensen responded for City of Ankeny Staff, explaining that, due to front doors facing NE Delaware as part of that project, there will not be a berm.

R. Weisheit asked, in regards to Item #3, 426 S Ankeny Blvd Site Plan, for clarification about a request to protect overhead electric. Aren't power lines along S Ankeny Blvd being buried, as part of the street project?

E. Jensen explained that it is the case that lines along S Ankeny Blvd will be buried, but the request to protect overhead electric as part of the 426 S Ankeny Blvd Site Plan is in regards to lines that run parallel to S Ankeny Blvd, to the west of the property, which will not be buried.

T. Rapp questioned, in regard to item #2, the Marlow 35 Final Plat and Site Plan, about a detention basin in the NE corner which goes all the way back to Delaware.

E. Jensen said he was also surprised about the direction this was routed, he assumes there's an engineering reason behind it, but he does not know the reason.

Motion by T. Ripper to approve the recommendations for Consent Agenda Items #1 - #4. Second by P.Tuning. Motion carried 7-0.

PUBLIC HEARINGS
Item #5. Zoning and Subdivision Ordinance and Zoning Map Update

E. Jensen presented about the Zoning and Subdivision Ordinance and Zoning Map Update. E. Jensen described the history of the rewrite project. The Zoning and Subdivision Ordinance had not been updated since 1968. The process began in 2018, made good progress, but then was derailed by COVID in 2020 as well as unprecedented building numbers during those early years of the 2020s. City of Ankeny staff has since revived the project, and the Zoning and Subdivision Ordinance and Zoning Map Update has been prepared and is now undergoing the adoption process.

City of Ankeny staff has been able to test-drive the new ordinance over the past year, modifying where needed. Jensen described the notable changes to the code for the Commission and the audience. The zoning districts have been renamed and updated. The draft code has seven residential districts, including an Agricultural District, where the former code had only 3 and has never included an Agricultural District. The new districts better align with the districts referenced in the City of Ankeny's Comprehensive Plan. Included are new design guidelines, streamlined to be as short and comprehensive as possible. The sign code has been rewritten, with the aim to move toward content neutrality, as prescribed in the Supreme Court Case of *Reed v. Town of Gilbert,*576 U.S. 155 (2015). Minimum requirements for private infrastructure have been codified. Development review processes have also been updated to reflect the current reality of our city, which has grown extensively and added whole city departments since the last code update in 1968. For example, final plats which have received preliminary approval from the Plan and Zoning Commission will not return to the Commission for additional review, as they have in the past, but will go straight to City Council for approval. Another major change in the draft code concerns zoning signatures. As long as a proposed zoning is in line with the City of Ankeny's Comprehensive Plan, applicants will not be required to acquire 60% approval signatures from surrounding property owners. However, for applicants requesting a rezoning which would require a land use amendment, signatures would still be required. Guidance for street trees is codified.

Additionally, the code addresses issues that are often coming before the Zoning Board of Adjustment: covered decks and taller fences on corner lots. These issues have been addressed in the code update. The wording of the code has also been modernized.

E. Jensen next presented the proposed Zoning Map that would be adopted with the code update. He explained how city of Ankeny staff has painstakingly gone through the proposed Zoning Map, doing everything possible to ensure the new map reflects the zoning that is currently in use. Jensen showed several clearly residential areas that are currently zoned commercial. He then showed how the areas have been returned to residential zoning in the proposed Zoning Map, protecting neighborhoods from inappropriate commercial uses. He explained that the new map extensively cleans up such areas.

E. Jensen gave a disclaimer that the proposed code and map changes will likely need tweaking once it is adopted. Having test-driven it for about a year, he expects there will still be some issues that arise if the proposed code and zoning map changes are fully adopted.

E. Jensen next described the public input process, presenting the public responses and resultant changes to the proposed code. The draft code and zoning map were added to the City of Ankeny website with a request for public feedback, and they were also sent directly to local stakeholders. City of Ankeny staff received 4 responses and made adjustments as a result of relevant feedback. One modification was also made concerning Zoning Board of Adjustment appeals in response to recent state legislation requirements.

E. Jensen stated that City of Ankeny staff recommends that the Plan and Zoning Commission recommend City Council approval of the proposed Zoning and Subdivision Ordinances and new Zoning Map. He explained that City of Ankeny staff will listen to public comment from this hearing and respond in a report at the next Plan and Zoning Commission meeting on July 21, 2026.

T. Flack stated that staff had done a good job.

T. Rapp questioned section 192.02.8 items A and B, under Appeals. Rapp interpreted that section to mean that if the Plan and Zoning Commission disapproves of the plan, and the plan is appealed to the Zoning Board of Adjustment, that the Plan and Zoning Commission's vote would be disqualified if Board does not act on it in 60 days, and the site plan would be approved as appealed. He was concerned about the wording and consequences of this section.

E. Jensen said staff would look at the section and respond in their staff report at the next meeting.

P. Tuning commented that the city of Ankeny staff had done a good job with this rewrite, that the updated code was very comprehensive. He mentioned that it was nice to hear about the public input and see that it was taken into account and written into the proposed code.

T. Rapp asked for public comment.

David Carney, 2613 NE 30th Lane, explained that he had participated in the public comment process and had been responsible for some of the comments mentioned in E. Jensen's presentation. He said he appreciated that requirements for private streets are codified in the proposed code update, but that ADA Compliance is an issue in his subdivision. He says sidewalks near his home are not graded to code standards. He is concerned about the street tree requirements, stating that he does not think a 15-foot setback is enough. He has sent in more than 40 sign complaints where trees are obstructing traffic control devices.

D. Carney further explained that he's concerned with allowing developers to hire their own inspectors. He thinks this will lead to conflict of interest. He also found wording about private ownership of watermains and sewers to be concerning. He stated that these are public health necessities that should not be transferred to private responsibility.

D. Carney pointed out a section of the code, 200.31.18, which he believes is being misused.

D. Carney stated that the updated sign ordinance removes mention of open houses, which he believes will lead to a proliferation of such signs and an inability to enforce the code. D. Carney expressed concern about the allowed size and number of signs allowed for developers. He also described what he believes is a loophole allowing political signs to also be advertisements.

Karl Chambers, 617 SW 3rd Street, recommended that city of Ankeny staff explores the City of Des Moines's form-based materials code.

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

T. Rapp reminded the public a staff report addressing the issues raised during this hearing would be presented at the Plan and Zoning Commission Meeting on July 21, 2026.

BUSINESS ITEMS
Item #6. Request to vacate street right-of-way on a portion of SW Ordnance Road and a portion of alley west of SW Cherry Street.

D. Gervais presented the staff report. She explained the request is to vacate street right-of-way on a portion on SW Ordnance Road and a portion of alley west of SW Cherry Street. She described the area in question, using views from the 1930s and 1950s to demonstrate that the right-of-way in question existed to support SW 7th Street, a street that no longer existed by the 1950s view, in which SW Ordnance Rd was in its current alignment.

D. Gervais described the process by which property owners were notified of the intention to vacate. A letter was sent to the four adjacent property owners on April 27, 2026, explaining that ownership and responsibility for this portion of land will be transferred to the adjacent property owners. The adjacent property owners will be responsible for continued maintenance. The vacation will convert non-taxable right-of-way into taxable property. The proposal has been reviewed by applicable franchise utilities and only Century Link needs to hold on to a 25-foot by 10-foot easement in the southwest corner of the vacation area. The City of Ankeny staff would process the vacation ordinance, then accept the Century Link easement prior to the resolution authorizing the sale of property. City staff have reviewed the vacation request and have determined that the vacation request is appropriate.

Motion by P. Tuning to recommend City Council approve a street right-of-way vacation on a portion of SW Ordnance Road, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-). Second by R. Weisheit. Motion carried 7-0.

Item #7. Bill Kimberley, LC request to rezone 48.73 acres from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

B. Morrissey presented the staff report. He began by giving a description of the property in question. The area subject to the proposed rezoning consists of three parcels and totals approximately 48.73 acres (+/-) in size. The subject area is generally located west of NE Delaware Avenue and north of NE 54th Street. A majority of the site is currently zoned R-1, One-Family Residence District; however, a small section of the property near the northwest corner was rezoned to R-3, Multiple-Family Residence District Restricted to Single-Family Residential during the Hope Kimberley Rezoning(s) in 2023.

B. Morrissey explained that neighboring properties to the north, south, and west are zoned R-3, Multiple-Family Residence District Restricted to Single-Family Residential, while the properties to the east are zoned R-2, One-Family and Two-Family Residence District. The Ankeny Plan 2040 Future Land Use Map classifies the subject area as being suitable for low-density residential development, which is a land use that is generally dominated by single-family detached dwellings with a typical density of 1 to 5 units per acre. The Ankeny Plan 2040 lists the R-3 zoning district as being partially compatible with the low-density land use classification; however, he explained, that does not take into account the single-family restrictions that are being proposed with this rezoning.

B. Morrissey continued, detailing the public hearing for the proposed rezoning which took place during the Plan and Zoning Commission meeting on June 16, 2026. During the public hearing there was a presentation from City Staff, followed by comments by members of the public. Morrissey relayed that multiple citizens spoke during the public hearing, and that the comments from the neighboring property owners all centered around the existing line of trees within the rezoning area and the neighbors desire for those trees to remain in place both during and after construction. Morrissey stated, as he had during the public hearing, that this item before the Commission is simply a rezoning proposal from the applicant and that plans and construction documents are not required by staff at this point in the process and anything shared by the developer during this phase is considered conceptual. With that in mind, although staff recognizes that these trees provide value from an aesthetic and screening prospective for residents to the east, the trees are not required by Code. Therefore, he explained, the City does not have jurisdiction when it comes to requiring that the trees remain in place once construction begins. Ultimately, the property owner will have the final say on whether the trees remain on their property. Morrissey stated that city of Ankeny staff encourages residents to contact the developer to share any concerns they have regarding the trees.

Finally, Morrissey stated that, based on the factors mentioned previously, City of Ankeny staff has determined that the proposed rezoning of approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential is appropriate. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Bill Kimberley, LC to rezone approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

Dawnette Brown, 6104 NE Terrace Ridge Dr, owner of a property adjacent to the proposed rezoning, spoke about her concerns. She explained that she and her husband moved in 60 days ago. She explained there were promises, on the part of the developer, that the trees would stay and that the area would be quiet. Additionally, Brown mentioned that these descriptors are featured prominently on the Kimberley Estates website. Brown asked if rezoning should be reconsidered. She also mentioned confusion about the zoning that would be applied as part of the proposed zoning code update. Brown explained that she's concerned that other property owners purchased their lots and may have missed out on the period when communications from the city went out about the rezoning process. Brown ended by saying she hopes the trees will stay and she's concerned about things changing.

Motion by L. West to recommend City Council approval of the request by Bill Kimberley, LC to rezone approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential. Second by T. Rapp. Motion carried 7-0.

Item #8. 3219 SE 36th Circle Raptor Properties – Building Material Standards

B. Morrissey presented the staff report on behalf of City of Ankeny staff. He began by giving an overview of the project in question, explaining that on April 8, 2025, the Plan and Zoning Commission approved the site plan and building elevations for the Raptor Properties Site Plan at 3219 SE 36th Circle. He demonstrated, using visuals, that the approved site plan includes two buildings on the property, one for office use and the other to be utilized for warehouse operations. He explained that the building elevations approved at that time depicted the office building as being constructed primarily of masonry (brick and split face) and metal siding. Similarly, the approved building elevations showed the warehouse as being comprised of masonry and metal siding as well.

Morrissey explained that, per Ankeny Municipal Code Section 192.02(3)(B)(6), metal siding is allowed to be utilized as a secondary material for new construction; however, any fasteners on the metal siding must be concealed. He continued, stating that in May 2026, during construction on the site, staff was notified that the fasteners on the warehouse building were not concealed and were visible on the property. Morrissey provided a photograph of the exposed fasteners. He further explained that, although the approved building elevations included a keynote indicating that the office building would use concealed fasteners for the metal siding, the keynote for the warehouse did not specify whether the fasteners would be concealed or exposed. As the warehouse keynote did not identify exposed fasteners, staff had no basis to determine that the proposed siding did not comply with the Code. Had the keynote clearly identified exposed fasteners, staff would have notified the applicant that they were prohibited, and the plans would not have been forwarded to the Commission for approval.

Morrissey expressed that, although City staff recognizes that requiring corrective action may result in delays, the Code's building material standards are clear: metal siding is only permitted with concealed fasteners. To date, no other exposed fasteners have been installed since the adoption of the building material standards. Morrissey maintained that approving the exposed fasteners after installation would be inconsistent with the building material standards of the Code and would establish a precedent for future buildings in a growing industrial area. Taking that into consideration, he explained that staff is recommending that the Plan and Zoning Commission deny the request from All-Star Concrete to allow exposed fasteners on the warehouse building at 3219 SE 36th Circle. If the Commission chooses to allow the exposed fasteners to remain, staff would ask for additional guidance regarding exposed fasteners in the future.

Karl Chambers of Imprint Architects, 617 SW 3rd Street, spoke on behalf of All-Star Concrete in favor of the Commission granting the request to allow the exposed fasteners. Chambers explained that he created and provided the elevations and plans mentioned in B. Morrissey's presentation. He explained that it was not anyone's intent to circumvent the code and use materials inconsistent with the Building Materials Standards in the code. Chambers explained that the materials are not exposed fasteners, but semi-concealed fasteners. Someone in the materials pipeline misunderstood the requirements and ordered the semi-concealed fasteners.

K. Chambers read from the 192.02.3 zoning ordinance "creating focus on development that maintains a satisfactory function and appearance within the city. It is the intent of these recommendations to maintain or enhance neighborhood character, preserve values, and promote public health, safety, and general welfare." Chambers explained that it is his belief that the construction of this building achieves every one of those goals. He asserted that aesthetics are subjective, and commented that some materials that conform with the City of Ankeny's Code's Building Materials Standards actually turn out to be substandard materials. He stated his belief that seeing exposed fasteners as a problem is short-sighted.

K. Chambers continued, explaining that exposed fasteners are purely an aesthetic issue, not one that endangers the soundness of the building. He provided pictures of the building, explaining that All-Star Concrete went above and beyond on other materials used in the construction of the building, especially with use of brick, and made it look better than most warehouses in the area. They used greater percentages of primary materials than are required by the code. Chambers mentioned that the fasteners in question are actually semi-concealed fasteners, and that they cannot be seen unless you are extremely close up to the building.

K. Chambers asked that the City of Ankeny staff look at the city of Des Moines form-based building codes, where metal siding standards are differentiated by district. Chambers explained he thinks there should be a difference in building materials standards between primary commercial and more industrial areas of the city. He does not think anyone cares whether there are exposed fasteners in an industrial park. Chambers further explained he's gotten letters of approval from four surrounding property owners. Chambers showed examples of surrounding warehouses, maintaining that he thinks the property in question looks better than the rest.

P. Tuning asked what the cost would be to remediate the building materials, were the Commission to rule against All-Star Concrete's request.

K. Chambers responded that he is working on a solution that would not require tearing out the semi-concealed fasteners, but would instead cover them, which he estimates would cost tens of thousands of dollars. Chambers explained that the cost to tear out and replace the metal siding would be in the hundreds of thousands of dollars.

T. Ripper asked, "how did we get here?"

T. Flack responded that she feels bad about the situation. The cost and the extra work required is awful. She commented that she also struggles with the fact that the plans were approved, but the work that was carried out was not up to the standards of the plans. She expressed concern that the decision made in this case would affect all the development that comes afterward. She expressed concern that allowing an exception here would have consequences for years afterward.

T. Ripper asked for clarification: were the plans approved with the concealed fasteners?

T. Flack explained it was approved with the right material.

E. Jensen further clarified that while the office building noted concealed fasteners, the keynote on the warehouse building in question did not note either concealed or exposed fasteners.

T. Ripper commented that he has trouble with that distinction. He explained that he wants the Commission to be consistent with the standards.

T. Flack explained that the code states this is what's approved, and what's not approved.

T. Ripper pushed back, stating that not calling it out on the warehouse concerns him.
T. Flack questioned how we say yes here without creating an exception that will set the Commission up for repeated requests for exemptions.

T. Ripper explains he thinks the solution is to make sure the correct materials are called out on the site plans and elevations. He questions whether a mistake was made by the Commission or by City of Ankeny staff in approving the site plan and elevations.

T. Rapp questioned whether the metal siding package for the office building and the metal siding package for the warehouse were provided by the same distributor.

K. Chambers addressed the question, explaining that they were from separate distributors.

T. Rapp asked Chambers if he was aware of the difference between the two sets of panels.

K. Chambers replied that he was aware different materials were being used, but he was not aware that the warehouse panels were noncompliant until a few weeks ago. He surmised that the building supplier was trying to supply the correct materials but was unaware that they would not meet the Building Materials Standards outlined in the City of Ankeny's code. Chambers mentioned that he really does not think anyone cares what kind of siding goes in on an industrial building like this.

T. Flack expressed the opinion that people do care, as the Commission has seen it over and over again.

K. Chambers asked if people have sent in complaints specifically about exposed fasteners.

E. Jensen pointed out that this item is before the Commission because the noncompliant materials on this building were turned in by someone who did care. Staff did not go out and find this issue, it was reported to the City of Ankeny staff.

P. Tuning stated that he asked for clarification about cost to ensure the full scope of the issue is examined, and to ensure the Commission has both sides of the equation. As a Commission, he asserted, we have to balance both sides.

K. Chambers explained that the person who brought this issue to the attention of City of Ankeny staff wrote a letter in support of All-Star Concrete's request to allow their currently installed fasteners.

P. Tuning expressed that he appreciates what Chambers is saying.

K. Chambers reiterated that he thinks that the City of Ankeny should look at the building standards that the City of Des Moines uses.

T. Rapp stated that Trina Flack and Glenn Hunter and others worked extremely hard on putting together the adopted building materials standards.

T. Flack expressed that she does not want to get into another code rewrite. She explained that the Commission needs to come to a decision, and that she does recognize the small business and the impact that this decision will have on All-Star Concrete.

A. Vasqeuz of All-Star Concrete, 3219 SE 36th Circle, explained that he did not intentionally seek to get around the code requirements in order to use less costly materials. Vasquez explained that his neighbor,

who brought the fasteners to the attention of City of Ankeny staff, has expressed that he thinks the building looks great. Vasquez asked the Commission to consider that he had no bad intent and that he went above and beyond the code requirements with his other materials. He explained that the issue wasn't brought to his attention until the project was nearly complete. Had it been brought up earlier, it could've been more easily remedied.

P. Tuning asked E. Jensen what are some things that he would consider, if the Commission does not support the staff position to deny the request?

E. Jensen responded that if the Commission wanted to allow semi-concealed fasteners in a situation that's on an accessory building at the rear of the lot, where additional primary material was used, that kind of thing could work.

T. Flack mentioned that she liked that verbiage, and that a statement including those considerations gives the Commission grace to not have to set a standard, but also gives grace to a good-looking building and a small business we want to support.

T. Ripper agreed, explaining that he went out to look at the building, and thought it was a beautiful structure. He wished every owner would develop to the quality that he saw there. Ripper continued, stating that he could not see the fasteners from the street. It wasn't until turning into the neighbor's driveway and coming right up next to the building that he could see them. Ripper maintained that they were still hard to see up close.

T. Rapp reminded the Commission of staff's request to give direction going forward, if they choose to approve All-Star Concrete's request.

Motion by T. Flack to approve the request from All-Star Concrete to allow the use of exposed fasteners on the accessory building at 3219 SE 36th Circle. The exposed fasteners are acceptable in this instance for the following reasons: the site is zoned industrial; the exposed fasteners are only on the accessory building, which is subordinate to the primary building on the site; the exposed fasteners are semi-concealed fasteners (fasteners located only in the recesses/shadows of the panels) and are color coated to match the panels; and, the building provides a greater percentage of primary exterior wall materials than is required by the Building Material Standards of the Code. Second by P. Tuning. T. Rapp abstained. Motion carried 6-0-1.

REPORTS

Director's Report

E. Jensen introduced Brent Hinson, Ankeny Assistant City Manager.
B. Hinson introduced himself and thanked the Commission for their service.
E. Jensen reported on the Monday, July 6th City Council Meeting.
E.Jensen presented the tentative agenda items for the Tuesday, July 21st, 2026 Plan and Zoning Commission meeting.
E. Jensen presented the June 2026 Building Permit Report

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair T.Rapp adjourned the meeting. Meeting adjourned at 7:52 p.m.

Submitted by Alexa Middleton, Recording Secretary
Plan & Zoning Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 Library Board of Trustees meeting of June 18, 2026.

ORIGINATING DEPARTMENT
Library

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. Library Board Minutes JUNE 2026

Ankeny Kirkendall Public Library
BOARD OF TRUSTEES
MEETING MINUTES

Thursday, June 18, 2026
Regular Meeting: 6:00 p.m.
Location: Library – Council Chambers

Present: John Meyer, Nancy Medema, Fred Schuster, Miranda Piepho, Gene Lucht, Amber Sommerfeld, and Heather Stephenson
Staff: Sam Mitchel

Agenda Item	Discussion Points
I. Call to Order	Schuster called meeting to order.
II. Public Comment	
III. Approval of Minutes	Lucht moved to approve May minutes. Meyer seconded. Approved by all.
IV. Financial Reports	A. Expenditures a. Run Rate: 91.7% B. Revenues
V. Director's Report – Sam Mitchel	A. Celebrated several anniversaries. B. Conducted monthly AED and fire extinguisher inspections. C. Maintenance on elevators being conducted in mid-June. D. Conducted a variety of library tours.
VI. Department Reports	A. Circulation – Erin Coughlin B. Public Services – Molly Guerra a. Adult Services – Justin Armbruster b. Teen Services – Brena Barton c. Children Services – Kelly Munter, Brittany Burk C. Acquisitions – Evan Anderson
VI. Policy/Procedure Review	
VII. Committee Reports (Evaluation, Finance, Marketing, Policy, Staffing, etc.)	
VIII. Friends of the Library (*Update)*	
IX. Old Business	
X. New Business	A. Local Option Sakes Tax Presentation – Derek Lord, Community and Economic Development Director a. Ankeny is one of only 5 cities in IA without LOST. LOST would be a way to diversify revenue streams. b. LOST would be collected county-wide, then distributed to participating cities based on a state-wide formula. c. LOST results in a 1% sales tax applied to some retail sales/services. This could generate more than $12 million annually. 50% of this must go toward property tax relief. 50% would go toward city improvements. d. Vote scheduled for September 8.

Agenda Item	Discussion Points
XI. Adjournment	Medema motioned to adjourn. Lucht seconded. Next meeting: July 16, 2026

Respectfully submitted, Miranda Piepho, Secretary
Approved: 7/16/27

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 Cl

1. Chamling Food & Liquor Store Inc., d/b/a Chamling Smoke & Liquor, 322 SW Maple St. - Class E Retail Alcohol License (LE) (Renewal) - Effective July 26, 2026.
2. Rocks LLC, a/b/a Deswan'a Liquor, 721 N ANkeny Blvd - Class E Retail Alcohol License (LE) (Renewal) - Effective August 1, 2026. PENDING DEPT. APPROVALS.
3. Apres Bar Co. LLC d/b/a Apres Bar Co LLC, 715 SW Ankeny Rd (On With Life) - Class C Retail Alcohol License (LC) (5 Day) - Effective August 21, 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

August 3, 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 #7 in the amount of $87,962.00 to Bolton & Menk, Inc., for design engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Bolton & Menk - Pymt #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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

Date of Council Meeting: August 3, 2026 **Payment Application #:** 7

Payment Period: From: May 9, 2026 Through: June 5, 2026

Contract Summary:

Original Contract Amount:	$ 658,632.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 658,632.00		
Total Completed and Stored to Date:	$ 390,122.50			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 390,122.50		
Less Previous Applications for Payment:		$ 302,160.50		
SUBTOTAL:			$	87,962.00
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**87,962.00**
Balance to Finish, Including Retainage:		$ 268,509.50		
Contract Time Remaining:	- Working Days			

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

Construction Contractor Approval: NA
Firm Name

Signature Date

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

Zach Parsons July 1, 2026
Signature Date

City of Ankeny Staff Approval:

7/6/2026
Signature Date

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

Date Printed: 7/1/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	February 2, 2026	$ 63,248.00
2	March 16, 2026	$ 73,050.50
3	April 6, 2026	$ 40,243.50
4	May 4, 2026	$ 36,048.00
5	June 1, 2026	$ 35,263.00
6	July 6, 2026	$ 54,307.50
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 302,160.50

Record of Change Orders:

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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

BOLTON & MENK
Real People. Real Solutions.

NW 18th St Reconstruction
Monthly Progress Report

Date: July 1, 2026
To: Matt Grgurich
From: Zach Parsons

Billing Range: through 6/5/26
Invoice No.: 0399366
BMI Project No. 25X.141733

Work Completed Last Period

Wetland Delineation Report, Preliminary Plans, Public Information Meeting, Utility Coordination Meeting

Upcoming Major Work Items

Utility Coordination, Utility Potholing, Wetland Permitting, Check Plans

Value Added / Potential Scope-Schedule Changes

Extension of project limits on south leg of State St

Budget Status/Percent Complete

	Task Number and Description	Budget Amount	Billed This Period	Billed Prior	Total Billed to Date	Budget Remaining	% of Budget Complete (Billed)	Estimated % of Work Complete
1	Project Management	$ 21,360.00	$ 7,812.00	$ 3,137.50	$ 10,949.50	$ 10,410.50	51.3%	65%
2	Project Coordination, Meetings, Utility Coordination, & Public Involvement	$ 44,168.00	$ 27,694.00	$ 6,502.00	$ 34,196.00	$ 9,972.00	77.4%	75%
3	Traffic Analysis	$ 5,507.00	$ -	$ 6,186.00	$ 6,186.00	$ (679.00)	112.3%	100%
4	Property Acquisition	$ 73,434.00	$ 737.00	$ 5,984.00	$ 6,721.00	$ 66,713.00	9.2%	15%
5	Geotechnical Services	$ 9,500.00	$ -	$ 9,500.00	$ 9,500.00	$ -	100.0%	100%
6	Utility Potholing	$ 29,078.00	$ -	$ -	$ -	$ 29,078.00	0.0%	0%
7	Aquatic Resource Delineation	$ 9,699.00	$ -	$ 3,960.00	$ 3,960.00	$ 5,739.00	40.8%	70%
8	Preliminary Design	$ 235,439.00	$ -	$ 228,932.50	$ 228,932.50	$ 6,506.50	97.2%	98%
9	Final Design	$ 226,087.00	$ 51,719.00	$ 37,958.50	$ 89,677.50	$ 136,409.50	39.7%	45%
10	Bidding Phase Services	$ 4,360.00	$ -	$ -	$ -	$ 4,360.00	0.0%	0%
TOTAL		**$ 658,632.00**	**$ 87,962.00**	**$ 302,160.50**	**$ 390,122.50**	**$ 268,509.50**	**59.2%**	**63%**

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

Sincerely,
Bolton & Menk, Inc.

Zach Parsons, PE
Principal Transportation Project Manager

BOLTON & MENK
Real People. Real Solutions.

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

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

June 30, 2026
Project No: 25X.141733.000
Invoice No: 0399366
Client Account: ANKENY_CI_IA

Ankeny/NW 18th Street Recon Final Design

Project Management (0000001)
Professional Services

	Hours	Amount	
Principal	12.50	2,475.00	
Senior Project Engineer	24.50	5,047.00	
Totals	37.00	7,522.00	
Total Labor			**7,522.00**
Consultants			
JCG Land Services, Inc.		290.00	
Total Consultants		**290.00**	**290.00**
		Total this Task	**$7,812.00**

Project Coordination, Meetings, Utility (0000002)
Professional Services

	Hours	Amount	
Principal	14.50	2,871.00	
Senior Project Engineer	120.50	24,823.00	
Totals	135.00	27,694.00	
Total Labor			**27,694.00**
		Total this Task	**$27,694.00**

Property Acquisition (0000004)

Sub-Task 0000401 Bolton and Menk
Professional Services

	Hours	Amount	
Principal	3.00	594.00	
Graduate Engineer	1.00	143.00	
Totals	4.00	737.00	
Total Labor			**737.00**
		Total this Sub-Task	**$737.00**
		Total this Task	**$737.00**

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

Final Design (0000009)

Professional Services

	Hours	Amount	
Design Engineer	112.00	17,136.00	
Graduate Engineer	100.00	14,300.00	
Project Engineer	99.00	17,028.00	
Technician	31.00	3,255.00	
Totals	342.00	51,719.00	
Total Labor			**51,719.00**
		Total this Task	**$51,719.00**
		Total this Invoice	**$87,962.00**

Billings to Date

	Current	Prior	Total
Labor	87,672.00	292,660.50	380,332.50
Consultant	290.00	0.00	290.00
Expense	0.00	9,500.00	9,500.00
Totals	**87,962.00**	**302,160.50**	**390,122.50**

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

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 #7 in the amount of $12,637.57 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HDR - Pymt #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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

Date of Council Meeting: August 3, 2026 **Payment Application #:** 7

Payment Period: From: May 3, 2026 Through: June 27, 2026

Contract Summary:

Original Contract Amount:	$ 142,023.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 142,023.00	
Total Completed and Stored to Date:	$ 79,379.80		
Retainage: ____ % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 79,379.80	
Less Previous Applications for Payment:		$ 66,742.23	
SUBTOTAL:			$ 12,637.57
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 12,637.57**
Balance to Finish, Including Retainage:		$ 62,643.20	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: HDR Engineering, Inc.

Firm Name

Dan Cook 07/08/2026

Signature Date

Dan Cook (07/08/2026 09:00:32 CDT)

City of Ankeny Staff Approval:

Adam Lust 07/08/26

Signature Date

Submit to: Adam Lust, Public Works Engineering Manager

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

Date Printed: 7/8/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	January 5, 2026	$ 6,302.68
2	February 2, 2026	$ 8,602.24
3	March 2, 2026	$ 11,169.25
4	April 6, 2026	$ 27,313.20
5	May 4, 2026	$ 10,175.91
6	June 1, 2026	$ 3,178.95
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 66,742.23

Record of Change Orders:

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CHANGE ORDER TOTAL = $ -

Progress Report: #7 Date: July 8, 2026

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

Consultant Name: HDR

Period: May 3, 2026 through June 27, 2026

Work Completed This Period:

Task 1 – Project Management

- Staff management, invoicing and project reporting

Task 3 – Pavement Analysis

- HDR received and reviewed comments provided by the City on the Draft Pavement Evaluation Report. At the City's request, HDR is modifying the report to base recommendations from 2025 IPMP CityPCI and IRI rather than the field data that was collected as part of this project.
- The City will provide the 2025 IPMP data when it is available. HDR has modified the Pavement Evaluation Report as much as possible, but we will need the 2025 IPMP data to finish.

Task 4 – Traffic Analysis

- HDR performed the operational and safety analyses for the preferred alternative as well as conducted the speed limit evaluation for the preferred alternative.
- All traffic analysis tasks were documented in the Draft Traffic Analysis Report submitted to the City on July 2, 2026.

Task 5 – Conceptual Design

- HDR developed the Design Criteria Memo to be utilized for this project.
- HDR began developing the conceptual design of the preferred alternative.

Work to be Completed Next 30 Days:

Task 1 – Project Management

- Staff management, invoicing and project reporting

Task 3 – Pavement Analysis

- HDR finish modifying the Pavement Evaluation Report which is dependent on receiving the 2025 IPMP data.

Task 4 – Traffic Analysis

- HDR will modify the Draft Traffic Analysis Report based on comments received from the City.

Task 5 – Conceptual Design

- HDR will continue the conceptual design of the preferred alternative.

Task 6 – Public Involvement Methodology

- HDR will begin developing the Draft Engagement Guide based on the preferred alternative and recommendations.

Problems and Recommended Solutions:

NOTE: No problems during the previous period.

Project Manager: Dan Cook

Invoice

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

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

Invoice No.	**1200841693**	
Invoice Date	**7/8/2026**	
Month Ending	**6/27/2026**	
Project No.	**10448730**	**$12,637.57**

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

May 3, 2026 through June 27, 2026

Labor Costs:

Description	Title	Hours
T. Theulen	Sr. Roadway Engineer	5.50
D. Cook	Project Manager	32.00
M. Moore	Sr Trans Planner	0.50
B. Hallmark	Traffic Engineer	2.00
C. Ross	Traffic Engineer	4.00
M. Hasan	Traffic Engineer	5.00
J. Nunez	Transportation Intern	24.75
B. Shea	Transportation Engineer	4.00
M. Campbell	Transportation Engineer	2.00
T. McKinley	Accounting	0.50
Total Labor Hours:		80.25

Total Labor Dollars: $12,637.57

Direct Expenses

$0.00 $0.00

Contract Fee: $142,023.00
Billed to Date $79,379.80

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

Amount Due This Invoice **$12,637.57**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 $5,811.25 to Olsson, Inc., for engineering services on the Systems Engineering for Adaptive Signal Control Technology 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

Project Title:	Systems Engineering for Adaptive Signal Control Technology		
Contractor:	Olsson, Inc.		
Address:	PO Box 84608, Lincoln, NE 68501-4608		
Finance Budget Code:	986.3986.4210	**Finance Project #:**	986.4210
Vendor Project #:	026-02190	**Purchase Order #:**	N/A
Original Contract Date:	May 6, 2026	**Vendor Account #:**	10076

Date of Council Meeting: August 3, 2026 **Payment Application #:** 2

Payment Period: From: January 1, 1900 Through: July 11, 2026

Contract Summary:

Original Contract Amount:	$ 49,884.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 49,884.00		
Total Completed and Stored to Date:	$ 9,521.25			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 9,521.25		
Less Previous Applications for Payment:		$ 3,710.00		
SUBTOTAL:			$	5,811.25
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**5,811.25**
Balance to Finish, Including Retainage:		$ 40,362.75		
Contract Time Remaining (Substantial):	188.0 Working Days			
Contract Time Remaining (Full):	188.0 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

Jamie Mackey June 17, 2026

Signature Date

City of Ankeny Staff Approval:

Jessie Hart 7/24/26

Signature Date

Submit to: Michael Volk, Civil Engineer II

E-mail: mvolk@ankenyiowa.gov Phone Number: 515-965-6439

Date Printed: 7/17/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 13, 2026	$ 3,710.00
2		
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 3,710.00

Record of Change Orders:

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8/3/2026		
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	May 6, 2026

Substantial Completion:

Contract Working Days:	236.0
Added by Change Order:	
Total Working Days:	236.0
Working Days Used to Date:	48.0
Working Days Remaining:	**188.0**

Full Completion:

Contract Working Days:	236.0
Added by Change Order:	
Total Working Days:	236.0
Working Days Used to Date:	48.0
Working Days Remaining:	**188.0**

Date Printed: 7/17/2026

MONTHLY PROGRESS REPORT

City of Ankeny, Systems Engineering for Adaptive Signal Control Technology
Olsson Project No. 026-02190
Ankney Finnane Project No. 986.4210

Work Period: 6/14/2026 – 7/11/2026

Summary of Work Completed This Period:

- Prepared for and facilitated the June 17, 2026 Existing Conditions Information Gathering Workshop with City of Ankeny staff to review corridor operations, signal infrastructure, detection systems, communications, maintenance practices, and adaptive signal control expectations.
- Reviewed and organized information provided by the City, including signal inventories, controller and cabinet information, detection layouts, signal databases, timing plans, preemption information, and communications infrastructure documentation.
- Began development of the Existing Conditions and Operational Context memorandum, including documentation of:
    - Existing signal system assets and technologies.
    - Corridor operational characteristics and recurring congestion patterns.
    - Detection and communications capabilities.
    - Operational challenges related to freeway interchange interactions, queue management, and business access.
- Prepared for and facilitated the June 24, 2026 project progress meeting with City staff. Discussion topics included:
    - Review of information gathered during the existing conditions workshop.
    - Adaptive signal control capabilities and limitations.
    - Operational objectives for the project corridor.
    - Expectations for adaptive operations, staffing, maintenance, and monitoring needs.
    - Planning for the August stakeholder workshop.
- Coordinated with City staff regarding stakeholder participation and planning for the August Concept of Operations workshop, including identification of Iowa DOT, MPO, FHWA, and other potential participants.
- Prepared and submitted the first project invoice and monthly progress report.

Summary of Future Work for Next Period:

- Complete the draft Existing Conditions and Operational Context memorandum for City review.

- Prepare the draft agenda and workshop materials for the August stakeholder workshop.
- Facilitate the August 4, 2026 Concept of Operations workshop with City staff and agency stakeholders.
- Begin development of Concept of Operations materials.
- Prepare and submit the 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

July 24, 2026
Invoice No: 586975

Invoice Total $5,811.25

Leslie Hart
City of Ankeny IA
410 W 1st St
Ankeny, IA 50023-1557

Olsson Project # 026-02190 Ankeny IA Systems Engineering Advanced Traffic Signal Systems
Professional services rendered June 14, 2026 through July 11, 2026 for work completed in accordance with our Agreement dated April 28, 2026.

Phase 100 Project Management & Coordination

Labor

	Hours	Rate	Amount	
Project Manager III				
Mackey, Jamie	4.25	265.00	1,126.25	
Assistant Engineer				
Calles-Rios Sosa, Zoami	.75	143.00	107.25	
Totals	5.00		1,233.50	
Total Labor				**1,233.50**
		Total this Phase		**$1,233.50**

Phase 200 Existing Conditions & Operational Context Review

Labor

	Hours	Rate	Amount	
Project Manager III				
Mackey, Jamie	7.00	265.00	1,855.00	
Lead Engineer				
Hansen, Blake	.50	333.00	166.50	
Senior Engineer				
Emory, Meredith	4.25	265.00	1,126.25	
Assistant Engineer				
Calles-Rios Sosa, Zoami	10.00	143.00	1,430.00	
Totals	21.75		4,577.75	
Total Labor				**4,577.75**
		Total this Phase		**$4,577.75**

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Project	026-02190	Ankeny IA Systems Engineering Advanced	Invoice	586975

Billing Limits	Current	Prior	To-Date
Total Billings	5,811.25	3,710.00	9,521.25
Limit			49,884.00
Balance Remaining			40,362.75

AMOUNT DUE THIS INVOICE **$5,811.25**

Email invoices to: mvolk@ankenyiowa.gov; CC: Lhart@ankenyiowa.gov; jmackey@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: Jamie Mackey

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #15 in the amount of $4,281.27 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Olsson - Pymt #15

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SW Oralabor Road & SW Irvinedale Drive Intersection Improvements		
Contractor:	Olsson, Inc.		
Address:	PO Box 84608, Lincoln, NE 68501-4608		
Finance Budget Code:	891.3891.4210	**Finance Project #:**	891.4210
Vendor Project #:	025-00225	**Purchase Order #:**	N/A
Original Contract Date:	February 17, 2025	**Vendor Account #:**	10076

Date of Council Meeting: August 3, 2026 **Payment Application #:** 15

Payment Period: From: June 14, 2026 Through: July 11, 2026

Contract Summary:

Original Contract Amount:	$ 238,434.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 238,434.00		
Total Completed and Stored to Date:	$ 215,178.26			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 215,178.26		
Less Previous Applications for Payment:		$ 210,896.99		
SUBTOTAL:			$	4,281.27
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**4,281.27**
Balance to Finish, Including Retainage:		$ 23,255.74		
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: N/A
Firm Name

Signature Date

Engineer / Consultant Approval: Olsson, Inc.
Firm Name

Chris Ott July 22, 2026
Signature Date

City of Ankeny Staff Approval:

Leslie Hart 7/22/26
Signature Date

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

Date Printed: 7/20/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 7, 2025	$ 6,406.71
2	May 5, 2025	$ 19,321.58
3	June 16, 2025	$ 16,131.63
4	July 7, 2025	$ 31,582.15
5	July 21, 2025	$ 41,679.49
6	August 18, 2025	$ 12,954.08
7	October 6, 2025	$ 23,052.66
8	November 3,2025	$ 25,361.70
9	December 3, 2025	$ 1,675.98
10	January 5, 2026	$ 257.70
11	March 2, 2026	$ 10,735.16
12	April 6, 2026	$ 17,142.87
13	June 1, 2026	$ 588.43
14	July 6, 2026	$ 4,006.85
15	August 3, 2026	
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 210,896.99

Record of Change Orders:

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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	February 17, 2025

Substantial Completion:

Contract Working Days:	160.0
Added by Change Order:	
Total Working Days:	160.0
Working Days Used to Date:	322.0
Working Days Remaining:	(162.0)

Full Completion:

Contract Working Days:	160.0
Added by Change Order:	
Total Working Days:	160.0
Working Days Used to Date:	322.0
Working Days Remaining:	(162.0)

Date Printed: 7/20/2026

MONTHLY PROGRESS REPORT

City of Ankeny, SW Oralabor Road & SW Irvinedale Drive Concept Study
Project No. 025-00225

Work Period: 6/14/2026 – 7/11/2026

Summary of Work Completed This Period:

- Prepared and submitted previous work period invoice and progress report
- Created preliminary roundabout sub concept for Polk City Drive
- Produced OPC for roundabout concept
- Tech memo for roundabout concept

Summary of Future Work for Next Period:

- None

Issues, Special Problems, or Comments:

-

Invoice

olsson

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063

July 22, 2026
Invoice No: 586034

Invoice Total $4,281.27

Leslie Hart
City of Ankeny IA
410 W 1st St
Ankeny, IA 50023-1557

Olsson Project # 025-00225 Ankeny IA Oralabor and Irvinedale Intersection Study
Professional services rendered June 14, 2026 through July 11, 2026 for work completed in accordance with our Agreement dated February 17, 2025.

Phase 100 Project Management
Labor

	Hours	Rate	Amount	
Project Manager				
Cutler, Chase	1.00	203.42	203.42	
Totals	1.00		203.42	
Total Labor				**203.42**
			Total this Phase	**$203.42**

Phase 800 Technical Memo
Labor

	Hours	Rate	Amount	
Project Manager				
Cutler, Chase	19.00	203.42	3,864.98	
Project Professional				
Aguayo Padilla, Ryan	1.00	178.93	178.93	
CAD Operator				
Deal, Austin	.50	67.87	33.94	
Totals	20.50		4,077.85	
Total Labor				**4,077.85**
			Total this Phase	**$4,077.85**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	4,281.27	210,896.99	215,178.26	
Limit			238,434.00	
Balance Remaining			23,255.74	
		AMOUNT DUE THIS INVOICE		**$4,281.27**

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Project	025-00225	Ankeny IA Oralabor Intersection Study	Invoice	586034

Outstanding Invoices

Number	Date	Balance
583264	6/29/2026	4,006.85
Total		**4,006.85**

Email invoices to: Lhart@ankenyiowa.gov; CC: ccutler@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: Chase Cutler

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 $97,872.07 to RDG Planning & Design for engineering services on the Saylor Creek Channel 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. RDG - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	Saylor Creek Channel Improvements		
Contractor:	RDG Planning & Design, Inc.		
Address:	301 Grand Ave Des Moines, IA 50309		
Finance Budget Code:	690.3690.4210	**Finance Project #:**	690.4210
Vendor Project #:	63613	**Purchase Order #:**	NA
Original Contract Date:	June 15, 2026	**Vendor Account #:**	3960

Date of Council Meeting: August 3, 2026 **Payment Application #:** 1

Payment Period: From: June 1, 2026 Through: June 30, 2026

Contract Summary:

Original Contract Amount:	$ 545,425.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 545,425.00		
Total Completed and Stored to Date:	$ 97,872.07			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 97,872.07		
Less Previous Applications for Payment:		$ -		
SUBTOTAL:			$	97,872.07
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**97,872.07**
Balance to Finish, Including Retainage:		$ 447,552.93		
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: RDG Planning & Design, Inc.
Firm Name

Signature Date: 7/14/2026

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Ankeny Staff Approval:

Signature Becky Ford Date 7/16/26

Submit to: Becky Ford, Stormwater & Environmental Manager
E-mail: bford@ankenyiowa.gov Phone Number: 515-963-3526

Date Printed: 7/13/2026

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:

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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**

RDG...
PLANNING • DESIGN

July 14, 2026
Becky Ford, PE, CFM
Stormwater & Environmental Manager
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023-1564

Project Name: Saylor Creek Restoration
Project Number: 3002.261.03

Ms. Ford:

This letter accompanies RDG Invoice #63613 related to the project referenced above. During the period of work related to this invoice the following tasks or work items were performed:

1. Near completion of site topographic and boundary survey work by Nilles Associates.
2. Progress on ecological assessments and studies by Nilles Associates.
3. Site visits and assessments, including those with City staff.
4. Internal kickoff meetings.
5. Preparation for external kickoff meeting.
6. Evaluation of site topographic information.
7. Processing of field data collected.
8. Progress on initial concepts for stream stabilization and restoration practices.

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

Sincerely,

Gy M. Pierce

Gregory M. Pierce, PE, CPESC
Partner
gpierce@rdgusa.com
Dir 515.309.3277

RDG Planning & Design
301 Grand Avenue, Des Moines, IA 50309
515.288.3141

RDG PLANNING ● DESIGN

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

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

June 30, 2026
Project No: R3002.261.03
Invoice No: 63613

Project R3002.261.03 City of Ankeny - Saylor Creek Restoration

Professional Services through June 30, 2026

Professional Personnel

	Hours	Rate	Amount	
Principal	4.00	295.00	1,180.00	
Water Resource Engineer	99.75	225.00	22,443.75	
Landscape Architect	1.25	165.00	206.25	
Water Resource Engineer	73.50	135.00	9,922.50	
Intern Water Resource Engineer	7.00	125.00	875.00	
Project Manager	9.50	125.00	1,187.50	
Urban Planner	8.00	110.00	880.00	
Studio Coordinator	6.50	110.00	715.00	
Totals	209.50		37,410.00	
Total Labor				**37,410.00**

Consultants

Nilles Associates, Inc.	60,250.00	
Total Consultants	**60,250.00**	**60,250.00**

Reimbursable Expenses

Printing	15.40	
Travel	181.83	
Travel In Town	14.84	
Total Reimbursables	**212.07**	**212.07**

Billing Limits	**Current**	**Prior**	**To-Date**	
Labor	37,410.00	0.00	37,410.00	
Limit			362,957.33	
Consultants	60,250.00	0.00	60,250.00	
Limit			182,467.67	
Total Billings	97,660.00	0.00	97,660.00	
Limit			545,425.00	
Remaining			447,765.00	
		Total this Invoice		**$97,872.07**

Billing Backup

Monday, July 13, 2026

RDG Planning & Design, Inc. Invoice 63613 Dated 6/30/2026 10:06:41 AM

Project R3002.261.03 City of Ankeny - Saylor Creek Restoration

Consultants

Nilles Associates, Inc.					
AP	178208	6/29/2026	Nilles Associates, Inc. / R3002.261.03-Civil / Invoice: 26053-01 3002.261.03, 6/10/2026	60,250.00	
		Total Consultants		**60,250.00**	**60,250.00**

Reimbursable Expenses

Printing					
JE	0426PRT	4/30/2026	RDG In-House Printing / April 2026	2.20	
JE	0626PRT	6/30/2026	RDG In-House Printing / June 2026	13.20	
Travel					
EX	0024230	4/29/2026	Gwinnup, Aaron / Mileage / 228.00 miles @ 0.725	181.83	
Travel In Town					
EX	0023998	4/1/2026	Pierce, Gregory / Mileage / 18.60 miles @ 0.725	14.84	
		Total Reimbursables		**212.07**	**212.07**

Total this Project **$97,872.07**

Total this Report **$97,872.07**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #4 in the amount of $13,465.33 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd/Reinhart Dr Signal project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder - Pymt #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

Project Title: N Ankeny Blvd/Reinhart Dr Signal
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 965.3965.4210 **Finance Project Code:** 965.4210
Vendor Project or Invoice #: 126.0501.010 **PO #**
Original Contract Date: April 6, 2026 **Vendor #** 990

Date of Council Meeting 8/3/2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: 06/22/26 through: 07/19/26

Contract Summary

Original Contract Amount:	$ 108,206.59		
Net change by Change Orders: Amd #1&2			
Contract Amount to Date: (line 1 ± 2)		$ 108,206.59	
Total completed and stored to date:	$ 50,097.93		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 50,097.93	
Less previous applications for payment:		$ 36,632.60	
SUBTOTAL			$ 13,465.33
			$ -
CURRENT PAYMENT DUE			$ 13,465.33
Balance to finish, including retainage:		$ 58,108.66	
Contract Time Remaining (If applicable)	-		

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

Construction Contractor Approval:
Firm Name

Signature Date

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

Signature 07/23/26
Date

City of Ankeny Staff Approval

Signature 7/24/26
Date

Submit to: Leslie Hart
Email: lhart@ankenyiowa.gov *Phone:* *Fax:*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	4/22/2026	$ 5,134.10
2	5/20/2026	$ 14,647.25
3	6/24/2026	$ 16,851.25
4		
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TOTAL $ 36,632.60

Record of Change Orders

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TOTAL		$ -

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	April 6, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0

July 21, 2026

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

RE: N ANKENY BOULEVARD AND NW REINHART DRIVE TRAFFIC SIGNAL & TURN LANE IMPROVEMENTS
PROGRESS REPORT NO. 4
S&A PROJECT NO. 126.0501.01

Dear Ms. Hart:

Enclosed is the fourth invoice for the above referenced project, for work performed through July 19, 2026. Services performed during this period included the following:

- Submitted updated preliminary plans to City
- Coordination with City and potholing contractor to establish pothole locations
- Field visit to confirm pothole locations
- Surveyed updated utility locates from pothole OneCall request
- Began work on check plans
- Continued utility coordination with responses to utilities that replied to initial message and follow-up to utilities that didn't reply

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the August 3, 2026 council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. John W. Haldeman

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

MAL/ajh

Enclosure

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 22, 2026

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

Invoice No: 126.0501.010 - 4

Email lhart@ankenyiowa.gov

Project **126.0501.010** **Ankeny - N Ankeny Blvd/Reinhart Drive Signal**

Professional Services through July 19, 2026

Basic Services

	Hours	Rate	Amount	
Sr. Engineer	.75	236.00	177.00	
Land Surveyor VIII	8.50	216.00	1,836.00	
Engineer V	13.75	182.00	2,502.50	
Engineer IV	2.25	167.00	375.75	
Engineer III	7.25	155.00	1,123.75	
Engineer II	25.50	140.00	3,570.00	
Technician VII	16.00	136.00	2,176.00	
Technician VI	9.50	122.00	1,159.00	
Technician II	6.50	82.00	533.00	
Total Services	90.00		13,453.00	
Total Services				**13,453.00**

Fleet Mileage **12.33**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	13,465.33	36,632.60	50,097.93
Limit			108,206.59
Remaining			58,108.66

Phase Subtotal **$13,465.33**

Amount Due this Invoice **$13,465.33**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Andrew Houchin

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #5 in the amount of $16,319.50 to Snyder & Associates, Inc., for engineering services on the NE 18th Street Bridge Over I-35 project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder - Pymt #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Arranging it all together

Project Title: NE 18th Street Extension over I-35
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 894.3894.4210 **Finance Project Code:** 894.4210
Vendor Project or Invoice #: 126.0163.010 **PO #**
Original Contract Date: March 16, 2026 **Vendor #** 990

Date of Council Meeting 8/3/2026 **PAYMENT REQUEST #** 5

PAYMENT PERIOD: From: 06/22/26 through: 07/19/26

Contract Summary

Original Contract Amount:	$ 933,200.00			
Net change by Change Orders: Amd #1&2				
Contract Amount to Date: (line 1 ± 2)				
Total completed and stored to date:	$ 139,347.56			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 139,347.56		
Less previous applications for payment:		$ 123,028.06		
SUBTOTAL			$	16,319.50
			$	-
CURRENT PAYMENT DUE			$	16,319.50
Balance to finish, including retainage:		$ 793,852.44		
Contract Time Remaining (If applicable)	-			

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

Construction Contractor Approval: _____
Firm Name

_____ _____
Signature Date

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

_____ 07/23/26
Signature Date

City of Ankeny Staff Approval

_____ 7/23/2026
Signature Date

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

Date Printed: 7/22/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	3/26/2026	$ 32,440.28
2	4/22/2026	$ 41,625.30
3	5/20/2026	$ 34,698.25
4	6/24/2026	$14,264.23
5		
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TOTAL $ 123,028.06

Record of Change Orders

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TOTAL		$ -

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	March 16, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 22, 2026

Jim Haberichter P.E.
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 126.0163.010 - 5

Email

Project **126.0163.010** **NE 18th Street Extension over I-35**

Professional Services through July 19, 2026
894.3894.4210
894.4210

Basic Services
Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	.50	285.00	142.50	
Principal Environmental Scientist I	2.00	265.00	530.00	
Engineer VIII	3.00	216.00	648.00	
Technician VII	.50	136.00	68.00	
Total Services	6.00		1,388.50	
				1,388.50

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	1,388.50	105,152.63	106,541.13
Limit			474,600.00
Remaining			368,058.87

Phase Subtotal **$1,388.50**

Specialty Services
Hourly Services

	Hours	Rate	Amount	
Principal Environmental Scientist I	51.50	265.00	13,647.50	
Engineer VIII	4.00	216.00	864.00	
Environmental Scientist IV	.50	167.00	83.50	
Environmental Scientist II	1.50	140.00	210.00	
Planner I	1.00	126.00	126.00	
Total Services	58.50		14,931.00	
				14,931.00

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	14,931.00	17,875.43	32,806.43
Limit			458,600.00
Remaining			425,793.57

Phase Subtotal **$14,931.00**

Amount Due this Invoice **$16,319.50**

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

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

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

July 22, 2026

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

RE: NE 18th STREET BRIDGE OVER 1NTERSTATE 35
PROGRESS REPORT NO. 5
S&A PROJECT NO. 126.0163.01

Dear Mr. Haberichter:

This is the fifth progress report for the above referenced project and covers work through July 21, 2026. Our work throughout this period includes the following:

- PMT meeting with City and Location & Environment bureau
- Progressing the Planning & Environmental Document
  - Working on early coordination letters
  - Working on Purpose and Need Technical Memorandum

We look forward to continuing to work for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the council meeting on August 3, 2026, to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. John W. Haldeman

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

MAL/jms

Enclosures

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

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 $12,939.98 to Snyder & Associates, Inc., for engineering services on the NE 72nd Street Bridge Rehab project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Arranging it all together

Project Title: NE 72nd Street Bridge Rehab
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 960.3960.4210 **Finance Project Code:** 960.4210
Vendor Project or Invoice #: 126.0686.010 **PO #**
Original Contract Date: April 20, 2026 **Vendor #** 990

Date of Council Meeting 8/3/2026 **PAYMENT REQUEST #** 1

PAYMENT PERIOD: From: 06/21/26 through: 07/19/26

Contract Summary

Original Contract Amount:	$ 53,100.00		
Net change by Change Orders: Amd #1&2	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 53,100.00	
Total completed and stored to date:	$ 12,939.98		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 12,939.98	
Less previous applications for payment:			
SUBTOTAL			$ 12,939.98
			$ -
CURRENT PAYMENT DUE			$ 12,939.98
Balance to finish, including retainage:		$ 40,160.02	
Contract Time Remaining (If applicable)	-		

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

Construction Contractor Approval: _____
Firm Name

_____ _____
Signature Date

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

_____ 07/23/26
Signature Date

City of Ankeny Staff Approval

_____ 7/23/2026
Signature Date

Submit to: Jim Haberichter
Email: jhaberichter@ankenyiowa.gov *Phone:* 515-965-6400 *Fax:* _____

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

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TOTAL		$ -

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	April 20, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 23, 2026

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

Invoice No: 126.0686.010 - 1

Email

Project **126.0686.010** **NE 72nd Street Bridge Rehabilitation**

Professional Services through July 19, 2026

Basic Services
Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	.25	285.00	71.25	
Sr. Engineer II	25.50	236.00	6,018.00	
Engineer VII	29.50	204.00	6,018.00	
Technician I	10.75	72.00	774.00	
Total Services	66.00		12,881.25	
				12,881.25

Fleet Mileage **58.73**

Phase Subtotal **$12,939.98**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	12,939.98	0.00	12,939.98
Limit			53,100.00
Remaining			40,160.02

Amount Due this Invoice **$12,939.98**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Travis Warnke

July 23, 2026

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

RE: NE 72ND STREET BRIDGE REHABILITATION PROJECT
PROGRESS REPORT NO. 1
S&A PROJECT NO. 126.0686.01

Dear Mr. Haberichter:

This is the first progress report for the above referenced project and covers work through July 19, 2026. Our work throughout this period includes the following:

- Completion of field investigation
- Prepared a draft memorandum of the field investigation findings and recommendations
- Project Management Team (PMT) meeting #1
- Project administration and coordination

We look forward to continuing to work for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the council meeting on August 3, 2026, to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. John W. Haldeman

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

MAL/tdw

Enclosures

cc: Travis Warnke, P.E., Snyder & Associates, Inc.
John Haldeman, P.E., Snyder & Associates, Inc.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 $15,312.75 to Snyder & Associates, Inc., for construction engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder & Assoc - Pymt #14

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

Project Title:	NW Northlawn Area Utility Improvements Ph 4		
Contractor:	Snyder & Associates, Inc		
Address:	2727 SW Snyder Blvd, PO Box 1159 Ankeny Ia 50023		
Finance Budget Code:	33 1/3 to each	**Finance Project #:**	33 1/3 to each
610.3610.4210/650.3650.4210/963.3963.4210		610.4210/650.4210/963.4210	
Vendor Project #:	119.0975.01D	**Purchase Order #:**	
Original Contract Date:	April 1, 2024	**Vendor Account #:**	990

Date of Council Meeting: August 3, 2026 **Payment Application #:** 14 (FINAL)

Payment Period: From: March 23, 2026 Through: July 19, 2026

Contract Summary:

Original Contract Amount:	$ 84,450.00			
Net Change by Change Orders:	$ 50,000.00			
Contract Amount to Date: (line 1 ± 2)		$ 134,450.00		
Total Completed and Stored to Date:	$ 134,439.37			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 134,439.37		
Less Previous Applications for Payment:		$ 119,126.62		
SUBTOTAL:			$	15,312.75
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**15,312.75**
Balance to Finish, Including Retainage:		$ 10.63		
Contract Time Remaining:	- Working Days			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Snyder & Associates, Inc

Firm Name

Signature Date 07/23/26

City of Ankeny Staff Approval:

Signature Date 7/23/26

Submit to: Matt Grgurich

E-mail: mgrgurich@ankenyiowa.gov Phone Number: 515-965-6400

Date Printed: 7/23/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 23, 2024	$ 19,901.50
2	May 22, 2024	$ 16,962.03
3	June 19, 2024	$ 13,353.75
4	July 24, 2024	$ 23,331.00
5	September 25, 2024	$ 5,969.50
6	October 23, 2024	$ 4,932.22
7	March 26, 2025	$ 6,090.00
8	April 23, 2025	$ 2,610.00
9	June 26, 2025	$ 5,030.90
10	September 24, 2025	$ 6,533.00
11	November 19, 2025	$ 4,225.00
12	December 18, 2025	$ 5,061.50
13	March 26, 2026	$ 5,126.22
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 119,126.62

Record of Change Orders:

No.	Date	Amount
1	February 3, 2025	$ 50,000.00
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CHANGE ORDER TOTAL = $ 50,000.00

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

July 22, 2026

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

RE: NW NORTHLAWN AREA UTILITY IMPROVEMENTS - PHASE 4
PROGRESS REPORT NO. 14 - FINAL
S&A PROJECT NO. 119.0975.01D

Dear Mr. Grgurich:

This is the fourteenth and final progress report for the above referenced project and covers work through July 21, 2026. Our work through this period includes completion of the final punch list and final acceptance of the project. Record drawings, monument preservation, and final submittal documents have been provided to the City.

We greatly appreciate working with the City on this important project over the past several years. Should you have any questions on this update, please feel free to contact me. We will attend the council meeting on August 3, 2026, to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. John Haldeman

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

MAL/jms

Enclosures

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

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 22, 2026

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

Invoice No: 119.0975.01D - 14

Finance Budget Code
610.3610.4210/650.3650.4210/963.3963.4210

Finance Project Code 610.4210/650.4210/963.4210

Vendor 990

Email

Project **119.0975.01D** **NW Northlawn Area Utility Improvements Ph 4**

Professional Services through July 19, 2026

Basic Services

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	0.00	84,450.00	84,450.00	
Limit			84,450.00	
			Phase Subtotal	**0.00**

Construction Services

Hourly Services

	Hours	**Rate**	**Amount**	
Principal Engineer II	.75	269.00	201.75	
Sr. Engineer	3.50	225.00	787.50	
Engineer VIII	19.00	206.00	3,914.00	
Engineer VII	21.25	194.00	4,122.50	
Engineer VI	23.25	185.00	4,301.25	
Environmental Scientist IV	1.25	159.00	198.75	
Engineer II	13.00	133.00	1,729.00	
Technician VI	.50	116.00	58.00	
Total Services	82.50		15,312.75	
				15,312.75

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	15,312.75	34,676.62	49,989.37	
Limit			50,000.00	
Remaining			10.63	
			Phase Subtotal	**$15,312.75**

Amount Due this Invoice **$15,312.75**

	Total	**Prior**	**Current**
Billings to Date	**134,439.37**	**119,126.62**	**15,312.75**

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

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

Project	119.0975.01D	Ank-NWNorthlawnAreaUtilityImprovePh4	Invoice	14

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #12 in the amount of $8,044.75 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

Project Title: S Ankeny Blvd and Oralabor Rd Concept Study
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 899.3899.4210 **Finance Project Code:** 889.4210
Vendor Project or Invoice #: 125.0208.01 **PO #**
Original Contract Date: February 3, 2025 **Vendor #** 990

Date of Council Meeting 8/3/2026 **PAYMENT REQUEST #** 12
PAYMENT PERIOD: From: 03/23/26 through: 07/19/26

Contract Summary

Original Contract Amount:	$ 138,900.00		
Net change by Change Orders: Amd #1&2			
Contract Amount to Date: (line 1 ± 2)		$ 138,900.00	
Total completed and stored to date:	$ 125,613.50		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 125,613.50	
Less previous applications for payment:		$ 117,568.75	
SUBTOTAL			$ 8,044.75
			$ -
CURRENT PAYMENT DUE			$ 8,044.75
Balance to finish, including retainage:		$ 13,286.50	
Contract Time Remaining (If applicable)	-		

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

Construction Contractor Approval:
Firm Name
Signature Date

Engineer/Consultant Approval: Snyder & Associates, Inc.
Firm Name
Signature Date 07/23/26

City of Ankeny Staff Approval
Signature Date 7/23/2026

Submit to: Jim Haberichter P.E.
Email: jhaberichter@ankenyiowa.gov *Phone:* 515-965-6400 *Fax:*

Date Printed: 7/22/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	3/26/2025	$ 27,374.40
2	4/23/2025	$ 8,986.65
3	5/21/2025	$ 8,177.25
4	6/25/2025	$ 8,408.50
5	7/23/2025	$ 14,771.00
6	8/20/2025	$ 17,700.25
7	9/23/2025	$ 17,931.25
8	10/23/2025	$ 3,265.10
9	11/19/2025	$ 6,308.50
10	12/18/2025	$ 1,073.00
11	3/26/2026	$ 3,572.85
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TOTAL $ 117,568.75

Record of Change Orders

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TOTAL		$ -

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	February 3, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 22, 2026

Jim Haberichter P.E.
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 125.0208.010 - 12

Finance Budget Code 899.3899-4210

Finance Project Code 889.4210

Email

Project **125.0208.010** **S Ankeny Blvd & Oralabor Rd Concept Study**

Professional Services through July 19, 2026

Basic Services
Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	5.50	269.00	1,479.50	
Sr. Engineer	5.50	225.00	1,237.50	
Land Surveyor VIII	1.00	206.00	206.00	
Engineer V	9.00	173.00	1,557.00	
Engineer III	24.25	147.00	3,564.75	
Total Services	45.25		8,044.75	
				8,044.75

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	8,044.75	117,568.75	125,613.50
Limit			138,900.00
Remaining			13,286.50

Phase Subtotal **$8,044.75**

Amount Due this Invoice **$8,044.75**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Anthony Boes

July 21, 2026

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

RE: S. ANKENY BOULEVARD & ORALABOR ROAD CONCEPT STUDY
PROGRESS REPORT NO. 12
S&A PROJECT NO. 125.0208.01

Dear Mr. Haberichter:

This is the twelfth progress report for the above referenced project and covers work through July 19, 2026. Our work through this period included the following:

- Revised Iowa DOT analysis summary memo per City comments.
- Reviewed Iowa DOT comments on the analysis summary memo and provided responses to the City.
- Attended meeting with Iowa DOT and the City on 6/22/26 to discuss alternatives.
- Evaluated potential pedestrian tunnel for west leg crossing.
- Updated traffic signal alternative concept design and cost opinion per comments received.
- Reviewed and coordinated topo survey needs for the selected alternative.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. John W. Haldeman

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

MAL/ajb

Enclosures

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 $13,457.21 to Snyder & Associates, for construction engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: 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. ConEng_Snyder & Assoc - Pymt #6

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	S Ankeny Blvd Improvements - SE Peterson Dr to 1st St: Construction Engineering		
Contractor:	Snyder & Associates, Inc.		
Address:	2727 SW Snyder Blvd. PO Box 1159 Ankeny, IA 50023		
Finance Budget Code:	886.3886.4210	**Finance Project #:**	886.4210
Vendor Project #:	123.0680.01A-1	**Purchase Order #:**	
Original Contract Date:	February 2, 2026	**Vendor Account #:**	990

Date of Council Meeting: August 3, 2026 **Payment Application #:** 6

Payment Period: From: June 22, 2026 Through: July 19, 2026

Contract Summary:

Original Contract Amount:	$ 544,500.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 544,500.00		
Total Completed and Stored to Date:	$ 114,372.97			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 114,372.97		
Less Previous Applications for Payment:		$ 100,915.76		
SUBTOTAL:			$	13,457.21
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**13,457.21**
Balance to Finish, Including Retainage:		$ 430,127.03		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Snyder & Associates, Inc.

Firm Name

Signature 07/23/26

Date

City of Ankeny Staff Approval:

Signature Adam Lust 07/23/26

Date

Submit to: Adam Lust, Public Works Engineering Manager

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

Date Printed: 7/23/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	February 19, 2026	$ 74,000.00
2	March 26, 2026	$ 4,549.90
3	April 22, 2026	$ 3,296.50
4	May 21, 2026	$ 5,986.35
5	June 25, 2026	$ 13,083.01
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 100,915.76

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

July 23, 2026

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

RE: SOUTH ANKENY BOULEVARD IMPROVEMENTS – SE PETERSON DRIVE TO 1ST STREET CONSTRUCTION
PROGRESS REPORT NO. 06
S&A PROJECT NO. 123.0680.01A

Dear Mr. Lust:

This is the sixth progress report for the above referenced project and covers services through July 21, 2026. Work through this period includes coordination with the Iowa DOT and Contractor, utility coordination, construction meeting attendance and minutes, traffic signalization and fiber submittal reviews, sanitary sewer and storm sewer utility submittal reviews, fiber optic rerouting review and design, site plan review and coordination, SW Southlawn Circle sanitary sewer service review and coordination, JUT construction observation, and project management. Work within the next progress reporting period will include construction administration and observation.

We look forward to continuing to work for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the August 3, 2026, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

P.P. Mark W. Haldeman

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

Enclosures

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

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 23, 2026

Adam Lust
City of Ankeny
410 W. 1st Street
Ankeny 50023

Invoice No: 123.0680.01A - 6

Email

Project **123.0680.01A** **S Ankeny Blvd Improvements - SE Peterson Drive to 1st Street Construction**

Professional Services through July 19, 2026

Basic Services

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	0.00	74,000.00	74,000.00	
Limit			74,000.00	
			Phase Subtotal	**0.00**

Construction Services

Hourly Services

	Hours	**Rate**	**Amount**	
Principal Engineer II	.25	285.00	71.25	
Sr. Engineer	9.75	236.00	2,301.00	
Engineer V	11.75	182.00	2,138.50	
Engineer IV	6.75	167.00	1,127.25	
Engineer II	27.50	140.00	3,850.00	
Sr. Technician	7.75	158.00	1,224.50	
Technician VIII	2.50	146.00	365.00	
Technician II	28.75	82.00	2,357.50	
Total Services	95.00		13,435.00	
				13,435.00
Employee Mileage			14.23	
Total Expenses			**14.23**	**14.23**
Fleet Mileage				**7.98**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	13,457.21	26,915.76	40,372.97	
Limit			470,500.00	
Remaining			430,127.03	
			Phase Subtotal	**$13,457.21**

Amount Due this Invoice **$13,457.21**

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

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

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Andrew Burke

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 August 3, 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
AUGUST 3, 2026

Fund		PAYMENTS
100	General Fund	$ 634,299.28
220	Fire Gift Fund	-
233	Hotel/Motel Tax Fund	106,795.81
240	Hawkeye Park Player Fees Fund	-
250	Police Gift Fund	-
260	Road Use Tax Fund	159,569.40
270	Police Seizure Fund	-
280	Tax Increment Financing Fund	-
290	Police and Fire Retirement Fund	-
292	Employee Benefits Fund	-
295	Landfill Postclosure Fund	-
300	Debt Service Fund	-
430	Friends of the Ankeny Library Fund	2,753.55
440	Park Dedication Fund	-
445	Sports Complex Foundation Fund	-
446	Ankeny Garden Club Fund	-
448	Miracle Park Fund	-
449	Dog Park Fund	-
450	Parks and Recreation Scholarship Fund	
484	Civic Trust Fund	-
500	Solid Waste Fund	25,316.78
510	Water Fund	721,846.44
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	35,215.21
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Storm Water Fund	2,912.25
590	Golf Course Fund	68,533.04
600-699	Enterprise Capital Projects Funds	110,181.89
710	Revolving Fund	32,715.06
720	Risk Management Fund	5,549.94
730	Health Insurance Fund	604.52
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	246,413.37
	Sub Total	$ 2,152,706.54
	Payroll Totals	2,939,118.18
	Service Transfers/ACH Drafts	(241,930.42)
	Agenda Payments Approved Separately	288,103.68
	Grand Total	$ 5,137,997.98

Honorable Mayor & City Council:

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

7/30/26

Assistant City Manager — Date

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/23/2026 THRU 8/05/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008711		A CUT ABOVE LAWN CARE & LANDSC							
	I-1286	7/26 MOW BASINS, PARKS-STRMWTR	E	8/05/2026	1,174.80		015085		
	I-1287	7/4-7/10/26 NORTH ZONE MOW	E	8/05/2026	8,113.20		015085		
	I-1293	7/11-7/17/26 NORTH ZONE MOW	E	8/05/2026	8,113.20		015085		
	I-1300	7/18-7/24/26 NORTH ZONE-PKS	E	8/05/2026	8,199.60		015085		25,600.80
					*** VENDOR TOTALS ***		1 CHECKS		25,600.80
002226		A-TEC RECYCLING INC							
	I-1207	FLAGS - OCM	E	8/05/2026	140.00		015049		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
012693		ACADEMY ROOFING & SHEET METAL							
	I-31261	6/30/26 ROOF REPAIRS FS1	E	8/05/2026	758.63		015122		758.63
					*** VENDOR TOTALS ***		1 CHECKS		758.63
000003		ACCO UNLIMITED CORP							
	I-0263370-IN	CHEMICALS PRAC	E	8/05/2026	409.60		015018		
	I-0264933-IN	CHEMICALS PRAC	E	8/05/2026	563.60		015018		
	I-0265084-IN	POOL CHEMICALS - AC	E	8/05/2026	650.10		015018		
	I-0265085-IN	CHEMICALS CFAC	E	8/05/2026	2,574.20		015018		
	I-0265184-IN	CHEMICALS/TUBE/VALVE - AC	E	8/05/2026	422.65		015018		
	I-0265198-IN	CHLORINATING SOLUTION- AC	E	8/05/2026	625.20		015018		
	I-0265241-IN	CHEMICALS/PROBE CFAC	E	8/05/2026	881.20		015018		
	I-0265292-IN	CHEMTROL ORP PROBE - PRAC	E	8/05/2026	425.00		015018		
	I-0265345-IN	CHEMICALS - CFAC	E	8/05/2026	1,851.80		015018		
	I-0265346-IN	CHEMICALS - PRAC	E	8/05/2026	451.20		015018		
	I-0265459-IN	CHEMICALS - CF	E	8/05/2026	638.36		015018		
	I-0265479-IN	ACCO LIQ CHLOR SOLUTION-PRAC	E	8/05/2026	902.40		015018		
	I-0265519-IN	PR SPLASH PAD PUMP-PRAC	E	8/05/2026	1,947.50		015018		12,342.81
					*** VENDOR TOTALS ***		1 CHECKS		12,342.81
000164		G & S HARDWARE INC							
	I-211810/2	KEYS-SWR	R	8/03/2026	27.16		256589		
	I-211839/2	WATER LINE SUPPLIES CFAC	R	8/03/2026	10.99		256589		
	I-211954/2	UNION PVC-PRAC	R	8/03/2026	13.99		256589		52.14
					*** VENDOR TOTALS ***		1 CHECKS		52.14
005541		ACUSHNET COMPANY							
	C-300720036	CR MERCH FOR RESALE - OC	R	8/03/2026	498.96CR		256590		
	I-923656391	MERCHANDISE FOR RESALE	R	8/03/2026	913.44		256590		
	I-923679834	MERCHANDISE RESALE-PRO	R	8/03/2026	845.07		256590		
	I-923691719	STOCK MERCH RESALE-PRO	R	8/03/2026	399.84		256590		
	I-923694716	STOCK MERCH RESALE-PRO	R	8/03/2026	442.38		256590		2,101.77
					*** VENDOR TOTALS ***		1 CHECKS		2,101.77

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011830		DOE ADOVOR							
	I-07/2026 MILEAGE	IA PVMT MTG 7/21/26	E	8/05/2026	30.45		015134		30.45
					*** VENDOR TOTALS ***		1 CHECKS		30.45
007297		J F AHERN COMPANY							
	I-831558	SERVICE CALL LOW AIR - PW	E	8/05/2026	388.00		015078		388.00
					*** VENDOR TOTALS ***		1 CHECKS		388.00
000226		AIRGAS NORTH CENTRAL INC							
	I-5525394474	CYLINDER RENTAL -CG	R	8/03/2026	52.20		256591		
	I-5525394804	CYLINDER RENTALS - FD	R	8/03/2026	156.36		256591		
	I-5525394948	RENT CYL NITROGEN-WTR	R	8/03/2026	3.60		256591		212.16
					*** VENDOR TOTALS ***		1 CHECKS		212.16
002678		ALL TRAFFIC SOLUTIONS, INC							
	I-I830244	COUNTING EQUIP TRFC STATS-TRFC	R	8/03/2026	12,429.76		256592		12,429.76
					*** VENDOR TOTALS ***		1 CHECKS		12,429.76
009262		AMAZON CAPITAL SERVICES INC							
	C-16Q7-WXWM-FMCH	RETURN DAMAGED BOOK-KL	E	8/05/2026	6.99CR		015089		
	C-19R7-9JXG-3XTF	RETURN DVD-KL	E	8/05/2026	7.00CR		015089		
	C-1FGV-CD3T-GFHK	CR FOLDING TABLE - P&R	E	8/05/2026	78.99CR		015089		
	C-1TJ1-1LPM-GFPF	CR FOLDING TABLE - P&R	E	8/05/2026	78.99CR		015089		
	C-1TKM-3QMV-MNFC	CR BASEPLATES - P&R	E	8/05/2026	74.07CR		015089		
	I-13GL-T1NQ-FGKY	MARRIAGE AT SEA BK CLUB BKS-KL	E	8/05/2026	479.70		015089		
	I-13LD-7F37-YLNV	VESTS - P&R	E	8/05/2026	59.89		015089		
	I-13N1-HKHL-YY7Q	BOOKS YNG ADULT BK CLUB-KL	E	8/05/2026	119.90		015089		
	I-13YR-6NXY-XLK4	WIRE CONNECTOR - PRSC	E	8/05/2026	130.64		015089		
	I-14PF-NCJW-DJJX	MISC MULTI MEDIA-KL	E	8/05/2026	19.98		015089		
	I-16DF-47DM-F6HV	WIRELESS CONTRL, FLUX-SWR	E	8/05/2026	46.18		015089		
	I-16YP-X3HX-4TT1	PORTABLE SSD, DESKTOP SPKS-IT	E	8/05/2026	346.98		015089		
	I-16YP-X3HX-6164	DRY ERASER, WHITE BOARD-IT	E	8/05/2026	70.74		015089		
	I-174F-7M19-MRK9	MAX RIDE BOOKS NOVEL CLUB-KL	E	8/05/2026	78.00		015089		
	I-174X-MKD9-JY3D	SPRINKLER ROTORS - PRSC	E	8/05/2026	524.75		015089		
	I-196H-V4JP-3NLX	HANDLE - KL	E	8/05/2026	18.99		015089		
	I-19CX-4VR3-1KGL	MISC MULTI MEDIA-KL	E	8/05/2026	103.78		015089		
	I-1DN1-DPNC-YH44	DUCK GAME-KL	E	8/05/2026	19.35		015089		
	I-1F3Q-RXG7-FLDQ	BIB NUMBERS - P&R	E	8/05/2026	17.09		015089		
	I-1G99-VR7K-VCJV	BAGS/RINGS - FD	E	8/05/2026	187.51		015089		
	I-1HGL-NWX4-Q4T1	MICROWAVE OVEN, CORDS-PW ENG	E	8/05/2026	158.78		015089		
	I-1JY6-VDHK-DWLL	SIGNS-OCM	E	8/05/2026	89.64		015089		
	I-1K3Q-H7LQ-MKVJ	RAINBIRD SPRINKLERS- PRSC	E	8/05/2026	235.80		015089		
	I-1L74-9DNK-TYMR	PUZZLE TRAYS/MATS FOR PROG-KL	E	8/05/2026	237.68		015089		
	I-1L7H-L4R3-CQ4L	MISC MULTI MEDIA-KL	E	8/05/2026	84.96		015089		
	I-1L93-YQ3W-RQ6W	KEYBOARD/MOUSE COMBO ACC	E	8/05/2026	47.98		015089		
	I-1MG1-FPHR-GCHX	PINGPONG BALLS/PCKLBL ACC	E	8/05/2026	158.72		015089		
	I-1NTT-1VLD-V4X3	FUEL CNTR & NAPKIN LINER- OC	E	8/05/2026	96.06		015089		
	I-1PNG-JXF3-CYD4	A GRAPHIC NOVEL BK CLUB-KL	E	8/05/2026	314.50		015089		

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	I-1PXY-RVW3-DRPM	MISC BOOKS-KL	E	8/05/2026	407.83		015089		
	I-1QP6-94HP-43LJ	CHALK AND BIBS - P&R	E	8/05/2026	69.52		015089		
	I-1RC9-DMQV-N6VY	MISC MULTI MEDIA-KL	E	8/05/2026	50.99		015089		
	I-1RRL-CG7T-9FLD	ALLEN WRENCH DOOR KEY - PW	E	8/05/2026	8.99		015089		
	I-1RRL-CG7T-MGFX	BOOKS MARKS FOR PROGS-KL	E	8/05/2026	27.35		015089		
	I-1RRL-QCT7-YYXW	VARNISH POLISH -PKS	E	8/05/2026	11.99		015089		
	I-1T3Q-RFY9-3GKW	ELIO MOVIE - P&R	E	8/05/2026	15.99		015089		
	I-1T4M-MXVH-6DXT	RAINBIRD FALCON ROTOR - PRSC	E	8/05/2026	77.95		015089		
	I-1TCX-QW4R-6YL9	MONITORS - FD	E	8/05/2026	752.64		015089		
	I-1TTV-WGHD-QVK6	SWR JETTER -FD	E	8/05/2026	249.87		015089		
	I-1V33-JPXK-G1L9	MISC MULTI MEDIA-KL	E	8/05/2026	49.54		015089		
	I-1V7Q-7J1Y-KV77	MISC BOOKS-KL	E	8/05/2026	189.29		015089		
	I-1VHF-7CCJ-KV4H	SOLDERING KIT, FLUX-WTR	E	8/05/2026	41.98		015089		
	I-1VVLL-KT1H-GNRR	STEP STOOLS STUDY ROOMS-KL	E	8/05/2026	637.78		015089		
	I-1WDG-6TXF-LCLH	LEAF BLOWER OC	E	8/05/2026	265.04		015089		
	I-1WFM-Y61H-W6P4	MISC REPLC BOOK-KL	E	8/05/2026	6.99		015089		
	I-1WV3-HFVQ-RVYJ	MAG CLIPS, FATIGUE MAT-KL	E	8/05/2026	101.45		015089		
	I-1WWF-NWGQ-6VGL	MISC SUPPLIES - AC	E	8/05/2026	95.53		015089		
	I-1X3K-7X1Q-4YWN	WIRELESS MOUSE-PW ENG	E	8/05/2026	13.71		015089		
	I-1Y4R-G4NN-P96L	PVC END CAPS - PRSC	E	8/05/2026	149.90		015089		
	I-1YMQ-LTP9-H7XR	TUMS-PW	E	8/05/2026	19.58		015089		
	I-1YMQ-LTP9-NCPQ	PAPER CUPS - P&R	E	8/05/2026	28.99		015089		
	I-1YNM-J7LW-FTMH	FANS - FD	E	8/05/2026	857.96		015089		
	I-1YQY-CVQK-47Y3	COMPUTER EQUIPMENT - IT	E	8/05/2026	202.60		015089		7,735.02
					*** VENDOR TOTALS ***		1 CHECKS		7,735.02
000038		AMERICAN RED CROSS							
	I-23388096	LIFEGUARD DRAINING 7/2/26	E	8/05/2026	144.00		015019		144.00
					*** VENDOR TOTALS ***		1 CHECKS		144.00
000733		AMERICAN TEST CENTER							
	I-2261379	ANNUAL LADDER TESTING-FD	R	8/03/2026	2,919.00		256593		2,919.00
					*** VENDOR TOTALS ***		1 CHECKS		2,919.00
002676		ANIMAL RESCUE LEAGUE							
	I-INV0345	FY27 #2 JUNE 26 ANIMAL SVCS-PD	E	8/05/2026	1,125.00		015054		1,125.00
					*** VENDOR TOTALS ***		1 CHECKS		1,125.00
000989		ANKENY AREA CHAMBER OF COMMERC							
	I-70191	FY27 ANNUAL CHAMBER MEMBERSHIP	R	8/03/2026	5,000.00		256594		
	I-70192	FY27 INVESTOR SUPPORT	R	8/03/2026	30,000.00		256594		35,000.00
					*** VENDOR TOTALS ***		1 CHECKS		35,000.00

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008727		ANKENY ART CENTER							
	I-0000057	FIBER ART PROJECT-CDEV	R	8/03/2026	1,988.55		256595		1,988.55
					*** VENDOR TOTALS ***		1 CHECKS		1,988.55
011996		ANKENY HARDWARE STORE LLC							
	I-1230056	SILICONE SEALANT -OCM	E	8/05/2026	12.08		015106		
	I-1235437	CLAY PICK - PW	E	8/05/2026	54.99		015106		
	I-1235601	FAUCET KEY FD	E	8/05/2026	5.99		015106		
	I-1235615	BOLT SNAPS - STS	E	8/05/2026	32.94		015106		
	I-1235711	CLAMP/DRIVER/HEX KEY -AC	E	8/05/2026	36.36		015106		
	I-1235771	BUG SPRAY OCM	E	8/05/2026	29.97		015106		
	I-1236573	DRAIN SPADE-PW ENG	E	8/05/2026	42.99		015106		
	I-1236901	COMPOST - PRSC	E	8/05/2026	55.92		015106		
	I-1237071	MOP HEADS - OC	E	8/05/2026	37.97		015106		309.21
					*** VENDOR TOTALS ***		1 CHECKS		309.21
003319		MIDWEST SOLID WASTE							
	I-2265110	05/2026 CLEAN UP DAYS	E	8/05/2026	25,316.78		015058		25,316.78
					*** VENDOR TOTALS ***		1 CHECKS		25,316.78
004201		TSJM TOWING SERVICE LLC							
	I-26-75152	UNIT #98 TOW	R	8/03/2026	97.20		256596		
	I-26-75329	UNIT #640 TOWING - PRSC	R	8/03/2026	54.00		256596		151.20
					*** VENDOR TOTALS ***		1 CHECKS		151.20
001270		ANKENY VOLLEYBALL ASSOCIATION							
	I-07/18/26 VBALL	07/18/26 MADHATTER	R	8/03/2026	540.19		256597		540.19
					*** VENDOR TOTALS ***		1 CHECKS		540.19
012686		BRADY & ASSOCIATES LLC							
	I-07/14/26-07/17/26	7/14-7/17/26 ART CAMP	E	8/05/2026	176.00		015121		
	I-07/21/26-07/24/26	07/21/26-07/24/26 ART CAMP	E	8/05/2026	704.00		015121		880.00
					*** VENDOR TOTALS ***		1 CHECKS		880.00
012779		SHAWNEE MISSION TREE SERVICE I							
	I-8545347	TREE REMOVAL - PKS	R	8/03/2026	1,650.00		256598		1,650.00
					*** VENDOR TOTALS ***		1 CHECKS		1,650.00
000057		ARNOLD MOTOR SUPPLY LLP							
	I-15NV241601	UNIT #121 RADIATOR CAP	E	8/05/2026	14.15		015020		
	I-15NV245515	OIL/AIR FILTERS -CG	E	8/05/2026	143.66		015020		
	I-15NV245525	STOCK OIL - CG	E	8/05/2026	33.02		015020		
	I-15NV245554	OIL/AIR FILTERS CG	E	8/05/2026	40.55		015020		
	I-15NV245594	AIR FILTER - CG	E	8/05/2026	76.05		015020		
	I-15NV245595	HYDRAULIC FILTERS CG	E	8/05/2026	9.40		015020		
	I-15NV245619	UNIT #632 OIL FILTER	E	8/05/2026	52.70		015020		
	I-15NV245633	UNIT #632 OIL	E	8/05/2026	124.44		015020		
	I-15NV245655	FUEL FILTERS CG	E	8/05/2026	125.06		015020		

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	I-15NV245663	OIL FILTERS CG	E	8/05/2026	122.37		015020		
	I-15NV245664	FUEL FILTER - CG	E	8/05/2026	54.42		015020		
	I-15NV245665	GREASE - CG	E	8/05/2026	98.90		015020		
	I-15NV245668	RGS BX BLUE CG	E	8/05/2026	84.95		015020		
	I-15NV245770	OIL FILTERS - CG	E	8/05/2026	15.33		015020		
	I-15NV245797	UNIT #262 AIR/OIL FILTERS	E	8/05/2026	30.25		015020		
	I-15NV245902	OIL FILTER CG	E	8/05/2026	35.28		015020		
	I-15NV246227	DEGREASER -CG	E	8/05/2026	98.83		015020		
	I-15NV246352	MISC PARTS - CG	E	8/05/2026	638.45		015020		
	I-15NV246378	OIL FILTER - CG	E	8/05/2026	22.32		015020		
	I-15NV246384	STOCK PARTS - CG	E	8/05/2026	20.99		015020		
	I-15NV246390	STOCK AIR FILTERS - CG	E	8/05/2026	53.58		015020		
	I-15NV246404	STOCK AIR FILTERS - CG	E	8/05/2026	46.80		015020		
	I-15NV246427	UNIT #201 SLEEVE SET - STS	E	8/05/2026	40.28		015020		
	I-15NV246599	STOCK FLTRS/OIL STABILIZER-C	E	8/05/2026	168.71		015020		
	I-15NV246643	STOCK FLTR/OIL STABILIZER-CG	E	8/05/2026	54.24		015020		
	I-15NV246760	AIR LINE FITTING - CG	E	8/05/2026	36.56		015020		
	I-15NV246768	FILTERS - CG	E	8/05/2026	76.59		015020		
	I-15NV246792	RATCHET - CG	E	8/05/2026	43.72		015020		
	I-15NV246802	UNIT #732 SPARK PLUG - SWR	E	8/05/2026	7.08		015020		
	I-15NV246803	UNIT #266 PERMIT HOLDER - STS	E	8/05/2026	12.47		015020		
	I-15NV246809	12V BATTERY - STS	E	8/05/2026	34.07		015020		
	I-15NV246813	UNIT #266 LICENSE BRCKT - STS	E	8/05/2026	14.23		015020		2,429.45
					*** VENDOR TOTALS ***		1 CHECKS		2,429.45
012092		ASCENDANCE TRUCKS LLC							
	I-XA301063237:01	UNIT #208 STRAP/FUEL TANK MNT	E	8/05/2026	539.14		015111		539.14
					*** VENDOR TOTALS ***		1 CHECKS		539.14
002549		ATLANTIC BOTTLING COMPANY							
	I-1000180562	BEVERAGES FOR RESALE - CFA	E	8/05/2026	2,290.76		015052		
	I-1000180566	BEVERAGES FOR RESALE HAWKEYE	E	8/05/2026	723.81		015052		
	I-1000188777	BEVERAGES FOR RESALE - CFAC	E	8/05/2026	2,028.26		015052		
	I-1000188787	FOOD & BEVERAGE RESALE	E	8/05/2026	1,090.80		015052		
	I-1000197852	BEVERAGE FOR RESALE-OC	E	8/05/2026	1,075.19		015052		
	I-100197849	BEVERGES FOR RESALE -CFAC	E	8/05/2026	1,572.06		015052		
	I-100197853	BEVERGES FOR RESALE -PRAC	E	8/05/2026	2,059.14		015052		10,840.02
					*** VENDOR TOTALS ***		1 CHECKS		10,840.02
006249		AUTO ZONE PARTS INC							
	I-03945428880	SILICONE DRYING BLADE - CG	R	8/03/2026	40.74		256599		40.74
					*** VENDOR TOTALS ***		1 CHECKS		40.74

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009053		AMY BAKER							
	I-07/2026 FITNESS	6 WK WEIGHT LOSS FITNESS REIM	E	8/05/2026	216.00		015132		216.00
					*** VENDOR TOTALS ***		1 CHECKS		216.00
006349		HY-VEE INC-BDI							
	I-114047	ALCOHOL FOR RESALE	R	8/03/2026	1,054.94		256600		1,054.94
					*** VENDOR TOTALS ***		1 CHECKS		1,054.94
005950		BLACKSTONE AUDIO INC							
	I-2239987	MISC MULTI MEDIA-KL	R	8/03/2026	506.48		256601		
	I-2240418	MISC MULTI MEDIA/SHELF RDY-KL	R	8/03/2026	41.15		256601		547.63
					*** VENDOR TOTALS ***		1 CHECKS		547.63
002874		BLANK PARK ZOO & FOUNDATION							
	I-07/21/26ANCNTANMLS	7/21/26 ANCIENT ANIMALS - P&R	R	8/03/2026	204.80		256602		204.80
					*** VENDOR TOTALS ***		1 CHECKS		204.80
007515		EFFLUENT INC							
	I-I14353	06/17/26-07/16/26 RENTALS-PRSC	E	8/05/2026	677.00		015079		
	I-I14362	07/16/26 GREASE TRAP -ACC	E	8/05/2026	175.00		015079		852.00
					*** VENDOR TOTALS ***		1 CHECKS		852.00
001136		BOLTON & HAY INC							
	I-INV0482418	SNO KONES - AC	R	8/03/2026	128.40		256603		128.40
					*** VENDOR TOTALS ***		1 CHECKS		128.40
009283		BOLTON & MENK, INC							
	I-0399366 #7	PAY 7-NW 18TH RECON STATE/ASH	R	8/03/2026	87,962.00		256604		87,962.00
					*** VENDOR TOTALS ***		1 CHECKS		87,962.00
005174		BOUND TREE MEDICAL LLC							
	I-68268199	EMS SUPPLIES	R	8/03/2026	1,167.55		256605		
	I-86268200	EMS SUPPLIES	R	8/03/2026	1,601.34		256605		
	I-86268201	EMS SUPPLIES FD	R	8/03/2026	763.60		256605		
	I-86268202	EMS SUPPLIES	R	8/03/2026	381.80		256605		
	I-86270161	EMS SUPPLIES FD	R	8/03/2026	1,209.10		256605		
	I-86270162	EMS SUPPLIES FD	R	8/03/2026	1,331.63		256605		
	I-86276928	EMS SUPPLIES	R	8/03/2026	1,545.61		256605		8,000.63
					*** VENDOR TOTALS ***		1 CHECKS		8,000.63
011616		TANYA BOYLE							
	I-06/01/26-07/21/26	6/1/26-7/21/26 CLASSES	E	8/05/2026	690.00		015133		690.00
					*** VENDOR TOTALS ***		1 CHECKS		690.00

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011717		CAMI BRAZELTON							
	I-VISTAPRINT 07/26	POSTCARD PRINTING-KL	R	8/03/2026	1,761.45		256606		1,761.45
					*** VENDOR TOTALS ***		1 CHECKS		1,761.45
000127		BRICK GENTRY PC							
	I-483042	06/25/2026 STMT-COUNCIL	E	8/05/2026	5,065.00		015021		
	I-483047	6/25/26 STATEMENT 224.011	E	8/05/2026	2,975.00		015021		8,040.00
					*** VENDOR TOTALS ***		1 CHECKS		8,040.00
012846		LINDA BROOKS							
	I-26-001394	AMBULANCE REFUND OVRPYM-FD	R	8/03/2026	131.72		256607		131.72
					*** VENDOR TOTALS ***		1 CHECKS		131.72
006467		DAN BRUNS							
	I-07/2026 UMPIRE	07/2026 SUMMER CLASSIC SB UMP	R	8/03/2026	175.00		256608		175.00
					*** VENDOR TOTALS ***		1 CHECKS		175.00
009566		VARSITY BRANDS HOLDING CO., IN							
	I-934491414	PITCHING RUBBER - PRSC	R	8/03/2026	718.84		256609		718.84
					*** VENDOR TOTALS ***		1 CHECKS		718.84
012847		SEAN BUCK							
	I-07/2026 BOOTS	BOOTS MERRELL ON 7/6/26-SWR	E	8/05/2026	140.00		015141		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
000385		CAPITAL CITY EQUIPMENT CO							
	I-14735	UTILITY VEHICLE-OCM	E	8/05/2026	11,771.34		015028		
	I-66858D	UNIT #640 HOSE ASSEMBLY - PRSC	E	8/05/2026	121.39		015028		
	I-66900D	UNIT #640 OIL FILTER - PRSC	E	8/05/2026	78.20		015028		
	I-R33117K	REAR NET - OCM	E	8/05/2026	268.41		015028		12,239.34
					*** VENDOR TOTALS ***		1 CHECKS		12,239.34
004543		GREATER DES MOINES CONVENTION							
	I-25316	FY27#2-HOTEL MOTEL TAX JUNE 26	E	8/05/2026	69,415.53		015062		69,415.53
					*** VENDOR TOTALS ***		1 CHECKS		69,415.53
000211		GALE							
	I-999102924594	MISC BOOKS-KL	E	8/05/2026	197.25		015023		
	I-999102929510	MISC BOOKS-KL	E	8/05/2026	168.75		015023		
	I-999102938645	MISC BOOKS-KL	E	8/05/2026	87.00		015023		
	I-999102941122	MISC BOOKS-KL	E	8/05/2026	104.25		015023		
	I-99910294596	MISC BOOKS-KL	E	8/05/2026	186.75		015023		
	I-9991029512	MISC BOOKS-KL	E	8/05/2026	145.50		015023		889.50
					*** VENDOR TOTALS ***		1 CHECKS		889.50

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004613		CENTRAL IOWA DISTRIBUTING							
	I-01026360	MAINTENANCE SUPPLIES	E	8/05/2026	2,468.00		015064		
	I-01026361	MAINTENANCE SUPPLIES	E	8/05/2026	3,290.00		015064		
	I-01026398	BATHROOM SUPPLIES - PRSC	E	8/05/2026	198.00		015064		5,956.00
					*** VENDOR TOTALS ***		1 CHECKS		5,956.00
003072		QWEST CORPORATION							
	I-07/04/2026	FY27 #2 7/4-8/3/26 INTERNT-TRF	E	8/05/2026	101.99		015056		101.99
					*** VENDOR TOTALS ***		1 CHECKS		101.99
012027		STEM2WIN							
	I-07/2026 STEM2WIN	CHAL ISLAND JULY 20-23-PKS	R	8/03/2026	2,272.00		256610		
	I-07/2026 STEM2WIN1	CHAL ISLAND JULY 13-16-P&R	R	8/03/2026	3,180.80		256610		5,452.80
					*** VENDOR TOTALS ***		1 CHECKS		5,452.80
011576		CINTAS CORPORATION							
	I-4271902537B	MATS/UNIFORMS PW/TRFC	R	8/03/2026	461.16		256611		
	I-4272678889B	MATS/UNIFORMS STS/TRFC	R	8/03/2026	444.72		256611		
	I-4274300300	MATS, MOPS, UNIFORMS-PW	R	8/03/2026	460.39		256611		
	I-4274783571	MATS, MOPS, UNIFORMS-SWR	R	8/03/2026	174.29		256611		
	I-4274875029	UNIFORMS OCM	R	8/03/2026	83.51		256611		
	I-4274877159	MATS, MOPS, UNIFORMS-PW, TRF	R	8/03/2026	460.39		256611		
	I-4274877177	MATS, MOPS, UNIFORMS-WTR	R	8/03/2026	186.12		256611		
	I-427519428	BANQUET SUPPLY RENTALS OC	R	8/03/2026	158.01		256611		
	I-4275559463	MATS, MOPS, UNIFORMS-SWR	R	8/03/2026	174.29		256611		
	I-4275724964	MATS/UNIFORMS OCM	R	8/03/2026	73.92		256611		
	I-4275729209	MATS, MOPS, UNIFORMS-WTR	R	8/03/2026	186.12		256611		
	I-4275729215	MATS, MOPS, UNIFORMS-PW TRF	R	8/03/2026	500.52		256611		
	I-4275729288	MATS/UNIFORMS - PKS	R	8/03/2026	129.57		256611		
	I-4275817812	MATS-KL	R	8/03/2026	209.86		256611		
	I-4276263372	MATS, MOPS, UNIFORMS-SWR	R	8/03/2026	174.29		256611		
	I-4276370655	BANQUET SUPPLY RENTALS-OC	R	8/03/2026	260.00		256611		
	I-4276376997	UNIFORMS - OCM	R	8/03/2026	73.92		256611		
	I-4276381020	MATS, MOPS, UNIFORMS-WTR	R	8/03/2026	186.12		256611		
	I-4276381130	MATS, MOP, UNIFORMS-PKS	R	8/03/2026	143.34		256611		
	I-4276381216	MATS, MOPS, UNIFORMS-CG PW TRF	R	8/03/2026	460.70		256611		5,001.24
					*** VENDOR TOTALS ***		1 CHECKS		5,001.24
011368		COLTON BOLEY							
	I-6061	Exterior Window Cleaning-KL	E	8/05/2026	2,266.00		015096		2,266.00
					*** VENDOR TOTALS ***		1 CHECKS		2,266.00
009761		CLEAR BROOK COUNSELING PROFESS							
	I-6/25/2026 YRLY EMS	3/10/26 DYKSTRA EMS YRLY-FD	R	8/03/2026	100.00		256612		100.00
					*** VENDOR TOTALS ***		1 CHECKS		100.00

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011409		CM2 SUPPLY							
	I-0000520972	BEVERAGES FOR RESALE - OC	E	8/05/2026	44.50		015098		44.50
					*** VENDOR TOTALS ***		1 CHECKS		44.50
007852		LEE COLE							
	I-07/14/26-07/16/26	7/14-7/16/26 CAMP	E	8/05/2026	405.00		015129		405.00
					*** VENDOR TOTALS ***		1 CHECKS		405.00
012449		COMMERCIAL REAL ESTATE EXCHANG							
	I-INV-1081595	CREXI SUB 7/1-9/30/26-CD	E	8/05/2026	1,192.50		015117		1,192.50
					*** VENDOR TOTALS ***		1 CHECKS		1,192.50
002992		CONSTRUCTION MATERIALS TESTING							
	I-59697	CYLINDER BREAKS 6/1/26-STREETS	E	8/05/2026	112.00		015055		112.00
					*** VENDOR TOTALS ***		1 CHECKS		112.00
002559		CONSUMERS ENERGY							
	I-FY27 #2 07/09/26	6/1/26-7/1/26 SVC; 7/9/26 STMT	E	8/05/2026	3,053.78		015053		3,053.78
					*** VENDOR TOTALS ***		1 CHECKS		3,053.78
009277		CONVERGE ONE INC							
	I-INV1134790	SUBRNWL SVC 8/25/26-8/24/27-IT	E	8/05/2026	26,208.60		015090		26,208.60
					*** VENDOR TOTALS ***		1 CHECKS		26,208.60
000595		CORE & MAIN LP							
	I-Z094542	FY27 HYDRANT METERS-WTR	R	8/03/2026	3,592.48		256613		3,592.48
					*** VENDOR TOTALS ***		1 CHECKS		3,592.48
003533		5 TRAILS INC							
	I-20330	MEDALS/PLAQUES FOR YTRI - P&R	R	8/03/2026	1,233.76		256614		1,233.76
					*** VENDOR TOTALS ***		1 CHECKS		1,233.76
000146		CENTURY HOMES CO							
	I-104538IN	FUNGICIDE - OCM	R	8/03/2026	372.50		256615		
	I-104742IN	BLOCKS/DURAPATCH/MISC OCM	R	8/03/2026	478.98		256615		
	I-105056IN	FUNGICIDE-OC	R	8/03/2026	3,773.44		256615		4,624.92
					*** VENDOR TOTALS ***		1 CHECKS		4,624.92
012664		DASH SPORTS LLC							
	I-2026-735	7/13-7/16/26 MULTISPORT CAMP	R	8/03/2026	592.00		256616		592.00
					*** VENDOR TOTALS ***		1 CHECKS		592.00
003099		DELL MARKETING L P							
	I-10882833160	DELL PRO MAX COMPUTER-IT	E	8/05/2026	2,135.24		015057		
	I-10885007202	JULY PC ORDER-IT	E	8/05/2026	25,352.86		015057		27,488.10
					*** VENDOR TOTALS ***		1 CHECKS		27,488.10

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000605		DEMCO INC							
	I-7830187	BOOK JACKETS-KL	E	8/05/2026	194.32		015033		194.32
					*** VENDOR TOTALS ***		1 CHECKS		194.32
002906		DEPARTMENT OF THE TREASURY							
	I-2021A	ARBITRAGE REBATE LIABLTY 2021A	R	7/23/2026	55,448.61		256586		55,448.61
					*** VENDOR TOTALS ***		1 CHECKS		55,448.61
000758		DES MOINES IRON & SUPPLY CO							
	I-1904704225	TUBE RECT -OCM	R	8/03/2026	34.10		256617		34.10
					*** VENDOR TOTALS ***		1 CHECKS		34.10
000700		DES MOINES STAMP MFG CO							
	I-1263716	NOTARY M HANEY-CLK	E	8/05/2026	34.00		015035		34.00
					*** VENDOR TOTALS ***		1 CHECKS		34.00
012080		DES MOINES WATER WORKS - CIWW							
	I-005039 7/1/2026	FY27 #2 7/1/26 STMT CIWW-WTR	R	8/03/2026	50,070.72		256618		
	I-005040 7/1/2026	FY27 #2 7/1/26 STMT CIWW-WTR	R	8/03/2026	80,265.05		256618		
	I-084793 7/1/2026	FY27 #2 7/1/26 STMT CIWW-WTR	R	8/03/2026	66,007.28		256618		
	I-099890 7/1/2026	FY27 #2 7/1/26 STMT CIWW-WTR	R	8/03/2026	80,411.14		256618		
	I-101656 7/1/2026	FY27 #2 7/1/26 STMT CIWW-WTR	R	8/03/2026	66,901.93		256618		
	I-105134 7/1/26	FY27 #2 7/1/26 EXP/JOINT WTR	R	8/03/2026	226,232.00		256618		569,888.12
					*** VENDOR TOTALS ***		1 CHECKS		569,888.12
004568		DOLL DISTRIBUTING LLC							
	I-2091840	ALCOHOL FOR RESALE HAWKEYE	E	8/05/2026	705.60		015063		
	I-2095284	ALCOHOL FOR RESALE -OC	E	8/05/2026	84.60		015063		
	I-2097811	ALCOHOL FOR RESALE - HAWKEYE	E	8/05/2026	354.00		015063		
	I-2097823	ALCOHOL FOR RESALE OC	E	8/05/2026	2,187.15		015063		
	I-2103956	ALCOHOL FOR RESALE-OC	E	8/05/2026	1,426.40		015063		4,757.75
					*** VENDOR TOTALS ***		1 CHECKS		4,757.75
010726		PAUL A DRAKE							
	I-5876	11 X 14 POSTERS - PW	E	8/05/2026	750.00		015094		750.00
					*** VENDOR TOTALS ***		1 CHECKS		750.00
011705		DAKOTA SUPPLY GROUP							
	I-S105705386.001	COMPOSITE LIDS-SWR	E	8/05/2026	1,391.00		015102		
	I-S105741166.002	FLOURSCNT GREEN PAINT-WTR	E	8/05/2026	479.80		015102		
	I-S105774005.001	WATER SYSTEM SUPPLIES-WTR	E	8/05/2026	3,060.65		015102		4,931.45
					*** VENDOR TOTALS ***		1 CHECKS		4,931.45

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012849		DYNA-VAC EQUIPMENT, INC.							
	I-06071	PREFILTERS FOR 374 FILTER-SWR	E	8/05/2026	95.02		015125		
	I-06087	PREFILTER FOR 374SP-SWR	E	8/05/2026	94.96		015125		189.98
					*** VENDOR TOTALS ***		1 CHECKS		189.98
002155		EASY PICKER GOLF PRODUCTS INC							
	I-0234438-IN	BILL ACCEPTOR-PRO	E	8/05/2026	1,291.76		015046		1,291.76
					*** VENDOR TOTALS ***		1 CHECKS		1,291.76
005340		ELDER CORPORATION							
	I-43032	POTHOLING- CANYON CRK	R	8/03/2026	1,575.00		256619		1,575.00
					*** VENDOR TOTALS ***		1 CHECKS		1,575.00
000186		ELECTRONIC ENGINEERING							
	I-80083167	07/2026 RENTALS PW	E	8/05/2026	34.00		015022		
	I-80083304	07/2026 RENTALS CG/PW	E	8/05/2026	816.00		015022		850.00
					*** VENDOR TOTALS ***		1 CHECKS		850.00
011454		ENCORE DANCE ACADEMY							
	I-07/2026 DANCE CAMP	07/26 ENCORE SUMMER CAMPS	E	8/05/2026	1,276.00		015099		1,276.00
					*** VENDOR TOTALS ***		1 CHECKS		1,276.00
005478		EXCEL MECHANICAL COMPANY INC							
	I-191563	FS1 VESTIBULE HEATER	E	8/05/2026	1,820.00		015069		
	I-191972	SALLYPORT HEATERS REPAIRS	E	8/05/2026	2,352.14		015069		
	I-194261	IT COMPRESSOR REPLACEMENT	E	8/05/2026	4,729.52		015069		
	I-194665	SERVICE CK/REPAIRS - KL	E	8/05/2026	237.00		015069		9,138.66
					*** VENDOR TOTALS ***		1 CHECKS		9,138.66
000049		FACTORY MOTOR PARTS COMPANY							
	C-40-Z42198	CR BATTERY CORE - STS	R	8/03/2026	22.40CR		256620		
	I-2-7247669	Z37 TOP COP PADS - PD	R	8/03/2026	86.24		256620		
	I-34-454688	STOCK BRAKE ROTORS - CG	R	8/03/2026	159.16		256620		
	I-40-2342207	UNIT #601 MOTOR COOLING SUPS	R	8/03/2026	260.70		256620		
	I-40-2342680	UNIT #89 ROTOR AND PADS - PD	R	8/03/2026	245.40		256620		
	I-40-2343283	UNIT #610 ROTORS/PADS - PKS	R	8/03/2026	154.04		256620		883.14
					*** VENDOR TOTALS ***		1 CHECKS		883.14
003468		FAIR-PLAY SCOREBOARDS							
	I-1611878	FOOTBALL SCBDS-PRSC	R	8/03/2026	39,450.00		256621		39,450.00
					*** VENDOR TOTALS ***		1 CHECKS		39,450.00
004235		FAITH BAPTIST BIBLE COLLEGE							
	I-06/29-26-07/07/26	6/29-7/7/26 CAMPS	E	8/05/2026	11,420.00		015061		11,420.00
					*** VENDOR TOTALS ***		1 CHECKS		11,420.00

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002285		FASTENAL COMPANY							
	I-061726	WASHERS; HCS 3/8-TRFC	E	8/05/2026	826.20		015050		
	I-070806	HCS 3/8 PARTS-TRFC	E	8/05/2026	264.60		015050		
	I-IADES471005	BOND SEAL-SWR	E	8/05/2026	24.00		015050		1,114.80
					*** VENDOR TOTALS ***		1 CHECKS		1,114.80
000197		FEDERAL EXPRESS CORPORATION							
	I-9-390-95962	SHIPPING #874111469052-SWR	R	8/03/2026	288.74		256622		288.74
					*** VENDOR TOTALS ***		1 CHECKS		288.74
012835		RYAN J FELTON							
	I-07/2026 UMPIRE	07/2026 SUMMER CLASSIC SB UMP	R	8/03/2026	210.00		256623		210.00
					*** VENDOR TOTALS ***		1 CHECKS		210.00
006858		FERGUSON ENTERPRISES INC							
	I-0552549	FY27 METER PARTS-WTR	R	8/03/2026	17,752.00		256624		
	I-0557330	FY27 METER PARTS MACH10-WTR	R	8/03/2026	3,685.00		256624		
	I-0557722	METER MACH10 20 LGTH-WTR	R	8/03/2026	8,191.00		256624		29,628.00
					*** VENDOR TOTALS ***		1 CHECKS		29,628.00
008513		FREELAND CORPORATION							
	I-373335	20# BOND PAPER-ACC	E	8/05/2026	133.72		015084		133.72
					*** VENDOR TOTALS ***		1 CHECKS		133.72
007648		DAIOHS USA INC							
	I-MN-1451183	COFFEE-CH	E	8/05/2026	103.87		015080		103.87
					*** VENDOR TOTALS ***		1 CHECKS		103.87
011998		GALLS PARENT HOLDINGS, LLC							
	I-035494758 A	SANFORD UNIFORM-PD	E	8/05/2026	834.00		015107		
	I-035494758 B	SANFORD ADDL UNI COST-PD	E	8/05/2026	216.82		015107		
	I-035605386	HARESTAD UNIFORM & EQUIP-PD	E	8/05/2026	1,042.53		015107		2,093.35
					*** VENDOR TOTALS ***		1 CHECKS		2,093.35
003375		DENNIS GAULKE							
	I-07/2026 BOOTS	BOOTS 7/21/26 BRUNT BOOTS-STS	E	8/05/2026	140.00		015128		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
011937		CHRISTIAN GLEASON							
	I-07/2026 FITNESS	CRNCH FITNESS RE JUNE/JULY 25	E	8/05/2026	36.00		015135		36.00
					*** VENDOR TOTALS ***		1 CHECKS		36.00
010891		HENRY BUILDERS INC							
	I-2026-4295	26 CUSHMAN 800X CART-PRO	E	8/05/2026	13,750.24		015095		13,750.24
					*** VENDOR TOTALS ***		1 CHECKS		13,750.24

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000227		GRAINGER							
	I-9001197848	FAUCET -ACC	E	8/05/2026	443.53		015024		
	I-9004111333	CONCRETE ADHESIVE - PKS	E	8/05/2026	44.78		015024		
	I-9012234697	BINS - FD	E	8/05/2026	21.30		015024		
	I-9017106320	SOAP, PK2-AC	E	8/05/2026	797.36		015024		
	I-9965549414	SILICONE RUBBERSTRIP-SWR	E	8/05/2026	120.77		015024		
	I-9973353262	CLEANSER-SWR	E	8/05/2026	24.35		015024		1,452.09
					*** VENDOR TOTALS ***		1 CHECKS		1,452.09
006348		GRAZIANO BROTHERS INC							
	I-275575	FOOD FOR RESALE - OC	E	8/05/2026	201.93		015074		
	I-275909	FOOD FOR RESALE - OC	E	8/05/2026	197.80		015074		399.73
					*** VENDOR TOTALS ***		1 CHECKS		399.73
000252		GRIMES ASPHALT AND PAVING CORP							
	I-29599	COLD MIX - PW	R	8/03/2026	1,480.25		256625		
	I-29771	COLD MIX-PW	R	8/03/2026	1,677.10		256625		3,157.35
					*** VENDOR TOTALS ***		1 CHECKS		3,157.35
012843		CHRISTOPHER GUHL							
	I-07/18/2026 RFND	7/18/26 ACC REFUND	R	8/03/2026	500.00		256626		500.00
					*** VENDOR TOTALS ***		1 CHECKS		500.00
000691		OMG MIDWEST, INC							
	I-1938044	GRAVEL - FD	E	8/05/2026	274.13		015034		274.13
					*** VENDOR TOTALS ***		1 CHECKS		274.13
001815		HAWKEYE TRUCK EQUIPMENT							
	I-170847	UNIT #655 BACKUP CAMERA - PKS	R	8/03/2026	459.91		256627		459.91
					*** VENDOR TOTALS ***		1 CHECKS		459.91
001978		HAWKINS INC							
	I-7478858	AZONE, HYDRO CHEMICAL-WTR	E	8/05/2026	4,296.70		015044		
	I-7496310	AZONE, HYDROX CHEMICALS-WTR	E	8/05/2026	4,296.70		015044		8,593.40
					*** VENDOR TOTALS ***		1 CHECKS		8,593.40
011608		HD SUPPLY FORMERLY HOME DEPOT							
	I-0883152761	ULTRA LIM DIRE FIXTURE OC	R	8/03/2026	211.50		256628		211.50
					*** VENDOR TOTALS ***		1 CHECKS		211.50
003452		HDR ENGINEERING INC							
	I-1200841693 #7	PAY 7-NW STATE IMP STDY 1/18TH	R	8/03/2026	12,637.57		256629		12,637.57
					*** VENDOR TOTALS ***		1 CHECKS		12,637.57

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012077		TYLER HENNING							
	I-07/2026 MEALS	BIKE PAT TRN MEAL 7/23/26-PD	E	8/05/2026	22.15		015136		22.15
					*** VENDOR TOTALS ***		1 CHECKS		22.15
012554		TELLE TIRE IOWA LLC							
	I-607007350	UNIT #688 PARTS	E	8/05/2026	97.50		015119		
	I-607007541	TIRE #828- OCM	E	8/05/2026	269.61		015119		367.11
					*** VENDOR TOTALS ***		1 CHECKS		367.11
000248		HORNUNGS GOLF PRODUCTS							
	I-723522	SHAG RANGER BAGS - OC	E	8/05/2026	160.06		015025		160.06
					*** VENDOR TOTALS ***		1 CHECKS		160.06
009586		HOVICK FAMILY FARM PETTING ZOO							
	I-2621	7/16/26 PETTING ZOO	R	8/03/2026	900.00		256630		900.00
					*** VENDOR TOTALS ***		1 CHECKS		900.00
008906		IMAGE TREND INC							
	I-PS-INV126161	07/2026 MYEMSCARE FD	E	8/05/2026	101.29		015087		101.29
					*** VENDOR TOTALS ***		1 CHECKS		101.29
012246		INGRAM LIBRARY SERVICES LLC							
	I-97829943	MISC BOOKS blanket PO-KL	E	8/05/2026	427.97		015114		
	I-97902196	Ingram MISC BOOKS blanket PO-K	E	8/05/2026	886.29		015114		
	I-97914414	MISC BOOKS blanket PO-KL	E	8/05/2026	120.71		015114		
	I-97928871	Ingram BOOK blanket PO-KL	E	8/05/2026	47.53		015114		
	I-97928872	Ingram blanket BOOKS PO-KL	E	8/05/2026	59.04		015114		
	I-97940794	Ingram blanket BOOKS PO-KL	E	8/05/2026	393.60		015114		
	I-97983309	MISC BOOKS-KL	E	8/05/2026	180.74		015114		
	I-98014515	MISC BOOKS-KL	E	8/05/2026	1,044.76		015114		
	I-98064863	MISC BOOKS-KL	E	8/05/2026	212.02		015114		
	I-98064864	MISC BOOKS-KL	E	8/05/2026	37.16		015114		
	I-98064865	MISC BOOKS-KL	E	8/05/2026	373.97		015114		
	I-98081630	MISC BOOKS-KL	E	8/05/2026	266.38		015114		
	I-98098961	MISC BOOKS-KL	E	8/05/2026	337.65		015114		
	I-98129470	MISC BOOKS-KL	E	8/05/2026	1,488.54		015114		5,876.36
					*** VENDOR TOTALS ***		1 CHECKS		5,876.36
000407		WEBER BATTERY INC							
	I-1925901010955	DCM0075 BATTERIES UPS UNIT-TRF	E	8/05/2026	928.52		015029		
	I-1925901010971	BATTERIES PRSC	E	8/05/2026	197.10		015029		1,125.62
					*** VENDOR TOTALS ***		1 CHECKS		1,125.62

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005403		IOWA COMMUNITIES ASSURANCE POO							
	I-040555-069784-EP01	ICAP DEDUCTIBLE	R	8/03/2026	2,500.00		256631		2,500.00
					*** VENDOR TOTALS ***		1 CHECKS		2,500.00
000752		IOWA DEPARTMENT OF NATURAL RES							
	I-FY27 IA 7709053	FY27 WTR SUPPLY FEE-WTR	R	8/03/2026	8,203.25		256632		8,203.25
					*** VENDOR TOTALS ***		1 CHECKS		8,203.25
003984		IOWA FIRE CHIEFS' ASSOCIATION							
	I-FY27 RENEWAL	FY27 MEMBERSHIP RENEWALS	R	8/03/2026	200.00		256633		200.00
					*** VENDOR TOTALS ***		1 CHECKS		200.00
012844		IOWA JUNIORS ATHLETICS INC							
	I-07/2026 BEACH VB	BEACH VOLLEYBALL ACADEMY-PKS	E	8/05/2026	10,080.00		015124		10,080.00
					*** VENDOR TOTALS ***		1 CHECKS		10,080.00
007091		IOWA LAW ENFORCEMENT ACADEMY							
	C-CR10010689	CM FROM 6/25/26 MILLER-PD	R	8/03/2026	100.00CR		256634		
	I-334107	FIREARMS RENWL HOWE 7/7/26-PD	R	8/03/2026	175.00		256634		75.00
					*** VENDOR TOTALS ***		1 CHECKS		75.00
005014		IOWA LEAGUE OF CITIES							
	I-09/2026 CONFERENCE	REGIS ANNUAL CONFER HINSON-MGR	R	8/03/2026	275.00		256635		
	I-109821	GOV INVEST 8/26-7/27-HR	R	8/03/2026	3,500.00		256635		3,775.00
					*** VENDOR TOTALS ***		1 CHECKS		3,775.00
000272		IOWA PRISON INDUSTRIES							
	I-305420	TRAFFIC SIGN MAINT-TRFC	R	8/03/2026	2,944.20		256636		2,944.20
					*** VENDOR TOTALS ***		1 CHECKS		2,944.20
000644		IOWA SIGNAL INC							
	I-7057	RRFB INSTALLATION-TRFC	R	8/03/2026	8,400.00		256637		8,400.00
					*** VENDOR TOTALS ***		1 CHECKS		8,400.00
001945		IOWA WORKFORCE DEVELOPMENT							
	C-65-5330	ACCT 104098 CREDIT	E	8/05/2026	302.00CR		015043		
	I-104098 6/30/26	BENEFIT CHARGES THRU 6/30/26	E	8/05/2026	3,251.94		015043		2,949.94
					*** VENDOR TOTALS ***		1 CHECKS		2,949.94
009937		SAFIAH ELAHI							
	I-001-P95-7/2026	TRAFFIC COUNTS-PLAZA PKWY-TRFC	R	8/03/2026	1,580.00		256638		1,580.00
					*** VENDOR TOTALS ***		1 CHECKS		1,580.00

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009276		J & M GOLF INC							
	I-0760379-IN	STOCK MERCH FOR RESALE - OC	R	8/03/2026	295.49		256639		295.49
					*** VENDOR TOTALS ***		1 CHECKS		295.49
011632		JAKE'S TREE SERVICE, LLC							
	I-407	TREE REMOVAL	E	8/05/2026	1,700.00		015101		1,700.00
					*** VENDOR TOTALS ***		1 CHECKS		1,700.00
012161		JJ BLAKER LLC							
	I-754	AERATE -PRSC	E	8/05/2026	925.00		015112		925.00
					*** VENDOR TOTALS ***		1 CHECKS		925.00
006326		JOHNSON BROTHERS OF IOWA							
	I-2358110	ALCOHOL FOR RESALE - HAWKEYE	R	8/03/2026	549.70		256640		
	I-2360322	ALCOHOL FOR RESALE OC	R	8/03/2026	127.20		256640		
	I-2360323	ALCOHOL FOR RESALE - OC	R	8/03/2026	489.60		256640		
	I-2360324	ALCOHOL FOR RESALE - OC	R	8/03/2026	43.45		256640		1,209.95
					*** VENDOR TOTALS ***		1 CHECKS		1,209.95
000944		JOHNSON CONTROLS FIRE PROTECTI							
	I-53265987	SERVICE CALL/HEAT HEAD - PW	E	8/05/2026	908.60		015038		908.60
					*** VENDOR TOTALS ***		1 CHECKS		908.60
000292		KARL CHEVROLET INC							
	C-CM465364	CR: UNIT #119 SWITCH	E	8/05/2026	120.33CR		015027		
	I-474450	UNIT #99 SEAL/TUBE/GSKT	E	8/05/2026	23.54		015027		
	I-475467	UNIT #722 LATCH	E	8/05/2026	120.76		015027		
	I-477128	UNIT #112 SWITCH	E	8/05/2026	76.26		015027		
	I-702991	UNIT #921 GROMMET	E	8/05/2026	24.68		015027		
	I-703591	#610 ENGINE COOLANT - PKS	E	8/05/2026	354.90		015027		479.81
					*** VENDOR TOTALS ***		1 CHECKS		479.81
012436		KEG 1 IOWA, LLC							
	I-W-5796920	ALCOHOL FOR RESALE - HAWKEYE	E	8/05/2026	453.78		015116		
	I-W-5802986	ALCOHOL FOR RESALE-OC	E	8/05/2026	1,207.60		015116		
	I-W-5809397	ALCOHOL FOR RESALE - OC	E	8/05/2026	790.40		015116		
	I-W-5809422	ALCOHOL FOR RESALE - HAWKEYE	E	8/05/2026	269.56		015116		
	I-W-5816141	ALCOHOL FOR RESALE-OC	E	8/05/2026	1,479.80		015116		4,201.14
					*** VENDOR TOTALS ***		1 CHECKS		4,201.14
012845		COLEMAN KELLY							
	I-06/2026 BOOTS	BOOTS REDBACK ON 6/27/26-FD	E	8/05/2026	140.00		015140		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00

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012244		DAVID T KENNY							
	I-07/2026 MILEAGE	7/13 & 7/21 DRONE/FINGERPRINT	E	8/05/2026	22.36		015137		22.36
					*** VENDOR TOTALS ***		1 CHECKS		22.36
012000		KEY COOPERATIVE							
	I-90000339	7/21/26 DIESEL/UNLEAD-CG	E	8/05/2026	28,536.42		015108		
	I-95006312	DIESEL-PRSC	E	8/05/2026	1,802.23		015108		
	I-95006313	7/16/26 UNLEADED PRSC	E	8/05/2026	394.91		015108		
	I-95006703	7/21/26 DYED DIESEL-CG	E	8/05/2026	1,852.62		015108		32,586.18
					*** VENDOR TOTALS ***		1 CHECKS		32,586.18
009201		KIESLER POLICE SUPPLY INC							
	I-IN285012	PISTOL OPTICS HOLOSUN-PD	E	8/05/2026	6,403.33		015088		
	I-IN285031	PISTOL HOLSTERS-PD	E	8/05/2026	4,799.03		015088		11,202.36
					*** VENDOR TOTALS ***		1 CHECKS		11,202.36
000908		KIRKHAM MICHAEL & ASSOCIATES I							
	I-100501	CRLS RDG P2 EROSION 7/3/26-SWR	E	8/05/2026	1,446.35		015037		1,446.35
					*** VENDOR TOTALS ***		1 CHECKS		1,446.35
011406		LATITUDE 41 LAWN AND LANDSCAPE							
	I-25328	NUISANCE MOW #12840-CODE	E	8/05/2026	90.00		015097		
	I-25329	NUISANCE MOW #12839-CODE	E	8/05/2026	90.00		015097		180.00
					*** VENDOR TOTALS ***		1 CHECKS		180.00
012186		LEGACY EMERGENCY VEHICLES LLC							
	I-1361	VEHICLE PARTS - FD	R	8/03/2026	205.80		256641		205.80
					*** VENDOR TOTALS ***		1 CHECKS		205.80
008273		LEMAR INDUSTRIES							
	I-1117413B	MISC PARTS - OCM	E	8/05/2026	24.95		015083		24.95
					*** VENDOR TOTALS ***		1 CHECKS		24.95
009465		LIBERTY HOLDINGS INC							
	I-266187	CONCRETE PW	R	8/03/2026	2,852.50		256642		
	I-266367	CONCRETE PW	R	8/03/2026	1,711.50		256642		
	I-266455	CONCRETE -PW	R	8/03/2026	978.00		256642		
	I-266533	CONCRETE PW	R	8/03/2026	1,059.50		256642		
	I-266668	CONCRETE - PW	R	8/03/2026	756.00		256642		
	I-266669	CONCRETE PW	R	8/03/2026	1,222.50		256642		
	I-266852	CONCRETE PW	R	8/03/2026	978.00		256642		
	I-266914	CONCRETE PW	R	8/03/2026	815.00		256642		
	I-267132	CONCRETE PW	R	8/03/2026	1,711.50		256642		
	I-267209	READY MIX WTR REPAIR-WTR	R	8/03/2026	1,141.00		256642		
	I-267361	CONCRETE PW	R	8/03/2026	896.50		256642		
	I-267668	CONCRETE PW	R	8/03/2026	1,304.00		256642		
	I-267873	READY MIX CONCRETE-PW	R	8/03/2026	2,119.00		256642		
	I-267874	READY MIX CONCRETE-PW	R	8/03/2026	1,141.00		256642		18,686.00
					*** VENDOR TOTALS ***		1 CHECKS		18,686.00

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012217		LIFTOFF LLC							
	I-8894REN2026	MICRSFT OFFICE 365 G3 RENWL-IT	E	8/05/2026	155,591.76		015113		155,591.76
					*** VENDOR TOTALS ***		1 CHECKS		155,591.76
004810		LOGAN CONTRACTORS SUPPLY							
	I-H19954	MISC SUPPLIES-PW	E	8/05/2026	1,322.64		015066		1,322.64
					*** VENDOR TOTALS ***		1 CHECKS		1,322.64
003200		QUENTIN LUKE							
	I-07/2026 BOOTS	BOOTS ADIDAS.COM 7/21/26-FD	E	8/05/2026	140.00		015127		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
012236		LYMAN-RICHEY CORPORATION							
	I-591410	BUNKER SAND-OCM	R	8/03/2026	1,858.34		256643		
	I-591448	BUNKER SAND-OCM	R	8/03/2026	1,626.27		256643		3,484.61
					*** VENDOR TOTALS ***		1 CHECKS		3,484.61
002207		MANATTS INC							
	I-5204922	7/2 CONCRETE PW	E	8/05/2026	830.00		015048		830.00
					*** VENDOR TOTALS ***		1 CHECKS		830.00
008131		MARTIN BROTHERS DISTRIBUTING C							
	I-2726607	FOOD FOR RESALE - AC	E	8/05/2026	2,656.64		015082		
	I-2726611	FOOD FOR RESALE - PRAC	E	8/05/2026	2,552.98		015082		
	I-2730507	FOOD FOR RESALE -HAWKEYE	E	8/05/2026	315.86		015082		
	I-2730510	FOOD FOR RESALE - CFAC	E	8/05/2026	2,573.83		015082		
	I-2737274	FOOD FOR RESALE - CFAC	E	8/05/2026	1,751.59		015082		
	I-2737280	FOOD FOR RESALE - AC	E	8/05/2026	581.02		015082		
	I-2740978	FOOD FOR RESALE - CFAC	E	8/05/2026	2,196.10		015082		
	I-2746660	FOOD FOR RESALE - CFAC	E	8/05/2026	1,276.92		015082		13,904.94
					*** VENDOR TOTALS ***		1 CHECKS		13,904.94
001799		MARTIN MARIETTA MATERIALS, INC							
	I-49479057	CLASS A ROCK -PW	E	8/05/2026	162.50		015040		
	I-49479058	CLASS A ROCK PW	E	8/05/2026	190.88		015040		
	I-49479059	CLASS A ROCK -PW	E	8/05/2026	173.36		015040		
	I-49535717	CLASS A ROCK	E	8/05/2026	344.80		015040		
	I-49535719	CLASS A ROCK-PW	E	8/05/2026	3,246.14		015040		4,117.68
					*** VENDOR TOTALS ***		1 CHECKS		4,117.68
009346		MARY'S CLEANING CARE INC							
	I-36661	JANITORIAL SUPPLIES-CH	E	8/05/2026	394.00		015091		
	I-36662	JANITORIAL SUPPLIES FS1	E	8/05/2026	394.00		015091		
	I-36663	JANITORIAL SUPPLIES - PW	E	8/05/2026	394.00		015091		
	I-36664	JANITORIAL SUPPLIES-KL	E	8/05/2026	1,241.00		015091		
	I-36665	JANITORIAL SUPPLIES-PW ENG	E	8/05/2026	394.00		015091		
	I-36666	CLEANING SUPPLIES - ACC	E	8/05/2026	1,558.00		015091		
	I-36701	FY27#2 JULY OFFICE CLEAN-CH	E	8/05/2026	887.00		015091		

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	I-36702	JULY 2026 CLEANINGS - FD	E	8/05/2026	410.00		015091		
	I-36703	JULY 2026 CLEANINGS - PW	E	8/05/2026	187.25		015091		
	I-36704	FY27#2 JULY OFFICE CLEAN-PD	E	8/05/2026	3,091.00		015091		
	I-36706	FY27#2 JULY OFFICE CLEAN-PSB	E	8/05/2026	1,273.00		015091		
	I-36707	JULY 2026 CLEANINGS - ACC	E	8/05/2026	1,760.15		015091		11,983.40
					*** VENDOR TOTALS ***		1 CHECKS		11,983.40
012414		WYATT MCCLURE							
	I-07/2026 FITNESS	POWER SYSTM FITNESS REIM 7/26	E	8/05/2026	216.00		015139		216.00
					*** VENDOR TOTALS ***		1 CHECKS		216.00
003649		HAROLD MCFADDEN							
	I-07/2026 UMPIRE	07/26 SUMMER CLASSIC SB UMP	R	8/03/2026	140.00		256644		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
006230		MCINTIRE MANAGEMENT GROUP							
	I-INV6533	MANHOLE MONITORS-SWR	E	8/05/2026	10,120.22		015073		
	I-INV6769	MANHOLE MONITORS-SWR	E	8/05/2026	300.00		015073		10,420.22
					*** VENDOR TOTALS ***		1 CHECKS		10,420.22
004747		MENARDS							
	I-34650	SAND/CAT/MISC PW	E	8/05/2026	124.20		015065		
	I-34691	MARKING PAINT, SEALANT-TRFC	E	8/05/2026	314.76		015065		
	I-34692	PLIERS, VINEGAR-SWR	E	8/05/2026	15.93		015065		
	I-34822	DOG PARK RAMP POST-PKS	E	8/05/2026	3.28		015065		
	I-34824	PREMIX/SUPPLIES FD	E	8/05/2026	123.68		015065		
	I-34868	FOAM GLOVES, DPIMPSKT-TRFC	E	8/05/2026	47.82		015065		
	I-34912	TAPCON/MISC CH	E	8/05/2026	23.96		015065		
	I-34916 07/08/26	MORTAR MIX PW	E	8/05/2026	45.43		015065		
	I-34920	DRAIN OPENER/SUPPLIES -FD	E	8/05/2026	55.80		015065		
	I-34927	SILICONE, COMPOUND-WTR	E	8/05/2026	15.05		015065		
	I-34930	GLOVES/TUBE/TRAP -FD	E	8/05/2026	90.92		015065		
	I-34969	PRESS BV -FD	E	8/05/2026	17.99		015065		
	I-35003	PEST CONTROL, WASHERS-SWR	E	8/05/2026	30.43		015065		
	I-35006	PLANT WEED KILLER-SWR	E	8/05/2026	64.93		015065		
	I-35009	CLEANING SUPPLIES FD	E	8/05/2026	372.25		015065		
	I-35124	CLEANING SUPPLIES-WTR	E	8/05/2026	238.97		015065		
	I-35139	FAUCET HOSE ACC	E	8/05/2026	11.76		015065		
	I-35167	ANCHOR/HEX/TAPCON/KIT-CH	E	8/05/2026	108.21		015065		
	I-35170	SCREWS - PW	E	8/05/2026	44.98		015065		
	I-35171	12' 2X8'S - PW	E	8/05/2026	123.40		015065		
	I-35180	WATER FILTERS - PW	E	8/05/2026	79.98		015065		
	I-35259	CLEANING SUPPLIES-SWR	E	8/05/2026	60.83		015065		
	I-35272 7/16/26	SPEC PROJ SUPPLIES-C/ED	E	8/05/2026	141.73		015065		
	I-35296	RATCHET, CABLE PULLER, SUP-TRF	E	8/05/2026	100.24		015065		2,256.53
					*** VENDOR TOTALS ***		1 CHECKS		2,256.53

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001931		METRO WASTE AUTHORITY							
	I-32593738	CONSTRUC & DEMOL 7/10/26-STS	E	8/05/2026	36.52		015042		36.52
					*** VENDOR TOTALS ***		1 CHECKS		36.52
000271		MIDAMERICAN ENERGY COMPANY							
	I-582627755	6/8/26-7/7/26 LGHTS STMT-ENG	E	8/05/2026	46.72		015026		
	I-582691259	6/8-7/7/2026 WATER TOWER-	E	8/05/2026	34.97		015026		
	I-FY27#2 16951-58009	07/07/2026 STATEMENT	E	8/05/2026	155,713.02		015026		155,794.71
					*** VENDOR TOTALS ***		1 CHECKS		155,794.71
006133		MIDWEST ALARM SERVICES INC							
	I-10006723	REPLACEMENT EXT -FS1	E	8/05/2026	2,495.00		015072		
	I-543115	06/26-05/27 EXTINGUISHR INP-PD	E	8/05/2026	209.04		015072		
	I-543118	6/1/26-5/31/27 EXT INSPCTN-PW	E	8/05/2026	28.56		015072		2,732.60
					*** VENDOR TOTALS ***		1 CHECKS		2,732.60
001019		KORY J MILLER							
	I-7/2026 MEALS	BIKE PAT TRN MEAL REIM 7/23-PD	E	8/05/2026	20.87		015126		20.87
					*** VENDOR TOTALS ***		1 CHECKS		20.87
007277		MILLERBERND MANUFACTURING COMP							
	I-206406	POLES-ORALAB&FOURMILE-TRFC	E	8/05/2026	2,521.00		015077		2,521.00
					*** VENDOR TOTALS ***		1 CHECKS		2,521.00
012155		MINT GREEN GROUP USA INC							
	C-#CM50621	RETURN MERCH FOR RESALE-PRO	R	8/03/2026	20.50CR		256645		
	I-#INV932582	MERCHANDISE FOR RESALE-PRO	R	8/03/2026	1,166.76		256645		
	I-INV928806	MERCHANDISE FOR RESALE	R	8/03/2026	1,374.90		256645		
	I-INV929322	MERCHANDISE FOR RESALE - OC	R	8/03/2026	1,374.90		256645		
	I-INV929839	MERCHANDISE FOR RESALE	R	8/03/2026	1,166.76		256645		5,062.82
					*** VENDOR TOTALS ***		1 CHECKS		5,062.82
007976		MISSION COMMUNICATIONS LLC							
	I-2011118	PUMP SE 30TH ST-SVC 9/1/25-WTR	R	8/03/2026	261.00		256646		261.00
					*** VENDOR TOTALS ***		1 CHECKS		261.00
006756		MTI DISTRIBUTING INC							
	I-1527980-00	BELT - OCM	R	8/03/2026	53.97		256647		
	I-1528666-00	ROTARY BLADES - PRSC	R	8/03/2026	235.59		256647		289.56
					*** VENDOR TOTALS ***		1 CHECKS		289.56
006750		MUNICIPAL PIPE TOOL							
	I-38879	CAMERA REPAIR-SWR	R	8/03/2026	2,430.38		256648		2,430.38
					*** VENDOR TOTALS ***		1 CHECKS		2,430.38

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000350		MUNICIPAL SUPPLY INC							
	I-0978975-IN	RING FLAT - PW	R	8/03/2026	432.00		256649		
	I-0979172-IN	NEW METERS & PARTS-WTR	R	8/03/2026	172.25		256649		
	I-0979173-IN	NEW METERS & PARTS-WTR	R	8/03/2026	78.00		256649		
	I-0979550-IN	RINS -PW	R	8/03/2026	421.00		256649		
	I-0981849-IN	256 IPERL METERS-WTR	R	8/03/2026	39,680.00		256649		
	I-0981908-IN	NEW METERS & PARTS-WTR	R	8/03/2026	172.25		256649		
	I-0981909-IN	WTR MAINT SUPPLIES-WTR	R	8/03/2026	3,085.00		256649		44,040.50
					*** VENDOR TOTALS ***		1 CHECKS		44,040.50
003057		NAPA AUTO PARTS							
	I-786794	UNIT #121 FILTERS - FD	R	8/03/2026	81.51		256650		
	I-786889	UNITS 807/811/812 OIL FILTERS	R	8/03/2026	22.86		256650		
	I-786928	MARIN BOAT TRL LUBE - PRSC	R	8/03/2026	24.27		256650		
	I-787029	UNITS 815/802/867 OIL FILTERS	R	8/03/2026	102.71		256650		
	I-787562	STOCK PARTS - CG	R	8/03/2026	77.72		256650		309.07
					*** VENDOR TOTALS ***		1 CHECKS		309.07
012842		DIANE NELSON							
	I-26-001299	OVERPAYMENT REFUND	R	8/03/2026	338.02		256651		338.02
					*** VENDOR TOTALS ***		1 CHECKS		338.02
011791		TEAM NEXBELT							
	I-INV139837	MERCH FOR RESALE	R	8/03/2026	399.85		256652		399.85
					*** VENDOR TOTALS ***		1 CHECKS		399.85
003727		ODP BUSINESS SOLUTIONS, LLC							
	I-472442086002	PENS, RED-PW ENG	R	8/03/2026	7.37		256653		
	I-473343443001	OFF SUPPLIES, PAPER PRODS-PW E	R	8/03/2026	253.56		256653		
	I-473552916001	THRML PAPER, STAPLER-PD	R	8/03/2026	36.40		256653		
	I-473554198001	PENS; RUBBERBANDS-PD	R	8/03/2026	32.58		256653		
	I-474200784001	PAPER PLASTIC PRODUCTS-CH	R	8/03/2026	132.47		256653		
	I-474212608001	COFFEE STIRRERS-CH	R	8/03/2026	11.18		256653		
	I-474914642001	OFF SUPPLIES, PAPER PROD-PW EN	R	8/03/2026	117.87		256653		
	I-474947197001	DUST OFF-PW ENG	R	8/03/2026	17.19		256653		
	I-474947198001	GLASS CLEANER-PW ENG	R	8/03/2026	6.52		256653		
	I-474947202001	RECEIPT BOOK-PW ENG	R	8/03/2026	20.88		256653		
	I-475929456001	TAPE, CARTRIDGES-CH	R	8/03/2026	80.76		256653		716.78
					*** VENDOR TOTALS ***		1 CHECKS		716.78
012841		LORENA LANI ESTEFANIA ECLATT							
	I-000026	SOLO PERFMANCE 8/15/26-C/E DEV	E	8/05/2026	250.00		015123		250.00
					*** VENDOR TOTALS ***		1 CHECKS		250.00

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010076		OLSSON, INC							
	I-586034 #15	PAY 15-SW ORLBR RD/IRVIND INT	R	8/03/2026	4,281.27		256654		
	I-586975 #2	PAY2-ADPT SIGNAL CNTRL TECH	R	8/03/2026	5,811.25		256654		10,092.52
					*** VENDOR TOTALS ***		1 CHECKS		10,092.52
007878		OVERDRIVE INC							
	I-064970CO26243409	MISC MULTI MEDIA-KL	E	8/05/2026	949.73		015081		
	I-06497CO26236874	MISC MULTI MEDIA-KL	E	8/05/2026	969.39		015081		
	I-06497CO26237410	MISC MULTI MEDIA-KL	E	8/05/2026	539.94		015081		
	I-06497CO26243189	MISC MULTI MEDIA-KL	E	8/05/2026	188.99		015081		2,648.05
					*** VENDOR TOTALS ***		1 CHECKS		2,648.05
010089		D H PACE COMPANY INC							
	I-SVC/271-142010	DOOR REPAIRS FD	R	8/03/2026	448.25		256655		448.25
					*** VENDOR TOTALS ***		1 CHECKS		448.25
003568		MATTHEW OVERLAND							
	I-07/11/26-07/12/26	7/11/26-7/12/26 SB TOURNAMENT	R	8/03/2026	500.00		256656		500.00
					*** VENDOR TOTALS ***		1 CHECKS		500.00
002158		PERFICUT COMPANIES INC							
	I-100258	7/18-7/24/26 SOUTH ZONE MOWING	E	8/05/2026	11,099.76		015047		
	I-99815	7/11-7/17/26 SOUTH ZONE MOW	E	8/05/2026	11,099.76		015047		22,199.52
					*** VENDOR TOTALS ***		1 CHECKS		22,199.52
009158		PERFORMANCE FOODSERVICE - THOM							
	C-8168511	CR FOOD FOR RESALE OC	R	8/03/2026	34.17CR		256657		
	C-8191280	CR: FOOD FOR RESALE - OC	R	8/03/2026	43.92CR		256657		
	I-8232342	FOOD FOR RESALE - OC	R	8/03/2026	774.04		256657		
	I-8238048	FOOD FOR RESALE-BANQ	R	8/03/2026	1,255.33		256657		1,951.28
					*** VENDOR TOTALS ***		1 CHECKS		1,951.28
012317		PIED PIPER STUDIOS LLC							
	I-06/23/26-07/28/26	6/23-7/28/26 CLASS	E	8/05/2026	460.00		015138		460.00
					*** VENDOR TOTALS ***		1 CHECKS		460.00
003387		PJ IOWA LC							
	I-180008	PRAC	E	8/05/2026	48.00		015059		
	I-180009	CFAC	E	8/05/2026	144.00		015059		
	I-180010	PRAC	E	8/05/2026	32.00		015059		
	I-180011	PRAC	E	8/05/2026	16.00		015059		
	I-180012	CFAC	E	8/05/2026	128.00		015059		
	I-180013	PRAC	E	8/05/2026	40.00		015059		
	I-180014	CFAC	E	8/05/2026	112.00		015059		
	I-180016	CFAC	E	8/05/2026	120.00		015059		
	I-180017	PRAC	E	8/05/2026	24.00		015059		
	I-180018	PRAC	E	8/05/2026	24.00		015059		
	I-180019	CFAC	E	8/05/2026	120.00		015059		

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I-180020	PRAC	E	8/05/2026	24.00		015059		
I-180021	CFAC	E	8/05/2026	144.00		015059		
I-180022	CFAC	E	8/05/2026	144.00		015059		
I-180023	PRAC	E	8/05/2026	40.00		015059		
I-180025	CFAC	E	8/05/2026	96.00		015059		
I-180027	PIZZA PRAC	E	8/05/2026	24.00		015059		
I-180028	PIZZA CFAC	E	8/05/2026	120.00		015059		
I-180029	PIZZA PRAC	E	8/05/2026	24.00		015059		
I-180030	PIZZA CFAC	E	8/05/2026	144.00		015059		
I-180031	CFAC PIZZA	E	8/05/2026	120.00		015059		
I-180032	PRAC	E	8/05/2026	40.00		015059		
I-180033	PRAC	E	8/05/2026	40.00		015059		
I-180034	CFAC	E	8/05/2026	120.00		015059		
I-180035	PRAC	E	8/05/2026	16.00		015059		
I-180036	PRAC	E	8/05/2026	64.00		015059		
I-180037	CFAC	E	8/05/2026	144.00		015059		
I-180038	CFAC	E	8/05/2026	120.00		015059		
I-180039	PRAC	E	8/05/2026	64.00		015059		
I-180040	CFAC	E	8/05/2026	80.00		015059		
I-180041	PRAC	E	8/05/2026	40.00		015059		
I-180042	CFAC	E	8/05/2026	120.00		015059		
I-180043	PRAC	E	8/05/2026	48.00		015059		
I-180044	CFAC	E	8/05/2026	48.00		015059		
I-180067	PRAC	E	8/05/2026	40.00		015059		
I-180070	CFAC	E	8/05/2026	104.00		015059		
I-180071	CFAC	E	8/05/2026	96.00		015059		
I-180072	PRAC	E	8/05/2026	16.00		015059		
I-180073	CFAC	E	8/05/2026	25.00		015059		
I-180074	PRAC	E	8/05/2026	48.00		015059		
I-186862	6/21 PRAC	E	8/05/2026	24.00		015059		
I-186863	6/21 CFAC	E	8/05/2026	120.00		015059		
I-186864	6/22 PRAC	E	8/05/2026	48.00		015059		
I-186865	6/22 CFAC	E	8/05/2026	120.00		015059		
I-186867	PIZZA CFAC	E	8/05/2026	120.00		015059		
I-186868	6/23 PRAC	E	8/05/2026	48.00		015059		
I-186869	PIZZA CFAC	E	8/05/2026	96.00		015059		
I-186870	6/23 CFAC	E	8/05/2026	120.00		015059		
I-186871	6/23 PRAC	E	8/05/2026	48.00		015059		
I-186873	PIZZA PRAC	E	8/05/2026	48.00		015059		
I-186874	PIZZA CFAC	E	8/05/2026	112.00		015059		
I-186875	PIZZA PRAC	E	8/05/2026	8.00		015059		
I-186876	PIZZA CFAC	E	8/05/2026	112.00		015059		
I-186878	PIZZA CFAC	E	8/05/2026	96.00		015059		
I-186879	PIZZA PRAC	E	8/05/2026	24.00		015059		
I-186880	PIZZA PRAC	E	8/05/2026	16.00		015059		
I-186881	PIZZA CFAC	E	8/05/2026	120.00		015059		
I-186882	PIZZA PRAC	E	8/05/2026	24.00		015059		
I-186883	PIZZA CFAC	E	8/05/2026	144.00		015059		

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	I-186884	PIZZA PRAC	E	8/05/2026	32.00		015059		
	I-186889	PIZZA PRAC	E	8/05/2026	32.00		015059		
	I-186890	PIZZA CFAC	E	8/05/2026	96.00		015059		
	I-186891	PIZZA PRAC	E	8/05/2026	16.00		015059		
	I-186892	PIZZA CFAC	E	8/05/2026	48.00		015059		
	I-186893	PIZZA CFAC	E	8/05/2026	144.00		015059		
	I-186894	PIZZA PRAC	E	8/05/2026	48.00		015059		
	I-186895	PIZZA CFAC	E	8/05/2026	144.00		015059		
	I-186896	PIZZA PRAC	E	8/05/2026	32.00		015059		
	I-186897	PIZZA PRAC	E	8/05/2026	64.00		015059		
	I-186898	PIZZA PRAC	E	8/05/2026	40.00		015059		
	I-186955	HAWKEYE	E	8/05/2026	16.00		015059		
	I-186962	HAWKEYE	E	8/05/2026	16.00		015059		5,137.00
					*** VENDOR TOTALS ***		1 CHECKS		5,137.00
011708		PLAYAWAY PRODUCTS LLC							
	I-541883	MISC MULTI MEDIA-KL	E	8/05/2026	473.34		015103		473.34
					*** VENDOR TOTALS ***		1 CHECKS		473.34
000671		PLUMB SUPPLY COMPANY - DM							
	I-S101743499.001	FAUCET -PKS	R	8/03/2026	6.28		256658		6.28
					*** VENDOR TOTALS ***		1 CHECKS		6.28
011897		POLK COUNTY AUDITOR'S OFFICE							
	I-13517	BLOOD DRAWS 6/2026-PD	R	8/03/2026	400.00		256659		400.00
					*** VENDOR TOTALS ***		1 CHECKS		400.00
004410		POLK COUNTY PUBLIC WORKS DEPAR							
	I-4900	PARCEL 792412200027-STRMWTR	R	8/03/2026	7.32		256660		7.32
					*** VENDOR TOTALS ***		1 CHECKS		7.32
009386		POMP'S TIRE SERVICE, INC							
	I-1400211364	UNIT #111 TIRES	E	8/05/2026	674.88		015092		
	I-1400211365	UNIT #111 TIRES	E	8/05/2026	674.88		015092		
	I-1400211545	UNIT #99 TIRES - PD	E	8/05/2026	648.16		015092		
	I-1400211991	#132 TIRES-CG	E	8/05/2026	6,539.68		015092		
	I-1400211992	TIRES - PD	E	8/05/2026	979.36		015092		
	I-1400212253	UNIT #116 TIRE	E	8/05/2026	305.28		015092		
	I-1400212449	TIRES - PD	E	8/05/2026	856.94		015092		10,679.18
					*** VENDOR TOTALS ***		1 CHECKS		10,679.18
007311		PROCTOR MECHANICAL CORPORATION							
	I-23175	HVAC REPAIRS -LAKESIDE	R	8/03/2026	784.15		256661		784.15
					*** VENDOR TOTALS ***		1 CHECKS		784.15

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004790		PROFESSIONAL OFFICE SERVICES I							
	I-003890271	POSTAGE 7/15/26 STMT-SWR/WTR	R	8/03/2026	4,315.91		256662		
	I-003890854	POSTAGE 7/16/26 TERM-SWR/WTR	R	8/03/2026	446.24		256662		
	I-003890855	POSTAGE 7/16/26 TERM-SWR/WTR	R	8/03/2026	457.04		256662		
	I-003891631	POSTAGE 7/17/26 STMT-SWR/WTR	R	8/03/2026	3,429.62		256662		8,648.81
					*** VENDOR TOTALS ***		1 CHECKS		8,648.81
006390		QUILL CORPORATION							
	I-49469787	MISC SUPPLIES - P&R	E	8/05/2026	109.69		015076		
	I-49501346	COMPOSTABLE PLATES-PD	E	8/05/2026	110.57		015076		220.26
					*** VENDOR TOTALS ***		1 CHECKS		220.26
005557		RACOM CORPORATION							
	I-INV46933	ANTENNA WHIPS-PD	E	8/05/2026	243.00		015070		
	I-INV47120	FD FY27#2 06/2026 P25/CORE	E	8/05/2026	2,004.40		015070		
	I-INV47121	FY27 #2 06/26 CORE P25 ACC-PD	E	8/05/2026	2,612.73		015070		4,860.13
					*** VENDOR TOTALS ***		1 CHECKS		4,860.13
003960		RDG IA INC							
	I-63613 #1	PAY 1-SAYLOR CRK CHANNEL IMP	R	8/03/2026	97,872.07		256663		97,872.07
					*** VENDOR TOTALS ***		1 CHECKS		97,872.07
008276		RELIANT FIRE APPARATUS INC							
	I-INV-IA-8889	V132 BUCKET CONTROLLER	R	8/03/2026	3,706.17		256664		
	I-INV-IA-9015	JUMPER - FD	R	8/03/2026	285.75		256664		
	I-INV-IA-9036	PLUG,HOSE,2.5" - FD	R	8/03/2026	89.30		256664		4,081.22
					*** VENDOR TOTALS ***		1 CHECKS		4,081.22
003999		RINGCENTRAL INC							
	I-CD_001505436	FY27 #2 7/26-8/25/26 STATEMENT	E	8/05/2026	6,426.51		015060		6,426.51
					*** VENDOR TOTALS ***		1 CHECKS		6,426.51
011464		RJN GROUP, INC.							
	I-438804	SE 3RD FLOW MONITORING-SWR	E	8/05/2026	9,375.00		015100		9,375.00
					*** VENDOR TOTALS ***		1 CHECKS		9,375.00
006366		ROTELLA'S ITALIAN BAKERY INC							
	I-G24041	FOOD FOR RESALE - OC	E	8/05/2026	60.18		015075		
	I-G25635	FOOD FOR RESALE - OC	E	8/05/2026	157.46		015075		
	I-G27587	FOOD FOR RESALE - OC	E	8/05/2026	26.74		015075		
	I-G29215	FOOD FOR RESALE - OC	E	8/05/2026	89.92		015075		334.30
					*** VENDOR TOTALS ***		1 CHECKS		334.30

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/23/2026 THRU 8/05/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012682		RUDD EQUIPMENT COMPANY							
	I-124106100538	UNIT #272 PARTS	E	8/05/2026	763.37		015120		
	I-124106100543	UNIT # 664 V-BELTS - PKS	E	8/05/2026	127.17		015120		890.54
					*** VENDOR TOTALS ***		1 CHECKS		890.54
012832		SCOTT CARLSON CONSULTING & APP							
	I-07/2027 ARBORIST	ISA COURSE/ BEN RANDOLPH-PKS	R	8/03/2026	500.00		256665		500.00
					*** VENDOR TOTALS ***		1 CHECKS		500.00
003482		SCOTT'S AUTO GLASS							
	I-46320	UNIT #274 REPAIRS	R	8/03/2026	365.00		256666		365.00
					*** VENDOR TOTALS ***		1 CHECKS		365.00
006074		JENNIFER SEASE							
	I-06/2026 TRAVEL	GFOA CONF REIM 6/28/26-7/1/26	E	8/05/2026	402.32		015071		402.32
					*** VENDOR TOTALS ***		1 CHECKS		402.32
004842		THE SHERWIN-WILLIAMS CO							
	I-23542129590726	GALLONS PAINT-ISLE PINE-WTR	E	8/05/2026	499.60		015067		499.60
					*** VENDOR TOTALS ***		1 CHECKS		499.60
003648		CHARLES WILLIAM SHIELDS							
	I-07/2026 UMPIRE	07/2026 SUMMER CLASSIC SB UMP	R	8/03/2026	385.00		256667		385.00
					*** VENDOR TOTALS ***		1 CHECKS		385.00
012020		SKATE DSM							
	I-07/2026 SKATEBOARD	07/2026 SKATEBOARDING	E	8/05/2026	750.00		015109		750.00
					*** VENDOR TOTALS ***		1 CHECKS		750.00
011910		IDSC HOLDINGS LLC DBA: SNAP-ON							
	I-ARV/68522760	SNAP ON SOFTWARE UPDATE	E	8/05/2026	1,328.17		015105		1,328.17
					*** VENDOR TOTALS ***		1 CHECKS		1,328.17
000990		SNYDER & ASSOCIATES INC							
	I-119.0975.01D-14 FN	PAY 14 FNL-NW NTHLWN UTLTY P4	R	8/03/2026	15,312.75		256668		
	I-123.0680.01A-6 #6	PAY 6-S ANK BVD IMP/PET-1ST	R	8/03/2026	13,457.21		256668		
	I-125.0208.010 #12	PAY 12-ANK BLVD/ORLBR RD STDY	R	8/03/2026	8,044.75		256668		
	I-126.0163.010-5 #5	PAY 5-NE 18TH ST EXT/I35	R	8/03/2026	16,319.50		256668		
	I-126.0501.010-4 #4	PAY 4-N ANK BLVD/REINHRT SGNL	R	8/03/2026	13,465.33		256668		
	I-126.0561.010-3	EXP PARK P2 FLOWLINES PSA-PKS	R	8/03/2026	8,569.50		256668		
	I-126.0686.010-1 #1	PAY 1-NE72ND ST BRIDGE REHAB	R	8/03/2026	12,939.98		256668		88,109.02
					*** VENDOR TOTALS ***		1 CHECKS		88,109.02

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/23/2026 THRU 8/05/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012725		DILLON KUBIATOWICZ							
	I-1022	BASKETBALL COURT STRIPING	R	8/03/2026	6,300.00		256669		6,300.00
					*** VENDOR TOTALS ***		1 CHECKS		6,300.00
001280		SPRAYER SPECIALTIES INC							
	I-INVGRI0239	SPRAYERS SSIMISC-WTR	E	8/05/2026	25.00		015039		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
012084		STACCATO 2011 LLC							
	I-460058	FY27 DUTY WEAPONS-PD	E	8/05/2026	38,628.85		015110		38,628.85
					*** VENDOR TOTALS ***		1 CHECKS		38,628.85
002339		STAPLES CONTRACT & COMMERCIAL							
	I-6067851057	TISSUE/COPY PAPER-KL	E	8/05/2026	111.35		015051		111.35
					*** VENDOR TOTALS ***		1 CHECKS		111.35
002065		STAR EQUIPMENT LTD							
	I-01718934	26" F920C - STS	E	8/05/2026	898.00		015045		898.00
					*** VENDOR TOTALS ***		1 CHECKS		898.00
000474		STATE HYGIENIC LABORATORY AR							
	I-323423	HYGIENIC CHEM TESTING-WTR	E	8/05/2026	2,852.00		015031		2,852.00
					*** VENDOR TOTALS ***		1 CHECKS		2,852.00
004079		STRAWBERRY PATCH							
	I-64521	TSHIRTS - P&R	R	8/03/2026	1,080.00		256670		
	I-64523	TSHIRTS BATON CAMP	R	8/03/2026	91.00		256670		
	I-64524	TSHIRTS PICKLEBALL	R	8/03/2026	73.50		256670		
	I-64525	TSHIRTS CHEER CAMP	R	8/03/2026	292.50		256670		
	I-64526	TSHIRTS P&R	R	8/03/2026	300.00		256670		1,837.00
					*** VENDOR TOTALS ***		1 CHECKS		1,837.00
008509		REDBUD LLC							
	I-10569	7/11-7/17/26 FACILITIES/PRSC	R	8/03/2026	6,908.00		256671		6,908.00
008509		REDBUD LLC							
	I-10576	7/18-7/24/26 FACILITIES/PRSC	R	8/03/2026	6,908.00		256672		6,908.00
					*** VENDOR TOTALS ***		2 CHECKS		13,816.00
008803		LISA SWANEPOEL							
	I-07/2026 FITNESS1	JULYPELETON MEMBR REIM	E	8/05/2026	26.50		015131		
	I-07/2026 FITNESS2	PELETON PERSL TRANER JULY/AUG	E	8/05/2026	50.00		015131		
	I-07/2026 FITNESS3	SF MARATHAN JULY 26 FITNESS RI	E	8/05/2026	60.02		015131		136.52
					*** VENDOR TOTALS ***		1 CHECKS		136.52

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/23/2026 THRU 8/05/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001814		SWANK MOTION PICTURES INC							
	I-DB 4391450	07/17/26 HOPPERS - P&R	E	8/05/2026	465.00		015041		465.00
					*** VENDOR TOTALS ***		1 CHECKS		465.00
000124		SYSCO IOWA INC							
	I-439505582	FOOD FOR RESALE - OC	R	8/03/2026	328.48		256673		
	I-439508105	FOOD FOR RESALE - CFAC	R	8/03/2026	1,000.62		256673		
	I-439513021	FOOD FOR RESALE - OC	R	8/03/2026	274.61		256673		
	I-439516394	FOOD FOR RESALE-CFOC	R	8/03/2026	1,018.61		256673		2,622.32
					*** VENDOR TOTALS ***		1 CHECKS		2,622.32
009540		TELEFLEX LLC							
	I-9511898197	TELEFLEX IO NEEDLES	E	8/05/2026	1,330.00		015093		1,330.00
					*** VENDOR TOTALS ***		1 CHECKS		1,330.00
011951		CHRISTOPHER Z. HINES							
	I-1143	SERVICE LINE REPLACMNT-WTR	R	8/03/2026	14,872.00		256674		14,872.00
					*** VENDOR TOTALS ***		1 CHECKS		14,872.00
008236		CHRISTOPHER THOMAS							
	I-07/2026 UMPIRE	07/2026 SUMMER CLASSIC SB UMP	R	8/03/2026	385.00		256675		385.00
					*** VENDOR TOTALS ***		1 CHECKS		385.00
003194		TNT LANDSCAPING & NURSERY							
	I-07/17/2026	TOP SOIL - PRSC	R	8/03/2026	130.00		256676		130.00
					*** VENDOR TOTALS ***		1 CHECKS		130.00
004159		TOYNE INC							
	I-IN0021560	V121 AC COMPRESSOR - FD	R	8/03/2026	1,999.22		256677		1,999.22
					*** VENDOR TOTALS ***		1 CHECKS		1,999.22
000740		TRIPLETT OFFICE SOLUTIONS							
	I-483955-0	#9 CITY WINDOW ENVELOPES-FIN	E	8/05/2026	736.00		015036		736.00
					*** VENDOR TOTALS ***		1 CHECKS		736.00
000468		TRUCK EQUIPMENT INC							
	I-322094	#228 WEAR PLATE	E	8/05/2026	1,522.50		015030		1,522.50
					*** VENDOR TOTALS ***		1 CHECKS		1,522.50
007454		TUBE PRO INC							
	I-00070020	LILY PAD TUBES- CFAC	R	8/03/2026	669.00		256678		669.00
					*** VENDOR TOTALS ***		1 CHECKS		669.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/23/2026 THRU 8/05/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008633		HUNTER UDELHOVEN							
	I-07/2026 BOOTS	ONCLOUD SHOES EBAY-FD	E	8/05/2026	140.00		015130		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
001043		UNITED STATES POSTAL							
	I-07/28/26 LOST ESTM	LOST POSTAGE EST-COMM	R	8/03/2026	9,000.00		256679		9,000.00
					*** VENDOR TOTALS ***		1 CHECKS		9,000.00
001504		UNITED TRUCK & BODY CO IN							
	I-34042	REPAIRS FD	R	8/03/2026	318.40		256680		318.40
					*** VENDOR TOTALS ***		1 CHECKS		318.40
012670		US FOODS INC							
	C-CR4136742	CR: MADE DUPLICATE PAYMENT	R	8/03/2026	973.51CR		256681		
	I-3171846	FOOD FOR RESALE - OC	R	8/03/2026	730.02		256681		
	I-3256494	FOOD FOR RESALE - OC	R	8/03/2026	633.98		256681		
	I-897952	FOOD FOR RESALE - OC	R	8/03/2026	910.19		256681		1,300.68
					*** VENDOR TOTALS ***		1 CHECKS		1,300.68
011876		HD SUPPLY, INC.							
	I-INV01091037	CPVC BUSHING SPIGOT-WTR	E	8/05/2026	34.85		015104		
	I-INV01097359	HACH DPD 10ML, PH 500ML-WTR	E	8/05/2026	365.58		015104		
	I-INV01105104	CPVC BUSHING SPIGOT-WTR	E	8/05/2026	19.18		015104		419.61
					*** VENDOR TOTALS ***		1 CHECKS		419.61
000475		UTILITY EQUIPMENT COMPANY							
	I-20063411-000	FRAME /LIDS PW	E	8/05/2026	549.99		015032		549.99
					*** VENDOR TOTALS ***		1 CHECKS		549.99
005012		VAN-WALL EQUIPMENT INC							
	I-6957105	UNIT #632 PARTS	E	8/05/2026	59.89		015068		
	I-6957113	UNIT #632 FILTERS	E	8/05/2026	72.30		015068		
	I-6957612	MOWER BLADES PRSC	E	8/05/2026	505.15		015068		
	I-6957621	HYDRAULIC MOTOR	E	8/05/2026	1,893.04		015068		
	I-6961639	OIL FILTER - PRSC	E	8/05/2026	29.25		015068		
	I-6961834	HY GARD - PRSC	E	8/05/2026	104.49		015068		
	I-6964145	TEMP SWITCH #807 - OCM	E	8/05/2026	118.04		015068		
	I-6965831	18" CHAINSAW BAR 4045-PKS	E	8/05/2026	56.99		015068		2,839.15
					*** VENDOR TOTALS ***		1 CHECKS		2,839.15
012450		GRETCHEN VARINEAU							
	I-06/29/26-07/23/26	06/26-07/26 PICKLEBALL	E	8/05/2026	495.00		015118		495.00
					*** VENDOR TOTALS ***		1 CHECKS		495.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/23/2026 THRU 8/05/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007822		WEE'S TEES LLC							
	I-18498	UNIFORMS -FD	R	8/03/2026	6,050.62		256682		6,050.62
					*** VENDOR TOTALS ***		1 CHECKS		6,050.62
012451		JIM WILSON							
	I-07/2026 UMPIRE	07/2026 SUMMER CLASSIC SB UMP	R	8/03/2026	140.00		256683		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
012302		XCESSORIES SQUARED DEV & MFG I							
	I-I-00077667	SIGN MATERIALS-TRFC	E	8/05/2026	9,546.50		015115		9,546.50
					*** VENDOR TOTALS ***		1 CHECKS		9,546.50
005056		YOUTH TECH INC							
	I-07/2026 CLASSES	ROBLOX/GAMERS 7/20-23/26-P&R	R	8/03/2026	1,708.00		256684		
	I-8252	ARCADE/ROBOT 7/13/26-P&R	R	8/03/2026	2,896.00		256684		4,604.00
					*** VENDOR TOTALS ***		1 CHECKS		4,604.00
008820		SIOUXLAND TURF PRODUCTS INC							
	I-INV-09389	SEED AND SOIL CADDIES - OCM	E	8/05/2026	109.00		015086		
	I-INV-10067	NYLON FLAGS - OCM	E	8/05/2026	382.00		015086		491.00
					*** VENDOR TOTALS ***		1 CHECKS		491.00

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	97		1,277,382.60	0.00	1,277,382.60
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	124		875,323.94	0.00	875,323.94
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00		
		VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APFNB TOTALS:	221	2,152,706.54	0.00	2,152,706.54
BANK: APFNB TOTALS:	221	2,152,706.54	0.00	2,152,706.54
REPORT TOTALS:	221	2,152,706.54	0.00	2,152,706.54

SELECTION CRITERIA

VENDOR SET: 01-City of Ankeny
VENDOR: ALL
BANK CODES: Include: APFNB
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 7/23/2026 THRU 8/05/2026
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: VENDOR SORT KEY

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 authorizing repairs to the fueling station for the Public Works Department and Central Garage.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

The fueling station repairs include rebuilding the tank top and replacing the sump tub, pump, lines, and connections on the diesel tank. Proposals were received from three (3) contractors: Mid Iowa Petroleum Equipment LLC, Midwest Liquid Systems Inc., and Dick's Petroleum Company. Mid Iowa Petroleum Equipment LLC submitted the lowest cost proposal in the amount of $53,639.79. Mid Iowa Petroleum Equipment LLC has successfully completed this type of fueling station repair work in the past.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the fueling station repairs as specified.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The fueling station repairs are included in the approved FY 2027 budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Mid Iowa Petroleum Equipment LLC Quote

Mid Iowa Petroleum Equipment, LLC
108 W Madison
Marshalltown, Iowa 50158
641-752-7575
gene@midiowapetroleum.com

Revised July 17,2026

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

ATTN: Ed

RE:211 SE Lorenz Drive

Mid Iowa Petroleum Equipment, LLC, Inc. is pleased to quote the following equipment, materials and installation for your tank top repairs at your site in Ankeny, Iowa.

Total Materials	**$18,606.29**
Total Installation	**$35,033.50**
	$53,639.79

Mid Iowa Petroleum will do the following

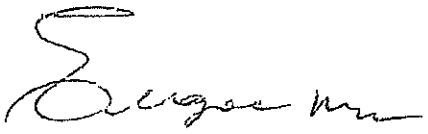
1-Assist in the removal of concrete over the top of the tank.
2-Assist in uncovering the top of tank for repairs.
3-Remove old submersible pump and pump containment.
4-Install new submersible pump and pump containment.
5-Reconnect pipe line in pump containment.
6-Install new spill bucket and overfill valve.
7-Set manholes to grade.
8-Check out system.

9-Clean up job site.
10-Supply electrician.

Not Included in Quote
1-Concrete
2-Backfill
3-Excavator
4-Environmental
5-Soil/water removal or disposal.
6-Sales tax

If you have questions regarding this quote, please don't hesitate to give us a call. 1-800-430-0175. Thank you for the opportunity to quote this for you, we appreciate your continued business.

Thanks,



Eugene Meyer
VOID 30 DAYS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 Adopted Annual Budget Document for Fiscal Year 2027.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

Attached is the Adopted Annual Budget Document for Fiscal Year 2027, which has been submitted to the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award Program.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend to receive and file the Adopted Annual Budget Document for Fiscal Year 2027.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Fiscal Year 2027 Budget was adopted by the City Council on April 20, 2026.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. FY 2027 Budget Document

ADOPTED
ANNUAL BUDGET

CITY OF ANKENY, IOWA

FISCAL YEAR



city of Ankeny

MAYOR AND CITY COUNCIL



Bobbi Bentz
Mayor
bbentz@ankenyiowa.gov



Todd Shafer
Mayor Pro Tem
tshafer@ankenyiowa.gov



Matt Davis
Council Member
mdavis@ankenyiowa.gov



Dustin Graber
Council Member
dgraber@ankenyiowa.gov



Justin Hollinrake
Council Member
jhollinrake@ankenyiowa.gov



Jeff Perry
Council Member
jperry@ankenyiowa.gov

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Ankeny
Iowa

For the Fiscal Year Beginning

July 01, 2025

Christopher P. Morrill

Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to **City of Ankeny, Iowa**, for its Annual Budget for the fiscal year beginning **July 1, 2025**. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide and as a communications device.

This award is valid for a period of one year only. We believe that our current budget continues to conform to program requirements and we are submitting it to GFOA to determine its eligibility for another award.

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INTRODUCTION

Guide to the Budget Document



The budget document is intended to inform and enhance residents' understanding of the budget process and the services they receive. It is also vital that the City Council is provided with the information it needs to ensure the budget reflects the public's interests and remains structurally sound. Therefore, it is critical that the document serves the following four functions: act as a policy document, serve as a legally required financial planning tool, function as an operational guide and act as a communication device.

Listed below is a brief description of the individual sections of this document.

The introductory section includes the community profile, organizational chart, strategic plan and the City Manager's budget message. It is intended to articulate priorities, issues and any other major changes in City services for the budget year.

The budget summary section describes the City's basis of accounting and budget, financial policies, financial policy compliance, budget process, budget calendar and includes the fund/program matrix. Various summary schedules showing fund balance, revenues, expenditures and transfers for all funds combined provide an overview of the total resources budgeted by the City. Long-range forecasting, property tax valuations and rates, personnel summary and capital outlay and supplemental request summary are also included.

The fund sections provide a breakdown of the fiscal year 2027 budget on an individual fund basis. The fund sections include the general fund, special revenue funds, debt service fund, business type activities/enterprise funds, capital projects fund and internal service funds. Each fund includes a description of the fund, financial highlights of the fiscal year 2026 and 2027 budgets, estimated ending fund balance, looking ahead to fiscal year 2028 and beyond and a fund summary.

In order to provide consistent information on the purpose of City expenditures, all fund activities are allocated to the following programs: public safety, health and social services, culture and recreation, public works, community and economic development, general government, debt service, business type activities/enterprise and capital projects. In addition to program summaries, detail is provided by department including a description of the department, its performance measures, recent accomplishments, in progress and upcoming activities and trends and issues as reported by the department director. For comparison purposes, all budget schedules include the fiscal year 2022-23, 2023-24 and 2024-25 actuals, original 2025-26 budget, revised 2025-26 budget, adopted 2026-27 budget and projected 2027-28 budget.

The glossary and acronyms section includes the glossary and acronyms list to assist the reader with any terminology not readily understood.

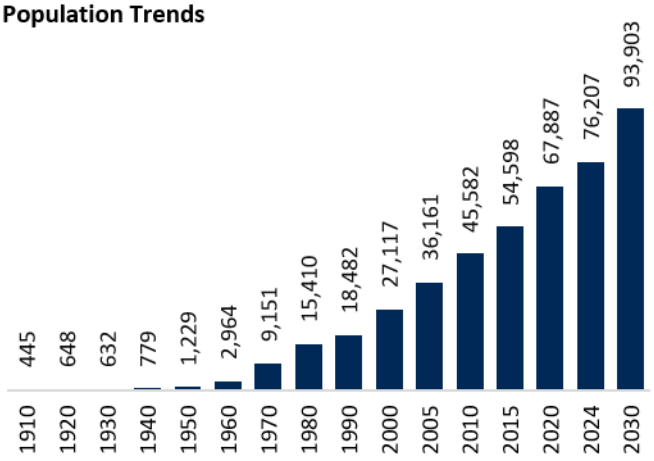
Community Profile

The City of Ankeny regularly collects and evaluates information about trends in the community, the external factors affecting it, opportunities that may be available and problems and issues that need to be addressed. This information provides a context for making and understanding the decisions incorporated in the budget document and is shared here and throughout this chapter.

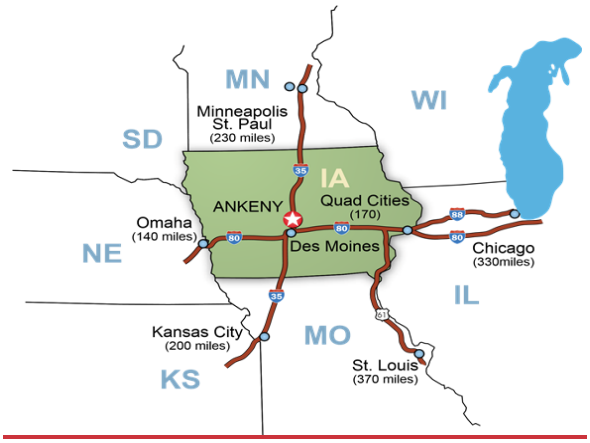
Location – The City of Ankeny is located in Polk County, Iowa, approximately six miles north of downtown Des Moines, the state capital, and 20 miles south of Ames, home of Iowa State University. The City sits at the heart of the state and country at the intersection of Interstate 35 and Interstate 80, providing easy access to the major cities of the upper Midwest region.

History – On July 11, 1874, John Fletcher Ankeny and his wife, Sarah, acquired 80 acres of land and the following year they recorded the plat for the city which would bear their name. Ankeny was incorporated as a town in 1903, with a total area of one square mile. Based on the U.S. Census Bureau's 2024 special census, the City of Ankeny has grown to a population of 76,207, making it the fifth largest city in Iowa. This reflects an increase of 8,320 residents from the 2020 U.S. Census Bureau count of 67,887, an average of six new residents per day over the past four years. Ankeny has been named in U.S. News & World Report's 2026-2027 Best Places to Live. Ankeny ranked No. 4 in the nation, out of 250 places that were ranked, and No. 1 in Iowa. The ranking marks a significant jump from last year, when Ankeny ranked No. 18 nationally.

Population Trends



Source: U.S. Census Bureau, City of Ankeny Community Development Department – The Ankeny Plan 2040



"Moving from No. 18 to No. 4 in the nation is a meaningful recognition of the work happening across our community. Ankeny continues to stand out because of its high-quality services, safe neighborhoods, excellent schools, strong job market and quality of life. This ranking reflects the long-term vision of our elected officials, the dedication of City staff and the many community partners who help make Ankeny a place where people want to live, work and invest." – City Manager Mike Schrock

News Release, May 19, 2026

Population by Age Group

Under 5 years	7.7%
5 to 9 years	7.5%
10 to 14 years	8.1%
15 to 19 years	6.7%
20 to 24 years	5.7%
25 to 34 years	16.6%
35 to 44 years	15.6%
45 to 54 years	12.7%
55 to 64 years	7.7%
65 to 74 years	6.6%
75 years and over	5.1%
Median age	33.6

Racial Diversity

White	88.0%
Black or African American	2.6%
American Indian and Alaska Native	0.0%
Asian	3.5%
Native Hawaiian and Other Pacific Islander	0.0%
Some other race	1.5%
Two or more races	4.4%

Gender

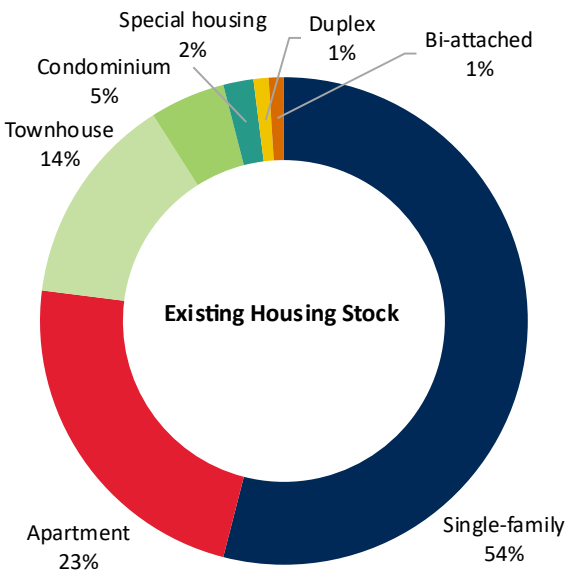
Male	49.7%
Female	50.3%

Housing – A community is largely defined by the type, style and cost of housing available for its residents. It can be one of several factors used to attract new residents and growth to an area. Those moving into the Ankeny community enjoy a wide variety of housing choices from the type of home to the location and amenities of the neighborhoods.

Housing Data

Median home value	$330,000
Cost of living index (US=100)	92.1
Housing units	29,781
Vacant housing units	4.8%
Occupied housing units	95.2%
Owner-occupied units	71.3%
Average household size	2.74
Renter-occupied units	28.7%
Average household size	2.01

Source: U.S. Census Bureau, Polk County Assessor



Construction – Construction activity remained strong in 2025, with continued investment in residential and commercial development. Residential construction valuation more than doubled from 2024, reflecting continued housing demand and higher project values. Commercial construction also increased, with both the number of projects and total valuation exceeding the previous year. Despite inflation, labor market pressures and elevated interest rates, Ankeny's development activity demonstrates continued confidence in the community's long-term growth.

Building Permits

	Commercial Construction		Residential Construction	
Calendar Year	Number of Units	Value	Number of Units	Value
2025	27	$88,177,796	690	$604,143,511
2024	18	81,983,426	661	234,441,796
2023	26	54,679,860	615	206,254,033
2022	34	172,457,117	818	283,937,889
2021	28	116,246,592	956	267,199,991
2020	22	65,497,340	1,168	297,765,158
2019	35	57,733,604	1,076	256,749,649
2018	31	71,114,309	897	173,052,575
2017	34	73,499,093	1,106	228,825,648
2016	18	48,885,982	1,281	294,900,482

Source: City of Ankeny Community Development Department

Business Sector – The Ankeny business community offers a vibrant retail sector, featuring both nationally recognized retailers and locally owned businesses. Supported by continued economic and population growth, retail taxable sales have steadily increased over the past decade, as shown in the accompanying table.

The tables on the following page illustrate the diversity of the City's business sector. Major taxpayers include DRA Properties LC, a local real estate development company; John Deere Des Moines Works, a farm equipment manufacturer; and Perishable Distributors of Iowa Ltd, a wholly owned subsidiary of Hy-Vee, a supermarket chain with more than 550 retail stores across nine Midwestern states. The City's largest taxpayers remained relatively unchanged in 2025, with only minor shifts in the ranking of taxable valuations.

Retail Taxable Sales

Fiscal Year	Retail Taxable Sales
2025	$1,488,087,579
2024	1,462,596,373
2023	1,391,586,473
2022	1,265,266,238
2021	1,144,502,039
2020	1,025,097,447
2019	1,005,778,029
2018	972,671,861
2017	977,776,597
2016	924,791,948

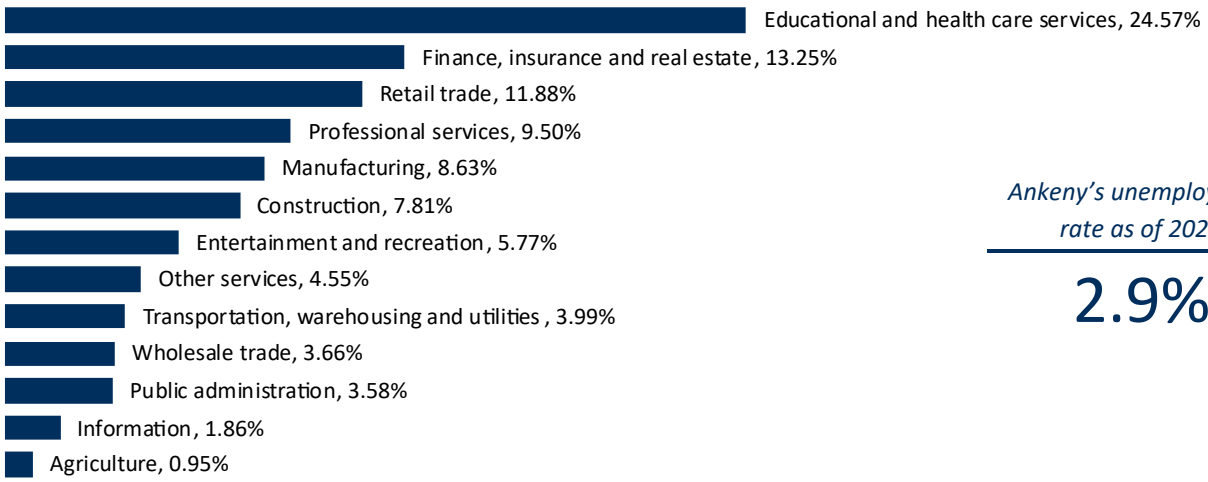
Source: Iowa Department of Revenue

Larger Taxpayers	Type of Property	Taxable Valuation
DRA Properties LC	Commercial	$88,511,334
John Deere Des Moines Works	Industrial	81,861,081
Perishable Distributors of Iowa Ltd	Commercial	52,672,121
The Industrial Fund Ankeny LLC	Industrial	43,330,546
DLE Seven LLC	Commercial	40,170,613
Casey's Retail Company	Commercial/Industrial	37,257,395
Harvester Land Holdings LC	Residential	32,680,372
Stag Industrial Holdings LLC	Commercial	32,637,647
Mid-American Energy	Utility	30,500,080
B&G Foods North America Inc.	Industrial	26,576,148

Source: Polk County Auditor's Office

Employment – Ankeny is part of the larger Des Moines metropolitan area and pulls much of its labor from that area. The total potential labor force in the Des Moines-Ames combined statistical area is 521,800.

Occupation by Industry



Ankeny's unemployment rate as of 2025

2.9%

Larger Employers [1]	Type of Business	Employees [2]
Ankeny Community School District	Education	2,013
John Deere Des Moines Works	Farm Equipment	1,483
Casey's Retail Company	Retail/Distribution	1,250
Perishable Distributors of Iowa Ltd	Wholesale Meat/Bakery Distribution	915
City of Ankeny	Municipal Government	862
Mom's Meals	Wholesale Distribution	641
Des Moines Area Community College	Higher Education	587
Baker Group	Mechanical/Electrical Contractor	525
B&G Foods	Spice Manufacturing/Distribution	425
Accumold	Advanced Manufacturing	367

[1] Does not include retail employers
[2] Includes full-time, part-time and seasonal employees
Source: City of Ankeny

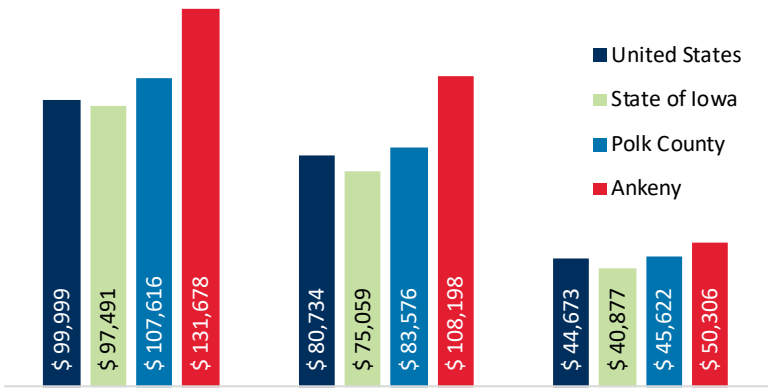
Education – Public education is provided by the Ankeny Community School District, North Polk Community School District and Saydel Community School District. With a 2025-2026 state-certified enrollment of 12,682 students, the Ankeny Community School District is the 7th largest district in the state. They enjoy a 94.0% graduation rate; 5.2 percentage points above the state average of 88.8%. Private education is provided by the Ankeny Christian Academy and St. Luke the Evangelist Catholic School.

Higher education within the City is provided by Des Moines Area Community College and Faith Baptist Bible College. Des Moines University, Drake University, Grand View University, Iowa State University and Simpson College are other higher education institutions within the area.

Income Level – Ankeny has consistently maintained household incomes that exceed state and national averages. Estimates for median family income, median household income and per capita income are displayed on the right, offering comparisons with national, state and county figures.

Educational Attainment	
Graduate or professional degree	16.1%
Bachelor's degree	36.0%
Associate's degree	10.6%
Some college, no degree	17.9%
High school graduate, GED	17.2%
Less than high school graduate	2.2%

Source: U.S. Census Bureau



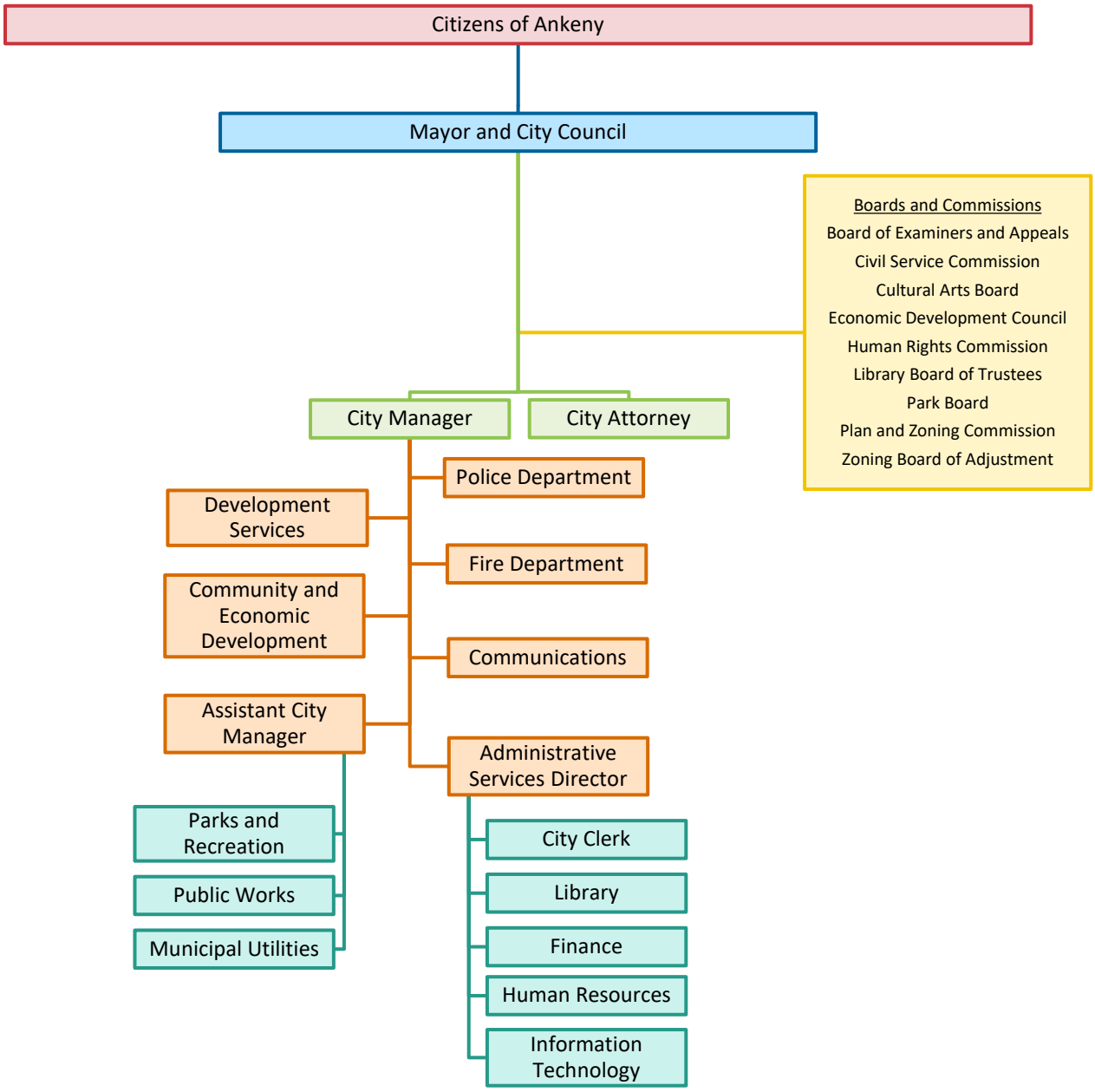
Source: U.S Census Bureau

Citizen Survey Results – The City conducts a Triennial Citizen Survey to gather resident feedback on Ankeny's livability. The term "livable community" refers to a place that is not only habitable, but desirable; a place not only where people do live, but where they want to live. Performance ratings from the 2024 survey are included in the departmental sections, while benchmark scores indicating how residents rate the City of Ankeny as a livable community are shown below. Any difference greater than six percentage points is considered statistically significant and is classified as 'higher' or 'lower'.

			2021 Compared to	
Strategic Goal	Benchmark	Percent Rating Excellent or Good	Previous Survey	National Benchmark
Upgrade Essential Infrastructure	Overall quality of transportation system	56%	Similar	Similar
	Ease of travel by car	67%	Higher	Similar
	Sidewalk maintenance	70%	Similar	Similar
	Overall quality of utility infrastructure	77%	Lower	Similar
Deliver Exceptional Service	Quality of services provided	81%	Similar	Similar
	Value of services for the taxes paid	62%	Higher	Similar
	Overall customer service by City employees	88%	Similar	Similar
	Being open and transparent to the public	58%	Similar	Similar
Enhance Quality of Life	Ankeny as a place to live	93%	Similar	Similar
	Overall quality of life	91%	Similar	Similar
	Recommend living in Ankeny	89%	Similar	Similar
	Overall image or reputation	83%	Similar	Similar
Ensure Economic Vitality	Overall economic health	88%	Similar	Higher
	Well-planned residential growth	64%	Similar	Higher
	Well-planned commercial growth	61%	Similar	Higher

Organizational Chart

The City operates under a Mayor/Council/Manager form of government. The City Council is the governing body of the City, consisting of five members elected at large for overlapping terms of four years. The Mayor is also elected for a term of four years. The City Manager is appointed by the Council and is responsible for the day-to-day operations of the City. Department directors work under the leadership of the City Manager to administer the services offered by the City. In addition, the City Council appoints citizens to serve on special boards and commissions.



Strategic Plan

The strategic plan helps align financial resources with the City's priorities and long-term goals, ensuring that budget allocations support strategic initiatives effectively. This integration fosters efficiency, accountability and the ability to adapt to changing circumstances, ultimately enhancing the City's overall effectiveness and sustainability.

VISION

Ankeny is a multigenerational hometown with an independent community spirit. Residents enjoy a safe community, an active lifestyle, thriving businesses and easy connectivity to the region.

MISSION

The mission of the City of Ankeny is to provide customer-focused, high-quality services and sound fiscal management. By advocating for and engaging our community, we enhance quality of life and protect the community's interests.

VALUES

TEAMWORK
We believe that success comes from working together as collaborators and partners, striving daily to earn and sustain the trust of citizens and coworkers alike.

RESPECT
We treat each other, our residents and our customers as we expect to be treated, with courtesy and sensitivity to their feelings, rights and traditions.

INTEGRITY
We are honest, truthful and ethical in all things.

QUALITY
We hold ourselves to high standards of service excellence, meeting and exceeding the expectations of those we serve.

PROFESSIONALISM
We are committed public servants and intentional caretakers of public resources while responsively and reliably meeting our community's needs.

COMMUNICATION
We interact with others in an open, respectful, positive and transparent manner.

GOALS



Strategic Goals and Objectives:

The following goals provide the framework for the strategic objectives and performance measures that support the City Council's vision statement, mission statement and core values. During its strategic planning work session, the City Council reviewed its goals and assigned those with an operational focus to City staff, allowing the Council to concentrate on its highest strategic priorities. The goals and objectives listed below represent the Council's highest priorities and guide the development of the budget, the allocation of resources and departmental performance measures to ensure essential initiatives are accomplished.



Goal 1 – Upgrade Essential Infrastructure

Ankeny's public infrastructure is thoughtfully planned, safely operated, regionally connected and systematically maintained.

- Objective 1.1 Reduce traffic congestion and improve traffic safety.
- Objective 1.2 Maintain aging infrastructure.



Goal 2 – Exercise Financial Discipline

We are effective stewards of the public resources entrusted to our care and take seriously our obligation to provide services that responsibly balance service levels and costs.

- Objective 2.1 Prioritize core services and align new services/program budgets to the City's mission.
- Objective 2.2 Maximize City services at the current tax rate.
- Objective 2.3 Improve long-range financial planning for replacement costs and major investments.
- Objective 2.5 Diversify revenue sources.



Goal 3 – Deliver Exceptional Service

Ankeny's high-quality public services are responsive to our residents' needs, readily accessible, courteously delivered and professionally managed.

- Objective 3.1 Provide sufficient staffing to achieve exceptional service levels.
- Objective 3.2 Leverage technology to improve return on investments, operational efficiencies and public access to City services.
- Objective 3.3 Maintain high citizen satisfaction rating.



Goal 4 – Enhance Quality of Life

Ankeny is renowned for its hometown feel, safe and livable neighborhoods, active lifestyle and attractive public spaces in which to play, relax and learn.

- Objective 4.1 Achieve a hometown feel through events, safety, place-making and community trends.
- Objective 4.2 Develop unique attractions, neighborhoods and recreational spaces.
- Objective 4.4 Update zoning and subdivision ordinances.



Goal 5 – Strengthen Community Engagement

Ankeny is governed openly and transparently, building and sustaining trust through the inclusion and involvement of a well-informed citizenry.

- This goal has been assigned to City staff and is no longer included as a City Council goal.



Goal 6 – Ensure Economic Vitality

Ankeny's economy is both robust and resilient, carefully blending diverse residential and commercial development for generational sustainability.

- Objective 6.1 Practice purposeful and bold economic development.
- Objective 6.2 Expand the commercial tax base and job opportunities.
- Objective 6.3 Responsibly guide community growth, redevelopment and revitalization.
- Objective 6.5 Increase tax base and densities.



Goal 7 – Provide Regional Leadership

Elected and appointed officials of the City of Ankeny actively participate in leading public interest organizations, adopting and advocating for policies that advance the interests of our citizens, the region and the state.

- Objective 7.2 Assume leadership roles in key regional government organizations.



Goal 8 – Become the Employer of Choice

The City of Ankeny employs devoted, talented and high demand personnel and recruits, retains, values and rewards employees who are committed to the City's vision and mission.

- Objective 8.1 Attract and retain a high-performing, diverse and competent City staff team.

Strategic Plan Goals by Department

The strategic plan goals serve as the basis for departments as they set departmental goals that align with the City Council's vision and mission statements. Departmental goals, along with their related performance measures, are tied to the strategic plan goals to foster greater operational sustainability and accountability.

The relationship between the strategic plan goals and departments is illustrated here. Greater detail is given in the departmental performance measures throughout the sections that follow.

Department	Upgrade Essential Infrastructure 	Exercise Financial Discipline 	Deliver Exceptional Service 	Enhance Quality of Life 	Ensure Economic Vitality 	Provide Regional Leadership 	Become the Employer of Choice 
Ankeny Kirkendall Public Library			✓	✓			
City Clerk			✓				
City Manager		✓	✓	✓	✓		
Communications			✓				
Community and Economic Development					✓		
Development Services	✓				✓		
Finance		✓					
Fire Department			✓				
Human Resources							✓
Information Technology			✓				
Mayor and City Council						✓	
Municipal Utilities	✓						
Parks and Recreation	✓			✓			
Police Department			✓	✓			
Public Works	✓		✓				

City Manager's Office
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Ankeny, Iowa 50023
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April 20, 2026

To the Honorable Mayor, Members of the City Council and Residents of Ankeny:

I am pleased to present the adopted annual budget for the City of Ankeny for the fiscal year beginning July 1, 2026 and ending June 30, 2027. The budget includes a two-year operating plan and a five-year capital improvement program to support long-term financial planning. It also reflects the City's ongoing commitment to responsible fiscal management and the strategic alignment of resources with community priorities.

This budget reflects sustained population, corporate limit expansion and tax base growth, balanced with financial constraints resulting from recent legislative changes, inflationary cost pressures and service level expectation pressures. Despite these challenges, the City remains in a strong financial position, maintaining its total property tax levy at $9.90 per $1,000 of taxable property valuation, the lowest among Iowa's largest cities.

Budgetary decisions were guided by a commitment to maintaining service levels while managing expenditure growth within available revenues. The budget includes incremental personnel additions to support police, fire, parks and recreation, information technology, public works and municipal utilities, along with adjustments to employee compensation and benefits to remain competitive with our peers.

The fiscal year 2027 budget takes a balanced approach to meeting the needs of our growing community. It maintains essential core City services, invests strategically in critical infrastructure, preserves the City's long-term financial health and positions Ankeny to meet future opportunities and challenges.

Strategic Plan

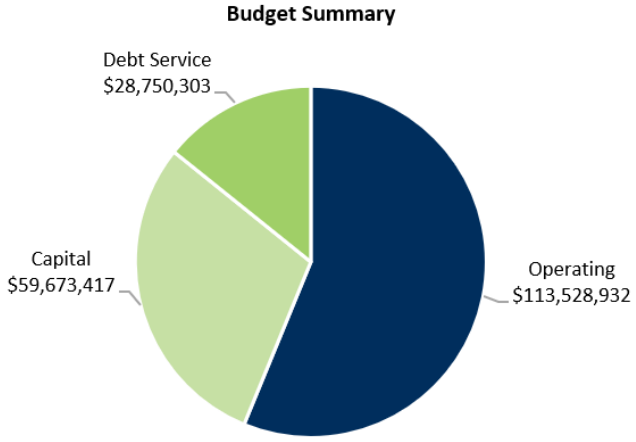
The annual budget is an important tool for implementing the City Council's strategic plan by aligning financial resources with the Council's priorities. The strategic plan establishes the City's long-term goals and provides direction for departmental initiatives, resource allocation and decision-making. It also includes performance measures to evaluate progress and ensure the City remains focused on achieving the Council's strategic objectives.

The City Council's current strategic plan goals are:



Budget Summary

The total fiscal year 2027 budget is $201,952,652, a decrease of $818,087, or 0.40%, from the revised fiscal year 2026 budget. The budget includes operating, capital and debt service expenditures. Operating expenditures total $113,528,932, a decrease of $13,276,577, or 10.47%, primarily due to the one-time capital contribution of $17,725,432 for the City's membership in Central Iowa Water Works in fiscal year 2026. Capital expenditures, including both business type activities/enterprise funds and the capital projects fund, total $59,673,417, an increase of $10,766,340, or 22.02%, reflecting continued investment in the City's capital improvement program and the timing of planned capital projects. Debt service expenditures total $28,750,303, an increase of $1,692,150, or 6.25%, primarily due to annual borrowings to finance capital improvement projects.



The budget includes total revenues of $205,632,770, up from $194,455,243 in the revised fiscal year 2026 budget, a 5.75% increase. Property taxes are the City's primary funding source for general government operations and account for 30.41% of total revenues. The remaining 69.59% is from non-property tax sources, with service charges representing the largest share at 27.22%. These revenues consist primarily of user fees generated by the City's business type activities/enterprise funds, including solid waste, water, sewer, storm water and the golf course. Bond proceeds and intergovernmental revenues are also significant sources, accounting for 23.44% and 6.97% of total revenues, respectively. Bond proceeds primarily fund the City's annual capital improvement program, while intergovernmental revenues vary based on grants, revenue sharing and cost-sharing agreements with federal, state and local governments.

The following schedule provides a summary of all budgeted revenues, net of transfers, for the fiscal year beginning July 1, 2026. It also presents each revenue by source as a percentage of total revenues, along with the dollar and percentage change compared with the revised fiscal year 2026 budget.

Revenues	2026-27 Budget	% of Total	$ Change from 2025-26 Revised	% Change from 2025-26 Revised
Property Taxes	$ 62,529,927	30.41%	$ 5,142,156	8.96%
Tax Increment Financing	7,855,949	3.82%	(734,611)	-8.55%
Non-Property Taxes	4,696,079	2.28%	91,248	1.98%
Licenses and Permits	2,231,638	1.09%	157,238	7.58%
Use of Money and Property	5,494,969	2.67%	(1,545,217)	-21.95%
Intergovernmental	14,327,549	6.97%	(579,672)	-3.89%
Service Charges	55,978,320	27.22%	4,179,791	8.07%
Special Assessments	-	0.00%	(76,685)	-100.00%
Miscellaneous	4,320,335	2.10%	(457,652)	-9.58%
Bond Proceeds	48,198,004	23.44%	5,000,931	11.58%
Total	**$ 205,632,770**	**100.00%**	**$ 11,177,527**	**5.75%**

The fiscal year 2027 budget totals $201,952,652, a decrease of $818,087, or 0.40%, from the revised fiscal year 2026 budget of $202,770,739. Excluding debt service and capital project expenditures, operating expenditures decrease by $13,276,577, or 10.47%, from the revised fiscal year 2026 budget. This decrease is primarily attributable to the one-time capital contribution of $17,725,432 for the City's membership in Central Iowa Water Works in fiscal year 2026. Excluding this one-time expenditure, the operating budget reflects modest overall growth.

The following schedule provides a summary of all budgeted expenditures, net of transfers, for the fiscal year beginning July 1, 2026. It also presents each expenditure by program as a percentage of total expenditures, along with the dollar and percentage change compared with the revised fiscal year 2026 budget.

Expenditures	2026-27 Budget	% of Total	$ Change from 2025-26 Revised	% Change from 2025-26 Revised
Public Safety	$ 38,004,645	18.82%	$ 1,740,966	4.80%
Health and Social Services	-	0.00%	-	0.00%
Culture and Recreation	12,975,335	6.42%	234,689	1.84%
Public Works	11,102,258	5.50%	(207,400)	-1.83%
Community and Economic Development	5,218,763	2.58%	(1,171,995)	-18.34%
General Government	6,385,628	3.16%	609,418	10.55%
Debt Service	28,750,303	14.24%	1,692,150	6.25%
Business Type Activities/Enterprise	57,817,129	28.63%	(17,933,795)	-23.67%
Capital Projects	41,698,591	20.65%	14,217,880	51.74%
Total	**$ 201,952,652**	**100.00%**	**$ (818,087)**	**-0.40%**

Further detail on specific changes in revenues and expenditures can be found in the financial sections and summaries that follow this transmittal letter. In addition, an explanation of major trends is provided in the Major Revenue Sources section of the Budget Summary.

Tax Base Growth and Local Economy

The City continues to experience strong growth in both population and taxable valuation, reinforcing its position as one of Iowa's leading communities. According to the U.S. Census Bureau's 2025 population estimate, Ankeny's population has grown to 77,833, an increase of 9,946 residents since 2020. This growth makes Ankeny the fifth-largest city in Iowa.

The table below compares the taxable valuation of Iowa's ten largest cities. It highlights Ankeny's strong position, ranking fifth in population, fourth in total taxable valuation, fourth in taxable valuation growth and second in taxable valuation per capita.

Comparison of Taxable Valuation

City	Population Per 2025 U.S. Census Bureau Estimate	01/01/25 Taxable Valuation	Taxable Valuation Growth	Taxable Valuation Per Capita
Des Moines	212,086	10,328,720,335	9.59%	48,701
Cedar Rapids	137,935	7,927,717,780	1.45%	57,474
West Des Moines	74,224	7,090,165,026	3.20%	95,524
Ankeny	77,833	6,261,028,458	9.27%	80,442
Davenport	100,358	5,717,793,910	5.73%	56,974
Iowa City	76,229	4,707,494,538	4.76%	61,755
Council Bluffs	62,680	4,285,876,777	15.21%	68,377
Sioux City	86,356	3,888,228,864	10.11%	45,026
Ames	68,220	3,870,869,626	5.86%	56,741
Waterloo	66,919	2,389,430,307	1.15%	35,706

Ankeny experienced strong growth in taxable assessed valuations in 2025, with increases of $531 million, or 9.27%, for general government purposes and $503 million, or 8.32%, for debt service purposes. This growth was driven by the addition of $207 million in residential property, $445 million in commercial property and $4 million in utility property. These increases were in part offset by a $140,000 reduction in property tax exemptions and a $124 million decrease in industrial valuation due to the reclassification of property from industrial to commercial.

Construction activity in 2025 totaled $482 million in new investment, including:

- $304 million in residential construction permits, adding 1,293 new housing units, including:
  - 355 single-family detached homes
  - 327 townhomes
  - 611 multi-family units
- $151 million in non-residential construction permits, resulting in 27 new commercial buildings.
- $27 million in permits for additions, alterations and miscellaneous projects.
- 436 new residential lots platted and 1,229 acres annexed into the City.
- Major projects recently completed or nearing completion include the Community State Bank four-story class A office building, DR Horton single-story office building, MHC Kenworth semi-truck sales and service center, Deere & Company coordinated measuring machine lab expansion and Ankeny Regional Airport corporate aircraft hangar expansion.
- Projects currently underway include Mrs. Clark's Foods consumable food manufacturing facility, Edged Energy U.S. data center, Taylored Expressions warehouse and production facility expansion, Des Moines Area Community College Trades and Industry Center and the JBS Foods food production facility.

Economic fundamentals remain strong. In 2025, Ankeny's unemployment rate was 2.9%, lower than the county (3.4%), state (3.33%) and national (3.1%) rates. The City's median family income is $131,678, which exceeds the national average and reflects a high level of economic well-being.

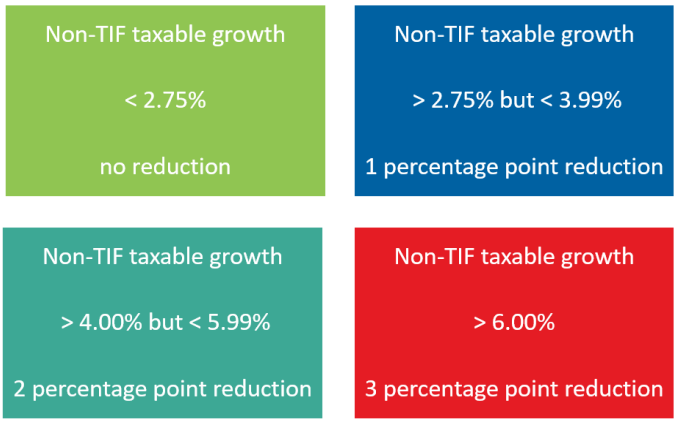
While the community's growth remains strong, the City continues to monitor broader economic headwinds, including inflation, labor market pressures and elevated interest rates. These conditions are expected to moderate construction and valuation growth in fiscal year 2027, with activity projected to remain consistent with fiscal year 2026. This conservative approach to forecasting growth, construction activity and related revenues helps balance continued development with the City's long-term financial sustainability.

Budget Impacts

The fiscal year 2027 budget was developed with careful consideration of several financial headwinds:

- House File 718, approved in 2023, and Senate File 2442, approved in 2024, consolidated several general fund levies and the emergency levy into a combined general fund levy (CGFL). The CGFL is subject to limitations based on the City's non-TIF taxable valuation growth, as shown on the right.

  For fiscal year 2027, non-TIF taxable valuation growth was 9.27%. Because growth exceeded 6.00%, a three-percentage point limitation reduced the CGFL from $5.90434 to $5.73237, lowering the City's adjusted non-TIF taxable valuation growth to 6.09%.



- At the time of budget preparation, the collective bargaining agreements with both public safety unions had not yet been finalized. As a result, budget assumptions for wages and benefits were based on the best information available at the time. The bargaining environment has become increasingly challenging, with wage proposals often including double-digit percentage increases and requests for expanded benefits. Providing traditional step increases of 3% to 5%, in addition to a cost-of-living adjustment (COLA) tied to the Consumer Price Index (CPI), of approximately 3%, has become increasingly difficult to receive acceptance from bargaining units without proceeding through costly mediation and arbitration. These additional personnel costs often require the City to defer funding requests from other general fund departments and, in some cases, limit wage increases for non-union employees. This creates challenges for organizational equity and morale and can increase overall costs if adjustments are applied across all employees, specifically those considered non-union.
- Lean staffing levels have enabled the City to operate efficiently for many years; however, maintaining current service levels is becoming increasingly difficult without adding staff or building greater organizational depth and redundancy. While the recommended budget includes significant technology investments to improve operational effectiveness, staffing in certain general fund functions is being stretched to its limits. Management continues to evaluate staffing needs and strategically recommend additional full-time equivalent (FTE) positions; however, the rising costs of public safety services continue to consume the majority of available funding, resulting in the deferral of FTE positions in other areas.
- The interest rate environment is expected to moderate as the Federal Reserve responds to slowing inflation and economic growth. While the City has benefited from strong investment earnings during the recent period of higher interest rates, declining rates may reduce future investment yields, requiring careful management of debt, capital projects and cash reserves to maintain long-term fiscal stability.
- The City relies significantly on property tax revenue to provide the services and infrastructure expected of a growing, mid-sized community. This limited revenue source requires difficult choices between maintaining core services and funding the staff needed to deliver them without a property tax increase. On September 8, 2026, Ankeny voters will be asked to consider adopting a 1-cent local option sales tax. If approved, the local option sales tax is expected to generate more than $12 million annually, with a portion required to provide property tax relief.
- In a continuous effort to manage costs, the City is reviewing several cost-recovery and cost-avoidance strategies:

Strategy/Action	Status	Description/Outcome
Evaluated regional funding agreements	Completed	Ensures funding supports City priorities
Reduced Senior Center operating hours	Completed	Decreases staffing and utility expenses
Reviewed cost allocation plan and realigned fees	Completed	Promotes fair distribution of costs through updated fee structures
Annual fee review	In-progress	Conducts a comprehensive review of all City fees
Re-evaluate 28E agreements for Fire and Emergency Medical Services	In-progress	Reviews intergovernmental service agreements
Water service line ownership	In-progress	Transfers ownership of the water service line from the City to the residents
Primary elections	In-progress	Reduces potential costs associated with elections

Budget Highlights

The fiscal year 2027 budget includes the following major highlights:

- Authorizes 391.41 FTE positions, including 200.06 public safety and 191.35 non-public safety positions. Personnel costs, covering salaries and benefits, total $57,431,623, representing 50.59% of the total operating budget.

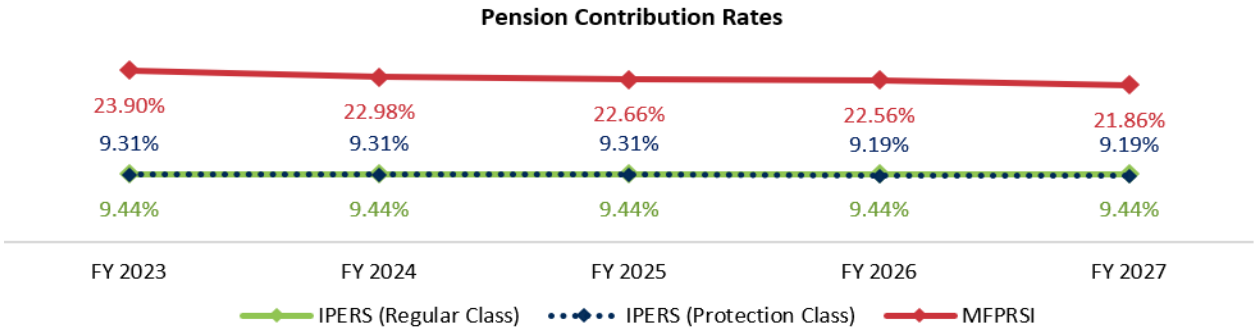
- Funds 10 new FTE positions across all funds to maintain service levels and address workload demands across multiple departments. These positions include the following:

Position	FTE	FT/PT	Budget Activity
Police Officer	2.00	FT	Police Operations
Police Sergeant (SRO)	1.00	FT	Police Operations
Fire Inspector	1.00	FT	Fire Administration
Firefighter/Paramedic	1.00	FT	Emergency Medical Services
Park Maintenance Technician II	1.00	FT	Park Maintenance
IT Technician	1.00	FT	Information Technology
Equipment Operator	1.00	FT	Public Works Maintenance
Traffic Technician	1.00	FT	Traffic Engineering
Utilities Operator II	0.50	FT	Sewer Maintenance
Utilities Operator II	0.50	FT	Storm Water Administration

- Implements adjustments to the non-union pay plan for full-time, permanent part-time and seasonal employees. The budget includes a 3% COLA and step increases of 3% to 5% for eligible employees. To maintain organizational equity with the collective bargaining agreements, the non-union pay plan approved on April 20, 2026, provides a 4% COLA and restructures the step plan by eliminating the beginning step and adding a top step. These additional costs were not included in the adopted budget.

- Includes collective bargaining agreements with the Ankeny Police Department Employees' Union (Teamsters Local No. 238) and the Ankeny Career Firefighters Union (International Association of Fire Fighters). The budget includes a 3% COLA and step increases of 3% to 5% for eligible employees. The collective bargaining agreements were approved on April 6, 2026. The agreement with the Ankeny Police Department Employees' Union provides a 4% COLA and restructures the step plan by eliminating the beginning step and adding a top step. The agreement with the Ankeny Career Firefighters Union includes a complete restructuring of the step plan. These additional costs were not included in the adopted budget.

- Incorporates the City's required contributions to two state-mandated pension systems: the Iowa Public Employees Retirement System (IPERS) and the Municipal Fire and Police Retirement System of Iowa (MFPRSI). Most City employees are covered by IPERS, while sworn police officers and full-time career firefighters are covered by MFPRSI. For fiscal year 2027, the City's contribution rates to IPERS will remain unchanged at 9.44% for regular class members and 9.19% for protection class members. The City's contribution rate to MFPRSI will decrease slightly from 22.56% to 21.86%.



Under current Iowa law, any increase in IPERS contribution rates must be shared between the City and its employees, with employees responsible for 40% of the increase. In contrast, the City is responsible for the full cost of any future contribution rate increases to MFPRSI.

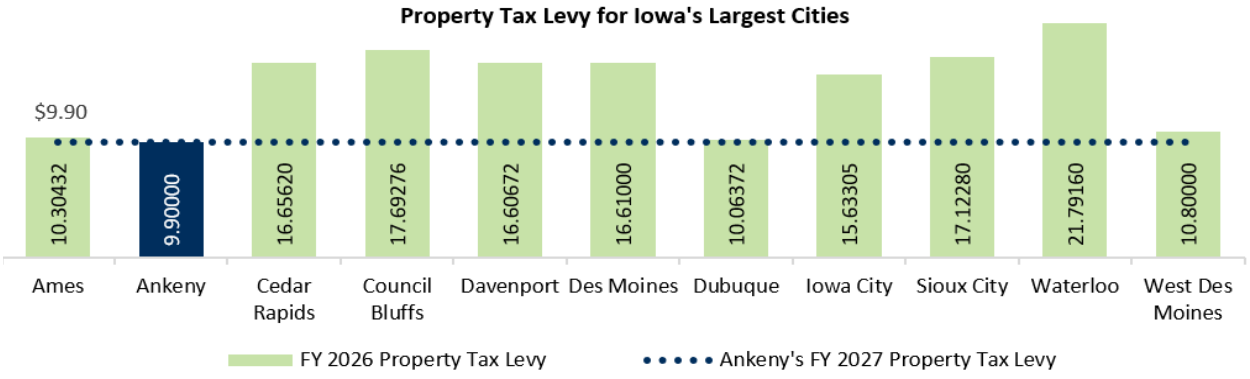
From fiscal years 2022 through 2027, the police and fire retirement fund levy rate has remained unchanged, even as the City added 38 covered employees. However, with expenditures budgeted to exceed revenues, the City anticipates increasing the levy rate in fiscal year 2028 to maintain a balanced and sustainable fund.

Fiscal Year	Covered Employees	Contribution Rate	Levy Rates
2022	129	26.18%	$0.55000
2023	137	23.90%	$0.55000
2024	151	22.98%	$0.55000
2025	153	22.66%	$0.55000
2026	163	22.56%	$0.55000
2027	167	21.86%	$0.55000
2028	167	23.22%	$0.65000

- Maintains the City's total property tax levy at $9.90000 per $1,000 of taxable property valuation. Under House File 718 and Senate File 2442, the CGFL must be reduced from $5.90434 to $5.73237 for fiscal year 2027. To offset this reduction, the employee benefits levy will increase from $0.31673 to $0.49569. The aviation authority levy will decrease slightly from $0.12893 to $0.12194, while the police and fire retirement and debt service levies will remain at $0.55000 and $3.00000, respectively.

Property Tax Levy	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
General	$ 6.15330	$ 6.20310	$ 6.02243	$ 5.90434	$ 5.73237
Aviation Authority	0.14670	0.14690	0.13176	0.12893	0.12194
Police and Fire Retirement	0.55000	0.55000	0.55000	0.55000	0.55000
Employee Benefits	0.00000	0.00000	0.19581	0.31673	0.49569
Debt Service	3.05000	3.00000	3.00000	3.00000	3.00000
Total Property Tax Levy	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**

- Maintains the lowest property tax levy among Iowa's largest cities. Ankeny remains the only major city in the state that has not adopted a local option sales tax to diversify its revenue sources.



- Implements several adjustments to the City's utility rates:

Solid Waste
- $0.14 increase, per month (pass through from Metro Waste Authority)

Water Utility
- 8.00% increase in water usage
- 4.00% incrase in service availabiilty charges

Sewer Utility
- 4.50% increase in sewer usage
- 4.50% increase in service availabiilty charges

Storm Water Utility
- $1.00 increase per ERU
- Increase maximum ERU from 100 to 110 for commercial, industrial and multi-family

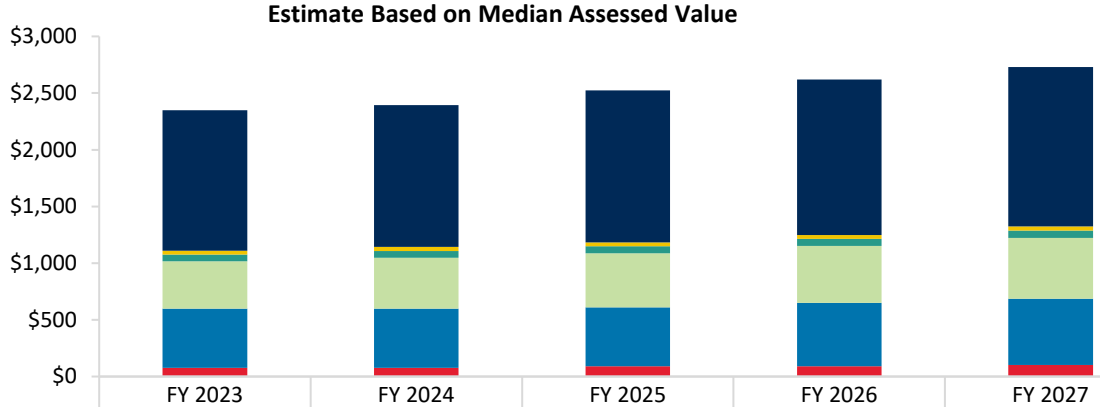
Financial Impact

It is important to understand the financial impact of the recommended property tax levy and utility rate changes. These changes affect residential and commercial properties differently, depending on factors such as taxable valuation, rollback percentage, meter size and impervious surface area.

The following charts show the estimated impact on a typical residential property in Ankeny. The increase in property taxes results from Polk County reassessing property values every two years. The average residential property valuation increased from $302,400 to $330,000. For fiscal year 2027, the residential rollback decreased from 47.4316% to 44.5345%, a reduction of 2.8971 percentage points. This change helps limit property tax growth by reducing the percentage of a property's assessed value that is subject to taxation. With the recommended increases in solid waste, water, sewer and storm water rates, a residential property valued at $330,000 is expected to pay approximately $9.17 more per month, or $110 annually, for City services.

Increased Annual Cost to $330,000 Home for City Services		
Property Tax	$	35
Utility Franchise Fee		-
Solid Waste		2
Water		35
Sewer		25
Storm Water		13
Total Increased Cost	**$**	**110**

Annual Financial Impact to Residential Property
Estimate Based on Median Assessed Value

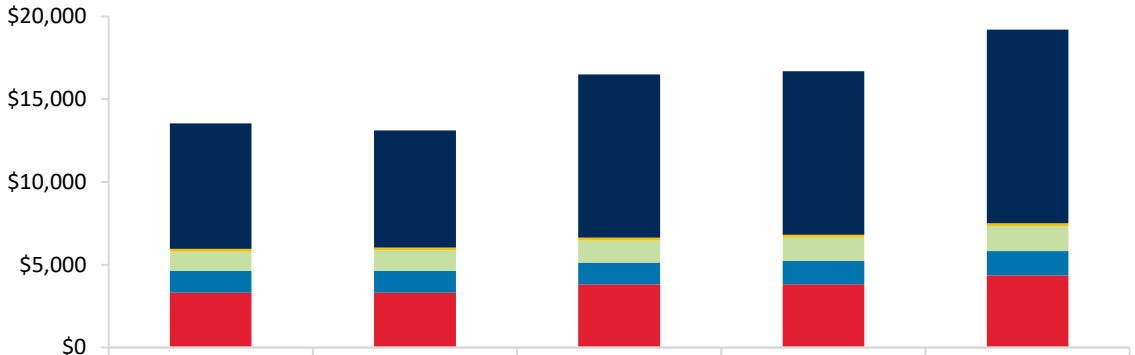


	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Property Tax	$1,239	$1,251	$1,339	$1,372	$1,407
Utility Franchise Fee	$35	$35	$35	$35	$35
Solid Waste	$59	$62	$62	$63	$65
Water - 5/8" Meter	$419	$449	$476	$502	$537
Sewer - 5/8" Meter	$520	$520	$520	$559	$584
Storm Water - 1 ERU	$78	$78	$90	$90	$103
Total	$2,350	$2,394	$2,522	$2,621	$2,730
Percent Change	1.9%	1.9%	5.4%	3.9%	4.2%
Property Value	$240,100	$240,100	$302,400	$302,400	$330,000

The following charts show the estimated impact on a typical commercial property in Ankeny. The increase in property taxes results from Polk County reassessing property values every two years. The average commercial property valuation increased from $1,180,000 to $1,390,000. For fiscal year 2027, the commercial, industrial and railroad rollback remains unchanged at 90%. However, the first $150,000 of taxable valuation is subject to the residential rollback, which decreased from 47.4316% to 44.5345%. With the recommended increases in solid waste, water, sewer and storm water rates, a commercial property valued at $1,390,000 is expected to pay approximately $210.50 more per month, or $2,526 annually, for City services.

Increased Annual Cost to $1,390,000 Business for City Services	
Property Tax	$ 1,828
Utility Franchise Fee	-
Water	100
Sewer	64
Storm Water	534
Total Increased Cost	**$ 2,526**

Annual Financial Impact to Commercial Property
Estimate Based on Median Assessed Value



	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Property Tax	$7,587	$7,062	$9,865	$9,882	$11,710
Utility Franchise Fee	$171	$171	$171	$171	$171
Water - 1" Meter	$1,161	$1,245	$1,324	$1,398	$1,498
Sewer - 1" Meter	$1,321	$1,321	$1,321	$1,421	$1,485
Storm Water - 40 ERU	$3,307	$3,307	$3,816	$3,816	$4,350
Total	$13,547	$13,106	$16,498	$16,687	$19,213
Percent Change	3.3%	-3.3%	25.9%	1.1%	15.1%
Property Value	$851,500	$851,500	$1,180,000	$1,180,000	$1,390,000

Capital Budget and Debt Service

The capital budget for fiscal year 2027 across both the business type activities/enterprise and capital project funds totals $59,673,417 and the five-year capital improvement program totals $288,912,500. This budget prioritizes investment in capital projects to support ongoing growth and reinvestment in existing infrastructure. It also reflects the City Council's strategic plan priorities and is informed by adopted master plans and technical studies.

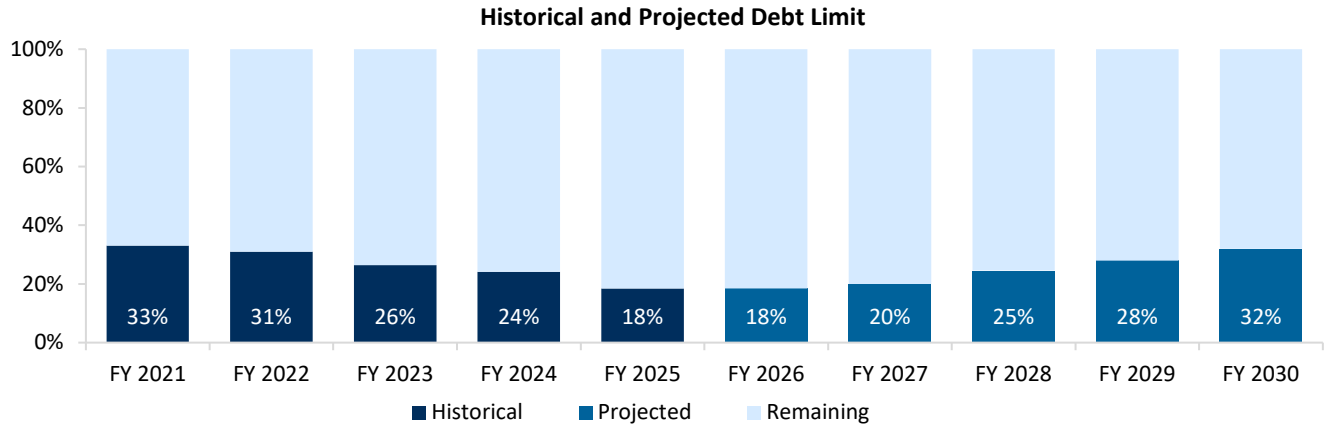
Significant projects scheduled for calendar year 2027 include:

- Crossings at Deer Creek Park
- NW 9th Street – NW School Street to NW Logan Street
- NE Trilein Drive – NE 18th Street to NE Cambridge Court
- NE Chambers Parkway – NE Williamsburg Drive to NE 16th Street
- Deer Creek Trunk Sewer Extension – Phase 1
- West 1st Street Widening and Improvements – Phase 2
- South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street
- Elevated Water Storage Tower No. 4

The capital budget and debt service fund are closely aligned, with general obligations bonds serving as the primary funding source for the capital improvement program. Property taxes, particularly those collected from the debt service levy, are used to pay the principal and interest payments on the bonds issued for infrastructure projects. For fiscal year 2027, the City plans to issue $42,440,000 in general obligation bonds and $5,945,000 in water revenue bonds to finance the 2027 capital improvement program.

The Iowa State Constitution limits outstanding debt to no more than 5% of the actual value of all taxable property within the City's corporate limits. In addition, the City Council's debt management policy imposes a more stringent requirement, stating that general obligation debt should not exceed 75% of the state-mandated limit. The budget forecasts outstanding general obligation debt of $124 million for fiscal year 2027. This leaves a remaining capacity of $495 million, representing 20% of the constitutional debt limit and 27% of the City Council's debt limit policy. Debt utilization is projected to average 25% based on the 2026-2030 Capital Improvement Program.

The following graph represents the historical and projected debt limit:



In 2025, Moody's Investors Service reaffirmed the City's Aa1 rating for its general obligation bonds, reflecting continued confidence in Ankeny's strong financial management and credit quality. As part of its credit review, Moody's noted several factors that could influence the City's rating over time. Positive rating considerations include moderation of long-term liabilities to below 110% and further improvements in resident income and full value per capita to levels consistent with Aaa-

rated municipalities. Conversely, the rating could come under pressure if reserves or liquidity were to decline below 35% of operating revenue or if long-term liabilities and fixed costs were to increase significantly beyond 300% of operating revenue.

Moody's also highlighted several of the City's key credit strengths, including its location within the growing Des Moines metropolitan area, which provides a diverse employment base, as well as the City's strong liquidity, healthy reserve levels, and favorable resident income and full value per capita.

The City's strong financial position and high bond ratings help reduce borrowing costs, allowing property tax revenues to be used more efficiently to support infrastructure investments and other long-term community priorities.

Future Budget Challenges

As we look ahead, the City remains committed to maintaining its financial strength while balancing the operational and capital needs of the community. Several near-term fiscal considerations will shape our approach:

- **Legislative Impacts on Property Tax Revenue:** Ongoing state-level property tax reform poses risks to the City's primary revenue source. Without a local option sales tax, Ankeny is more vulnerable to these changes.
- **Inflation and Economic Volatility:** Rising costs and interest rate uncertainty continues to hamper long-term financial planning and service delivery.
- **Increased Costs and Expectations:** Expectations from residents and staff for enhanced services, higher wages and expanded benefits continue to rise. Meeting these demands may not be sustainable given the current fiscal and political climate.
- **Aging Infrastructure and New Development:** The City faces mounting pressure from deteriorating infrastructure, some failing earlier than anticipated, while newly annexed areas require significant investment to establish and maintain basic services. Both scenarios demand additional operational and capital resources.
- **Uncertainty of Federal Funding:** Many infrastructure projects rely on federal funding sources, such as grants and earmarks. Shifting federal priorities, budget reductions or delays in appropriations introduce uncertainty and complicate long-term planning.

Summary of Changes from Recommended to Adopted Budget

Following budget workshops on the operating funds (general, road use tax, police and fire retirement and employee benefits funds) on February 9, 2026, the hotel/motel fund and business type activities/enterprise funds (solid waste, water, sewer and storm water funds) on February 23, 2026, and the requisite public hearings, the City Council adopted the Fiscal Year 2027 Budget on April 20, 2026. There were no changes from the recommended budget, which was informed by and reflected the strategic plan and various plans, studies, policies and service level priorities of the City, to the adopted budget.

Accomplishments in Financial Management

The Government Finance Officers Association of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2024. This was the 23rd consecutive year that the City has received this prestigious award. In order to be awarded the Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report that satisfies both generally accepted accounting principles and applicable legal requirements.

The Government Finance Officers Association of the United States and Canada also awarded a Distinguished Budget Presentation Award to the City for its annual budget document for the fiscal year beginning July 1, 2025. This represents the 27th consecutive year the City has earned this award. In order to receive this award, a governmental unit must publish a

budget document that meets program criteria as a policy document, as a financial plan, as an operations guide and as a communications device.

On May 7, 2025, Moody's Investors Service completed its annual review of the City's credit and affirmed an underlying rating of Aa1 to the City's general obligation bonds. Aa1 is the second-highest score that Moody's assigns to long-term debt and the credit is judged to be high quality with minimal credit risk.

Conclusion and Acknowledgements

This budget represents a comprehensive financial plan that aligns available resources with the City Council's strategic priorities while maintaining the City's longstanding commitment to fiscal responsibility. It provides the framework necessary to sustain core services, invest in critical infrastructure and preserve the financial strength that supports the City's continued growth, resilience and delivery of high-quality services.

I extend my appreciation to the Mayor, City Council and City staff for their leadership, collaboration and dedication throughout the budget process. I also thank the residents and businesses of Ankeny for their continued trust and support. Together, we will continue to deliver responsive government, invest in our community and preserve the exceptional quality of life that makes Ankeny a great place to live, work and invest.

Respectfully Submitted,



Mike Schrock
City Manager

BUDGET SUMMARY

Basis of Accounting and Budget

Cash Basis – A basis of accounting in which income is recorded when cash is received and expenses are recorded when cash is paid out.

Modified Accrual Basis – A basis of accounting in which revenues are recognized in the period they become available and measurable and expenditures are recognized in the period the associated liability is incurred.

The City prepares its budget for all funds on a cash basis, while the City's Annual Comprehensive Financial Report (ACFR) shows the status of the City's finances on the basis of Generally Accepted Accounting Principles (GAAP). The basis of budgeting differs from the basis of accounting used in the ACFR with the primary differences being the recognition of debt issuance and debt service principal payments, the recognition of depreciation expense and the treatment of capital outlay. Under GAAP standards, the City is required to use a modified accrual basis of accounting for governmental funds, while proprietary funds are required to use full accrual. Under the cash basis method of accounting, expenditures are recognized when cash is disbursed and revenues are recognized when cash is received.

The accounts of the City are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements. The City has the following fund types:

Governmental fund types

General Fund is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

Special Revenue Funds account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Debt Service Fund accounts for the servicing of general long-term debt not being financed by proprietary funds.

Capital Projects Fund accounts for and reports financial resources that are restricted, committed or assigned to expenditures for capital outlay including the acquisition or construction of capital facilities and other capital assets.

The City has the following major governmental funds:

General Fund is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

Road Use Tax Fund, a special revenue fund, accounts for revenue sharing from state road use taxes.

Tax Increment Financing Fund, a special revenue fund, accounts for property taxes collected on the incremental increase in assessed value within designated urban renewal areas.

Debt Service Fund accounts for the servicing of general long-term debt not being financed by proprietary funds.

Capital Projects Fund accounts for and reports financial resources that are restricted, committed or assigned to expenditures for capital outlay including the acquisition or construction of capital facilities and other capital assets.

Proprietary fund types

Enterprise Funds are used to account for those operations that are financed and operated in a manner similar to private business or where the City Council has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Internal Service Funds account for operations that provide services to other departments or agencies of the City or to other governments on a cost-reimbursement basis.

The City has the following major enterprise funds:

Water Fund accounts for the operation and maintenance of the City's water utility infrastructure, including water towers, pump stations, aquifer storage and recovery wells and water mains and supports the provision of water service to the community.

Sewer Fund accounts for the operation and maintenance of the City's sanitary sewer utility infrastructure, including the sanitary sewer collection system and related facilities.

Storm Water Fund accounts for the City's storm water utility including activities related to public education, street cleaning, drainage improvements and regulatory compliance.

Expenditures are classified by function. The term function refers to the major program areas identified by Iowa Administrative Code, Section 545–2.1. Standardized classification provides information on the purposes or objectives of expenditures. The program functions and samples of expenditures include:

Public Safety includes police, school crossing guards, animal control, emergency preparedness, fire, emergency medical services and code enforcement.

Health and Social Services includes special populations.

Culture and Recreation includes library, parks, recreation, community centers, aquatic centers, sports complexes and cemetery.

Public Works includes street lighting, public works engineering and operations, snow and ice control, traffic engineering and aviation authority.

Community and Economic Development includes housing authority, development engineering, development services and community and economic development.

General Government includes communications, mayor and city council, human resources, city manager, city clerk, finance, information technology and city hall building.

Debt Service includes the debt service fund.

Business Type Activities/Enterprise includes all enterprise funds and internal service funds. Enterprise funds include solid waste, water, sewer, storm water and golf course. Internal service funds include central garage, risk management, health insurance, sustainability revolving loan, economic development revolving loan and equipment reserve.

Capital Projects includes special assessments and capital projects funds.

These fund types are then categorized as budgeted or unbudgeted funds. Funds are considered budgeted if the City is required to certify their expenditures with the State of Iowa. All governmental and proprietary funds must be budgeted while internal service funds are not certified with the State and are unbudgeted.

Fund/Program Matrix

Fund	Budget Program										Subject to Appropriation	Major Fund (>10%)	Page Number
	Public Safety	Health and Social Services	Culture and Recreation	Public Works	Community and Economic Development	General Government	Debt Service	Business Type Activities/Enterprise	Capital Projects	Non-Program			
General:													
General	✓	✓	✓	✓	✓	✓					✓	✓	68
Hotel/Motel Tax			✓								✓	✓	141
Special Revenue:													
Fire Gift	✓										✓		145
Hawkeye Park Player Fees			✓								✓		146
Police Gift	✓										✓		147
Road Use Tax				✓							✓	✓	148
Police Seizure	✓										✓		159
Tax Increment Financing					✓						✓	✓	160
Police and Fire Retirement	✓										✓		162
Employee Benefits						✓					✓		164
Landfill Postclosure				✓							✓		165
Friends of the Ankeny Library			✓								✓		166
Park Dedication			✓								✓		167
Sports Complex Foundation			✓								✓		168
Ankeny Garden Club			✓								✓		169
Miracle Park			✓								✓		170
Dog Park			✓								✓		171
Parks and Recreation Scholarship			✓								✓		172
Civic Trust					✓						✓		173
Debt Service							✓				✓	✓	176
Enterprise:													
Solid Waste								✓			✓		195
Water								✓			✓	✓	197
Sewer								✓			✓	✓	220
Storm Water								✓			✓	✓	230
Golf Course								✓			✓		238
Capital Projects:													
Special Assessments									✓		✓	✓	245
Capital Projects									✓		✓	✓	257
Internal Service:													
Central Garage										✓			265
Risk Management										✓			268
Health Insurance										✓			270
Sustainability Revolving Loan										✓			272
Economic Development Revolving Loan										✓			274
Equipment Reserve										✓			276

Financial Policies

Adopted: January 18, 2016; reviewed annually

The summarized financial policies are presented in the following categories: revenue policies, operating expenditure policies, reserves and contingencies, capital improvement planning, debt management policies and financial reporting and accounting. A complete copy of the financial policies can be found on the City's website at https://www.ankenyiowa.gov/213/Policies.

Revenue Policies

1. A diversified, yet stable, revenue system will be employed to protect the City from possible short-term fluctuations in any of its revenue sources.
2. A continuous effort will be made to obtain new revenue sources, such as local option sales tax, in order to maintain a balanced budget and to reduce the reliance on property tax as a major source of funding.
3. Through community and economic development, a broader tax base will be pursued to increase tax revenue and help reduce annual fluctuation in the property tax rate.
4. For budgetary purposes, revenue will be projected on a two-year basis. Revenue receipts will be monitored monthly to ensure that revenue projection goals are being met.
5. No less than 40% of the incremental value from all urban renewal districts combined will continue to be released to all taxing jurisdictions.

Operating Expenditure Policies

1. Expenditure projections for a two-year period will be developed on an annual basis. Projections should include estimates of anticipated operating costs for programmed capital improvement projects, equipment and capital facilities replacement and maintenance schedules.
2. Current expenditures should be paid with current revenues or excess cash reserves.
3. Current expenditures should not be balanced by postponing needed expenditures, accruing future revenues, issuing short term debt or paying for routine operating costs out of minimum cash reserves.
4. The operating budget should provide for adequate maintenance of capital assets and equipment and provide for their orderly replacement.
5. All retirement systems should be financed in an actuarially sound manner in accordance with state law to achieve the goal of systematically funding future liabilities.
6. The City will encourage the provision of services through the private sector and other public agencies whenever and wherever greater efficiency and effectiveness can be achieved.
7. The City will maintain risk management and safety programs to reduce costs and minimize losses.

Reserves and Contingencies

1. A positive cash balance should be shown in the general fund at the end of the fiscal year. At a minimum, the balance should be 25% of general fund appropriations for the succeeding fiscal year in order to provide adequate cash flow and emergency cash funding.
2. Restricted cash reserves should not be used to finance routine operating expenses that exceed budgeted levels.
3. Cash reserves should not be used to finance capital projects, unless those reserves were specifically earmarked for a project.

4. Revenues will equal or exceed expenditures for each budget year unless there are funds available in excess of the cash reserves requirements. Excess cash reserves may be used to balance revenues and expenditures as long as the minimum cash reserve requirements are met.
5. Short-term borrowing, such as tax anticipation notes, in order to meet the preceding reserves and contingencies requirements is prohibited.
6. The City's annual budget is considered balanced if the cash reserves requirements, the working capital requirements and the revenue and expenditure requirements have been met.
7. The City will assemble sufficient cash reserves in operating funds for working capital so that short term cash flow financing is not required. The cash reserve will be no less than 25% of the next year's operating budget, the same level as required for the general fund. Operating funds are defined as the general, road use tax, employee benefits and enterprise funds.
8. Short-term borrowing, such as tax anticipation notes, in order to meet the preceding working capital requirements is prohibited.

Capital Improvement Planning

1. The City should prepare and annually update a five-year capital improvement program. This program should identify future capital project expenditures made necessary by anticipated changes in population, infrastructure replacement and extension, economic base and/or land use.
2. The operating and maintenance cost of a proposed capital improvement shall be calculated to determine a "true cost" of each improvement and assist in programming of future overall revenue requirements of the City.
3. The capital improvement program will include the costs, timing and sources of funding and the estimated impact of future revenue requirements for each project. These calculations shall reflect adjustments for inflation.
4. The capital improvement program should maintain the City's assets at a level adequate to protect the City's capital investments, minimize future maintenance and replacement costs and provide for an adequate level of service.
5. The City's annual capital improvement program budget should be based on the five-year capital improvement program. The budget will include final calculations of revenue sources and related impacts on future availability of revenue for additional projects.
6. The annual expenditures identified in the capital improvement program should be fully funded from financial resources that are anticipated to be current and available.
7. Grants and similar forms of intergovernmental assistance should be used to finance only those projects identified in the capital improvement program or other planning documents as the community needs.
8. A fiscal impact analysis should be performed on all projects for which the City's financial participation is requested by the private sector. This analysis should identify anticipated direct and indirect public costs and revenues associated with the proposed project.

Debt Management Policies

1. Long-term borrowing shall be limited to capital improvement projects that cannot be financed from current revenues and to capital equipment with a useful life of 20 years or greater and a purchase cost of $250,000 or greater. Long-term debt shall not be used for current operations.
2. Any capital improvement projects or capital equipment financed through bonds should be financed for a period not to exceed the expected useful life of the project or equipment.
3. Total debt outstanding, including overlapping debt, will be considered when planning additional debt issuance.
4. The City's share of paving projects, including the cost of over-width or over-depth paving of major streets, should be financed with road use tax funds or other revenue sources when funds are appropriate and available.

5. The City's share of utility projects, including the cost of over-sizing of water, sewer and storm water mains, should be financed with utility funds and other revenue sources when funds are appropriate and available.
6. The use of general obligation bonds for projects does not dismiss the potential of pro rata payment for debt service by specifically benefited funds such as road use tax, tax increment financing, water, sewer or storm water.
7. Financing requirements will be reviewed annually. The timing for financing will be based upon the City's need for funds, market conditions and debt management policies.
8. The City will maintain good communications with bond rating agencies about its financial condition. The City will follow a policy of full disclosure on every financial report and bond prospectus.
9. Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. Refunding will be considered if and when there is a net economic benefit of the refunding or the refunding is essential in order to release restrictive bond covenants, which affect the operations and management of the City.
10. The City will annually review opportunities to convert projects historically utilizing pay-as-you-use financing (debt) to pay-as-you-go financing (cash) in an effort to reduce long-term debt.
11. Total general obligation indebtedness should not exceed 75% of the limit prescribed by State statute, which is currently 5% of actual property values within the City.

Financial Reporting and Accounting

1. The City should establish and maintain a high standard of accounting practices. To that end, the City will continue to use the latest edition of *Governmental Accounting, Auditing, and Financial Reporting (GAAFR)* as its source of generally accepted accounting principles (GAAP).
2. The City's relationship with its independent public accounting firm will be reviewed at a minimum every five years.
3. The City will maintain its budget and accounting system on a cash basis which will be the basis for all interim, internal and state reporting with the exception of the Annual Comprehensive Financial Report which will be produced in accordance with GAAP.
4. The City will adhere to a policy of full and open public disclosure of all financial activity and information.

Financial Policy Compliance

Ankeny maintains, regularly reviews and revises a complete set of Financial Policies to govern the overall financial management and health of the City. Several of the Financial Policies have a direct impact on the budget:

Financial Policy	Policy Purpose	Compliance
Revenue Policies	No less than 40% of the incremental value from all urban renewal districts combined will continue to be released to all taxing jurisdictions.	Yes
	FY 2027 Increment Released = 86.73%	Page 160
Reserves and Contingencies	The City's annual budget is considered balanced if the cash reserve requirements, the working capital requirements and the revenue and expenditures requirements have been met.	Yes
	General = revenues + appropriated fund balance > expenditures	Page 78
	Road Use Tax = revenues > expenditures	Page 153
	Police and Fire Retirement = revenues + appropriated fund balance > expenditures	Page 163
	Solid Waste = revenues > expenditures	Page 196
	Water = revenues > expenditures	Page 202
	Sewer = revenues > expenditures	Page 224
	Storm Water = revenues > expenditures	Page 233
	Golf Course = revenues > expenditures	Page 240
	The cash reserve will be no less than 25% of the next year's operating budget.	Yes
	General = 65%	Page 78
	Road Use Tax = 107%	Page 153
	Police and Fire Retirement = 32%	Page 163
	Solid Waste = 38%	Page 196
	Water = 102%	Page 202
	Sewer = 150%	Page 224
	Storm Water = 67%	Page 233
	Golf Course = 121%	Page 240
Debt Management Policies	Total general obligation indebtedness should not exceed 75% of the limit prescribed by State statute, which is currently 5% of actual property values within the City.	Yes
	Projected FY 2027 Debt Limit Used = 20%	Page 179

Budget Process

Budget Preparation

The preparation of the City budget involves collaboration among City departments, boards and commissions, the Mayor and City Council and the general public. The budget process begins with a strategic planning meeting of the City Council, during which the Council establishes policy priorities for the upcoming fiscal year. Following this meeting, the City Manager initiates the budget preparation process by presenting budget strategies and directives to department directors at the annual budget kick-off meeting.

The annual budget process is established by the City Manager based on the City Council's strategic priorities and organizational objectives. While the City Manager is responsible for developing the budget process, it is not specifically prescribed by either the Iowa Code or the Ankeny Municipal Code. Section 19.06 of the Ankeny Municipal Code requires the City Manager to submit an annual budget to the City Council but does not establish procedures for its preparation. Similarly, Section 384.16 of the Iowa Code provides requirements for budget format, filing and legal controls but does not prescribe the annual budget development process. The City's fiscal year runs from July 1 through June 30.

The City uses a service budgeting approach to acquire and allocate the resources necessary to deliver services to its residents. Because the primary purpose of local government is to provide services to the community, it is logical to plan and evaluate the budget on a program or service-oriented basis. The service budgeting approach enables a comprehensive analysis of City services by integrating program and line item budgeting.

The City Manager, Assistant City Manager and Administrative Services Director meet with each department to prepare the base budget. The base budget consists of the ordinary and recurring expenditures necessary to maintain the current level of services. It does not include requests for new personnel, equipment or service enhancements. Department directors prepare supplemental budget requests for new personnel, equipment and service level enhancements within their respective departments. Once the base and supplemental budgets are completed, they are combined for review. Following several months of analysis and revision, the City Manager submits the proposed budget to the City Council. The proposed budget includes estimates of revenues and expenditures for the upcoming fiscal year, along with revised estimates for the current fiscal year. In addition, projected revenues and expenditures are provided for the subsequent fiscal year. While these long-range projections are not legally certified with the State, they serve as an important financial planning tool.

The nine-month budget preparation process concludes in April. The City is required to hold a public hearing at a special City Council meeting on the proposed property tax amounts for the budget. Notice of the hearing must be published not less than four days nor more than twenty days before the hearing and posted on the City's website and social media accounts. In addition, the County Auditor must mail an individual statement to each taxpayer. No action is required by the City Council following the property tax public hearing. The City is then required to hold a public hearing on the proposed budget and publish notice not less than four days nor more than twenty days before the hearing. Following the required public hearing, the City Council adopts the budget by resolution. The adopted budget must then be certified to the County Auditor and the State Department of Management no later than April 30. If necessary, the current year's budget is amended at the same time. Both an operating budget and a capital improvement program budget are adopted.

The operating portion of the budget provides funding for the day-to-day costs of delivering and maintaining programs and services. The City also prepares a separate five-year capital improvement program. The capital improvement program includes the construction and replacement of infrastructure such as streets, parks, water and sewer systems, buildings and other public facilities. Each year, management reviews and updates the program as necessary. The City Council then reviews the program and adopts it by resolution. The first year of the five-year capital improvement program is incorporated into the annual budget as the capital projects fund.

Budget Amendment Process

A budget amendment may be necessary due to unforeseen events or circumstances that could cause the City's expenditures to exceed the State's legal level of budgetary control. The State's mandated legal level of control is the program level. As previously noted, the State defines nine programs: public safety, health and social services, culture and recreation, public works, community and economic development, general government, debt service, business type activities/enterprise and capital projects. All City activities, regardless of fund, are categorized within these programs and reported to the State. Combined expenditures within each program may not exceed the certified appropriation. The City typically files at least one budget amendment each fiscal year, which is referred to in this document as the revised budget. The City Manager's Office subsequently monitors budget activity to determine whether additional amendments are necessary to ensure expenditures remain within the State's legal spending limits.

Iowa Code, Section 384.18, provides that a city's budget for the current fiscal year may be amended for any of the following purposes:

- To permit the appropriation and expenditure of unexpected, unencumbered cash balances on hand at the end of the preceding fiscal year that were not anticipated in the budget.
- To permit the appropriation and expenditure of amounts anticipated to be available from sources other than property taxation that were not anticipated in the budget.
- To permit transfers from the debt service fund, the capital improvements reserve fund, the emergency fund or other funds established by state law to any other city fund, unless specifically prohibited by state law.
- To permit transfers between programs within the general fund.

A budget amendment must be prepared and adopted in the same manner as the original budget, as provided in Iowa Code Section 384.16, except that the requirement to mail individual statements under Iowa Code Section 24.2A does not apply. The amendment is also subject to protest under Iowa Code Section 384.19. A city's budget must be amended by May 31 of the current fiscal year to allow time for a protest hearing and decision before June 30. A budget amendment adopted after May 31 that is properly appealed but cannot be heard and decided before June 30 is void.

Public Engagement

The following communication tools are available to help residents stay informed and engage with the City. The City encourages the public to connect through these platforms and participate in two-way communication.

Public meetings – Find upcoming public meetings on the Calendar of Events at https://www.ankenyiowa.gov/calendar.aspx?CID=14.

Phone – Find department and staff contact numbers at https://www.ankenyiowa.gov/directory.aspx.

In Person – Visit City staff at City Hall, the Albaugh Family Senior Community Center, Ankeny Kirkendall Public Library, Fire Station No. 1, the Police Department and the Public Services Building.

Website – Visit the City's primary communication resource at https://www.ankenyiowa.gov.

Facebook – Follow the City at https://www.facebook.com/cityofankeny.

X – Follow the City on X (formerly Twitter) at https://www.x.com/cityofankeny.

Nextdoor – Connect with the City at http://www.nextdoor.com/agency-detail/ia/ankeny/city-of-ankeny.

e-Updates – Receive email notifications of event postings, meeting notices, news and more by subscribing to e-Updates at https://www.ankenyiowa.gov/list.aspx?mode=subscribe#alertcenter.

Budget Calendar

August	> City Council holds a meeting to update or review the strategic plan, reaffirm policy statements and establish priorities for the upcoming fiscal year budget. > Staff conducts the CIP kick-off meeting to review policies, distribute the CIP manual and establish the project schedule. > Staff conducts a series of CIP meetings to develop long-term infrastructure strategies, coordinate large-scale projects and discuss the relationship between the CIP and the Comprehensive Plan.
October	> Initial staff budget meeting to review fiscal policies and priorities, present special budget issues, distribute budget manuals and review the budget preparation process and schedule. > City Manager's Office reviews CIP project requests.
November	> City Manager's Office develops base budget revenue and expenditure estimates for each activity by fund in consultation with division personnel from each department. > Department directors submit supplemental budget request forms to the City Manager's Office. > City Council holds a CIP workshop to discuss projects and financing.
December	> Department directors submit budget memorandums to the City Manager's Office. > City Manager's Office reviews budget memorandums and supplemental budget request forms to identify departmental budget issues and discussion items. > City Manager's Office combines departmental base and supplemental budgets and prepares financial summaries. > Five-year financial projections for the operating funds are prepared to support long-range planning and current-year budget development. > City Council approves the CIP.
January	> Department directors present their department's budget to the City Council, including significant accomplishments, budget issues and budget changes.
February	> City Council holds a budget workshop to discuss the operating funds. > City Council holds a budget workshop to discuss the hotel/motel tax and enterprise funds.
March	> City Council holds a meeting to set public hearing on the proposed property tax amounts for the budget. > County Auditor mails an individual statement to each taxpayer. > Notice of the public hearing on the proposed property tax amounts for the budget is published and notice is posted on the City's website and social media accounts.
April	> Public hearing is held on the proposed property tax amounts for the budget. > City Council holds a meeting to set the public hearing on the proposed budget and amendment of the current budget. > Notice of the public hearing on the proposed budget and amendment of the current budget is published. The budget is made available for public inspection at City Hall and the Ankeny Kirkendall Public Library. > Public information meeting is held to provide an overview of the proposed budget and an opportunity for public feedback and questions. > Public hearing is held on the proposed budget and amendment of the current budget. The budget and amendment are adopted by resolution. > The amended and adopted budget is filed with the County Auditor and the State Department of Management.
July	> New fiscal year begins.

Budget Summaries by Fund

The City's accounts are organized on the basis of funds and each fund is considered a separate accounting entity. Budget summaries for all funds are presented in this section, followed by detailed revenue and expenditure information. More detailed information for each fund is provided in the subsequent sections.

Fund Balance by Fund

Fund	Estimated Fund Balance July 1, 2026	Revenues*	Transfers In	Expenditures*	Transfers Out	Estimated Fund Balance June 30, 2027	Increase (Decrease) Fund Balance	Percentage Increase (Decrease)
General:								
General	$ 37,224,132	$ 55,040,557	$ 4,417,758	$ 55,870,656	$ 2,696,350	$ 38,115,441	$ 891,309	2.39%
Hotel/Motel Tax	528,788	54,500	2,611,000	1,821,275	719,000	654,013	125,225	23.68%
Special Revenue:								
Fire Gift	33,915	6,000	-	5,000	-	34,915	1,000	2.95%
Hawkeye Park Player Fees	26,530	6,700	-	31,230	-	2,000	(24,530)	-92.46%
Police Gift	14,353	5,400	-	5,000	-	14,753	400	2.79%
Road Use Tax	10,999,032	11,043,980	12,000	10,106,880	288,917	11,659,215	660,183	6.00%
Police Seizure	147,764	15,000	-	59,250	-	103,514	(44,250)	-29.95%
Tax Increment Financing	1,231,811	8,023,949	-	2,128,864	6,100,689	1,026,207	(205,604)	-16.69%
Police and Fire Retirement	1,375,289	3,534,359	-	3,593,474	-	1,316,174	(59,115)	-4.30%
Employee Benefits	-	3,121,479	-	-	3,121,479	-	-	0.00%
Landfill Postclosure	64,793	1,000	-	-	7,500	58,293	(6,500)	-10.03%
Friends of the Ankeny Library	76,846	45,000	-	51,000	-	70,846	(6,000)	-7.81%
Park Dedication	300,146	9,000	-	-	100,000	209,146	(91,000)	-30.32%
Sports Complex Foundation	202,061	20,000	-	-	-	222,061	20,000	9.90%
Ankeny Garden Club	15,487	2,175	-	1,000	-	16,662	1,175	7.59%
Miracle Park	74,861	7,000	-	10,000	-	71,861	(3,000)	-4.01%
Dog Park	1,900	-	-	-	-	1,900	-	0.00%
Parks and Recreation Scholarship	27,538	800	-	3,000	-	25,338	(2,200)	-7.99%
Civic Trust	-	-	-	-	-	-	-	0.00%
Debt Service	2,079,987	19,963,252	8,786,219	28,750,303	-	2,079,155	(832)	-0.04%
Enterprise:								
Solid Waste	665,074	1,699,000	7,500	1,681,027	-	690,547	25,473	3.83%
Water	26,880,426	29,032,292	2,000	27,429,162	680,917	27,804,639	924,213	3.44%
Sewer	28,400,873	20,155,279	1,000	19,067,309	580,917	28,908,926	508,053	1.79%
Storm Water	6,678,619	7,307,597	100,000	6,944,225	2,341,708	4,800,283	(1,878,336)	-28.12%
Golf Course	3,201,080	2,745,000	-	2,695,406	-	3,250,674	49,594	1.55%
Capital Project:								
Special Assessments	2,467,293	-	-	-	500,000	1,967,293	(500,000)	-20.27%
Capital Projects	36,011,726	43,793,451	1,200,000	41,698,591	-	39,306,586	3,294,860	9.15%
Total Budgeted Funds	$ 158,730,324	$ 205,632,770	$ 17,137,477	$ 201,952,652	$ 17,137,477	$ 162,410,442	$ 3,680,118	2.32%
Internal Service:								
Central Garage	$ 768,921	$ 1,912,666	$ -	$ 1,912,666	$ -	$ 768,921	$ -	0.00%
Risk Management	1,260,347	2,356,000	-	2,356,000	-	1,260,347	-	0.00%
Health Insurance	7,431,624	6,524,000	-	6,425,000	-	7,530,624	99,000	1.33%
Sustainability Revolving	33,764	1,000	-	-	-	34,764	1,000	2.96%
Economic Development Revolving	272,956	8,000	-	60,000	-	220,956	(52,000)	-19.05%
Equipment Reserve	1,564,315	464,927	-	-	-	2,029,242	464,927	29.72%
Total Unbudgeted Funds	$ 11,331,927	$ 11,266,593	$ -	$ 10,753,666	$ -	$ 11,844,854	$ 512,927	4.53%
Total All Funds	$ 170,062,251	$ 216,899,363	$ 17,137,477	$ 212,706,318	$ 17,137,477	$ 174,255,296	$ 4,193,045	2.47%

* - Includes interfund transactions.

Explanation of Changes in Fund Balance

Fund	Estimated Fund Balance July 1, 2026	Estimated Fund Balance June 30, 2027	Increase (Decrease) Fund Balance	Percentage Increase (Decrease)
Hotel/Motel Tax	$ 528,788	$ 654,013	$ 125,225	23.68%
Hawkeye Park Player Fees	26,530	2,000	(24,530)	-92.46%
Police Seizure	147,764	103,514	(44,250)	-29.95%
Tax Increment Financing	1,231,811	1,026,207	(205,604)	-16.69%
Landfill Postclosure	64,793	58,293	(6,500)	-10.03%
Park Dedication	300,146	209,146	(91,000)	-30.32%
Storm Water	6,678,619	4,800,283	(1,878,336)	-28.12%
Special Assessments	2,467,293	1,967,293	(500,000)	-20.27%

Hotel/Motel Tax – The projected ending fund balance is $654,013, an increase of $125,225, or 23.68%, from the revised fiscal year 2026 budget. Recent legislative changes to property taxes prompted amendments to the 28E agreements with BRAVO and the Greater Des Moines Convention and Visitors Bureau (CVB), reducing each organization's share of hotel/motel tax collections from 28.57% to 25%. This change allows the City to retain additional revenues to support operations and capital improvement projects. The remaining fund balance is reserved for future allocations to cultural and economic development initiatives.

Hawkeye Park Player Fees – Fund balance at June 30, 2027, is projected to decrease $24,530, or 92.46%. This significant decrease is related to fence repairs and dugout pad replacement. The remaining fund balance is set aside for future improvements.

Police Seizure – The projected ending fund balance is $103,514, a decrease of $44,250, or 29.95%, resulting from the purchase and replacement of specialized equipment.

Tax Increment Financing – The projected ending fund balance is $1,026,207, a decrease of $205,604, or 16.69%. The tax increment financing fund is a flow-through fund, and its balance often fluctuates based on the timing of revenues and expenditures.

Landfill Postclosure – The fund balance is projected to decrease by $6,500, or 10.03%. The remaining fund balance is designated to fund John Deere Des Moines Works' share of future landfill monitoring and testing costs through transfers to the solid waste fund.

Park Dedication – The ending fund balance is projected to be $209,146, a decrease of $91,000, or 30.32%, as of June 30, 2027. The fund balance is used to support the annual park development program and neighborhood park development.

Storm Water – The estimated ending fund balance of the storm water fund at June 30, 2027, is $4,800,283, a decrease of $1,878,336, or 28.12%, from the revised fiscal year 2026 budget. The decrease reflects the increased capital expenditures planned in the 2026-2030 Capital Improvement Program.

Special Assessments – Following the transfer of funds, the ending fund balance is budgeted at $1,967,293 as of June 30, 2027, a decrease of $500,000, or 20.27%. The transferred funds will be used for the NW 36th Street Widening – NW Abilene Road to NW Ash Drive project.

Fund Balance Summary by Fund

Fund	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
General:							
General	$ 35,273,770	$ 38,753,713	$ 42,551,807	$ 36,424,059	$ 37,224,132	$ 38,115,441	$ 36,552,043
Hotel/Motel Tax	578,066	787,540	1,137,853	903,918	528,788	654,013	712,738
Special Revenue:							
Fire Gift	33,104	34,151	32,715	36,651	33,915	34,915	35,815
Hawkeye Park Player Fees	37,851	29,321	30,589	18,016	26,530	2,000	-
Police Gift	10,176	23,674	13,853	15,774	14,353	14,753	15,153
Road Use Tax	9,930,750	10,124,517	11,424,244	9,250,310	10,999,032	11,659,215	11,726,079
Police Seizure	99,391	82,571	106,764	99,249	147,764	103,514	93,889
Tax Increment Financing	2,433,185	3,369,937	1,898,492	1,017,483	1,231,811	1,026,207	321,535
Police and Fire Retirement	1,547,627	1,549,547	1,521,051	1,341,693	1,375,289	1,316,174	771,870
Employee Benefits	-	-	-	-	-	-	-
Landfill Postclosure	86,376	79,002	77,793	61,502	64,793	58,293	44,293
Friends of the Ankeny Library	86,818	82,704	82,846	76,704	76,846	70,846	64,846
Park Dedication	499,761	432,008	384,614	283,808	300,146	209,146	114,146
Sports Complex Foundation	131,474	159,925	182,061	200,925	202,061	222,061	242,061
Ankeny Garden Club	9,567	11,875	14,212	14,325	15,487	16,662	17,737
Miracle Park	69,997	73,085	77,861	68,085	74,861	71,861	67,861
Dog Park	1,377	1,448	1,900	1,823	1,900	1,900	1,900
Parks and Recreation Scholarship	27,174	28,275	29,538	20,275	27,538	25,338	22,938
Civic Trust	322,833	-	-	-	-	-	-
Debt Service	1,890,978	2,085,242	2,068,847	2,113,001	2,079,987	2,079,155	2,138,729
Enterprise:							
Solid Waste	459,781	542,770	642,623	597,092	665,074	690,547	706,349
Water	23,978,168	30,924,568	32,515,543	25,834,502	26,880,426	27,804,639	27,341,695
Sewer	23,310,213	26,443,414	28,712,151	26,018,853	28,400,873	28,908,926	24,304,814
Storm Water	4,347,600	4,953,558	8,033,065	5,571,392	6,678,619	4,800,283	6,068,422
Golf Course	1,823,641	2,410,754	2,930,368	2,404,332	3,201,080	3,250,674	3,333,601
Capital Project:							
Special Assessments	22,158	1,559,434	2,790,608	2,562,924	2,467,293	1,967,293	77,293
Capital Projects	35,629,809	35,549,048	29,784,422	24,432,357	36,011,726	39,306,586	46,971,927
Total Budgeted Funds	$ 142,641,645	$ 160,092,081	$ 167,045,820	$ 139,369,053	$ 158,730,324	$ 162,410,442	$ 161,747,734
Internal Service:							
Central Garage	$ 611,249	$ 719,743	$ 768,921	$ 719,743	$ 768,921	$ 768,921	$ 768,921
Risk Management	960,958	1,022,430	1,260,347	1,022,430	1,260,347	1,260,347	1,260,347
Health Insurance	6,437,221	7,470,265	7,761,924	6,188,236	7,431,624	7,530,624	7,602,624
Sustainability Revolving	29,729	31,267	32,664	33,667	33,764	34,764	35,664
Economic Development Revolving	273,191	290,000	302,956	312,000	272,956	220,956	326,956
Equipment Reserve	2,083,944	2,267,159	1,080,091	1,562,703	1,564,315	2,029,242	2,142,792
Total Unbudgeted Funds	$ 10,396,292	$ 11,800,864	$ 11,206,903	$ 9,838,779	$ 11,331,927	$ 11,844,854	$ 12,137,304
Total All Funds	$ 153,037,937	$ 171,892,945	$ 178,252,723	$ 149,207,832	$ 170,062,251	$ 174,255,296	$ 173,885,038

Revenue Summary by Fund

Fund	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
General:							
General	$ 44,806,792	$ 48,493,748	$ 54,016,361	$ 52,319,987	$ 53,509,574	$ 55,040,557	$ 55,649,375
Hotel/Motel Tax	19,235	45,642	62,793	51,000	56,000	54,500	43,000
Special Revenue:							
Fire Gift	6,536	4,284	4,175	6,100	7,200	6,000	5,900
Hawkeye Park Player Fees	7,642	8,251	7,614	7,000	7,100	6,700	6,000
Police Gift	4,074	24,323	4,163	5,700	5,500	5,400	5,400
Road Use Tax	9,577,651	10,139,300	10,449,514	11,008,537	11,344,055	11,043,980	11,203,498
Police Seizure	22,100	18,169	37,248	14,000	80,000	15,000	13,000
Tax Increment Financing	10,056,491	11,270,675	8,226,882	8,570,035	8,786,560	8,023,949	9,142,904
Police and Fire Retirement	2,546,782	2,684,596	3,078,145	3,255,339	3,254,270	3,534,359	3,621,115
Employee Benefits	-	-	1,071,628	1,831,719	1,831,719	3,121,479	3,187,126
Landfill Postclosure	1,897	4,444	3,521	2,000	2,000	1,000	1,000
Friends of the Ankeny Library	44,724	47,303	51,482	46,000	45,000	45,000	45,000
Park Dedication	47,100	32,247	52,606	13,000	15,532	9,000	5,000
Sports Complex Foundation	17,605	28,451	22,136	20,000	20,000	20,000	20,000
Ankeny Garden Club	1,592	2,308	2,337	2,175	2,275	2,175	2,075
Miracle Park	8,517	9,717	12,027	7,000	7,000	7,000	6,000
Dog Park	768	71	452	-	-	-	-
Parks and Recreation Scholarship	27,174	1,393	1,263	800	1,000	800	600
Civic Trust	-	17,268	-	-	-	-	-
Debt Service	15,102,496	15,695,498	17,625,104	18,530,034	18,540,034	19,963,252	20,472,771
Enterprise:							
Solid Waste	1,363,021	1,472,676	1,537,317	1,613,000	1,596,000	1,699,000	1,807,000
Water	22,879,183	33,322,347	26,386,367	39,810,193	43,140,250	29,032,292	30,533,000
Sewer	17,085,081	17,443,893	17,995,509	18,431,849	19,131,896	20,155,279	21,235,298
Storm Water	3,921,878	4,674,231	7,347,898	7,052,302	7,090,078	7,307,597	10,596,477
Golf Course	2,573,721	2,760,675	2,922,037	2,540,000	2,736,000	2,745,000	2,765,000
Capital Project:							
Special Assessments	277,158	1,537,276	1,231,174	-	76,685	-	-
Capital Projects	15,806,305	26,184,642	20,751,599	28,989,823	23,169,515	43,793,451	49,256,500
Total Budgeted Revenues	$ 146,205,523	$ 175,923,428	$ 172,901,352	$ 194,127,593	$ 194,455,243	$ 205,632,770	$ 219,623,039
Internal Service:							
Central Garage	$ 1,472,273	$ 1,536,759	$ 1,415,411	$ 1,738,208	$ 1,698,371	$ 1,912,666	$ 1,882,878
Risk Management	2,354,386	1,582,253	2,511,399	2,203,000	2,357,811	2,356,000	2,568,000
Health Insurance	5,394,634	5,957,327	5,724,527	6,287,000	6,143,700	6,524,000	6,818,000
Sustainability Revolving	1,231	1,538	1,397	1,100	1,100	1,000	900
Economic Development Revolving	8,726	16,809	12,956	10,000	10,000	8,000	106,000
Equipment Reserve	134,122	183,215	340,648	483,224	484,224	464,927	442,550
Total Unbudgeted Revenues	$ 9,365,372	$ 9,277,901	$ 10,006,338	$ 10,722,532	$ 10,695,206	$ 11,266,593	$ 11,818,328
Total All Revenues*	$ 155,570,895	$ 185,201,329	$ 182,907,690	$ 204,850,125	$ 205,150,449	$ 216,899,363	$ 231,441,367

* - Includes interfund transactions.

Expenditure Summary by Fund

Fund	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
General:							
General	$ 39,926,832	$ 42,720,712	$ 47,578,158	$ 52,267,500	$ 53,297,834	$ 55,870,656	$ 58,955,299
Hotel/Motel Tax	1,366,279	1,352,530	1,843,584	1,840,989	1,820,565	1,821,275	1,850,275
Special Revenue:							
Fire Gift	325	3,237	5,611	5,000	6,000	5,000	5,000
Hawkeye Park Player Fees	17,434	16,781	6,346	11,159	11,159	31,230	8,000
Police Gift	3,934	10,825	13,984	5,000	5,000	5,000	5,000
Road Use Tax	6,546,030	8,431,135	8,870,083	9,543,022	10,442,684	10,106,880	10,861,301
Police Seizure	4,700	34,989	13,055	17,900	39,000	59,250	22,625
Tax Increment Financing	2,565,008	2,777,575	3,337,427	3,212,250	3,393,677	2,128,864	1,772,803
Police and Fire Retirement	2,727,389	2,682,676	3,106,641	3,465,256	3,400,032	3,593,474	4,165,419
Employee Benefits	-	-	-	-	-	-	-
Landfill Postclosure	-	-	-	-	-	-	-
Friends of the Ankeny Library	46,895	51,417	51,340	49,000	51,000	51,000	51,000
Park Dedication	-	-	-	-	-	-	-
Sports Complex Foundation	-	-	-	-	-	-	-
Ankeny Garden Club	-	-	-	1,000	1,000	1,000	1,000
Miracle Park	319	6,629	7,251	10,000	10,000	10,000	10,000
Dog Park	-	-	-	-	-	-	-
Parks and Recreation Scholarship	-	292	-	5,000	3,000	3,000	3,000
Civic Trust	-	-	-	-	-	-	-
Debt Service	24,205,486	25,026,907	26,083,554	27,055,475	27,058,153	28,750,303	31,018,278
Enterprise:							
Solid Waste	1,059,081	1,401,505	1,442,194	1,604,402	1,588,549	1,681,027	1,806,198
Water	23,249,831	25,721,618	23,816,987	43,466,917	46,857,784	27,429,162	27,325,472
Sewer	15,139,126	13,721,633	14,728,081	17,188,111	17,444,591	19,067,309	19,311,375
Storm Water	2,825,542	2,604,465	3,306,169	6,659,133	7,394,712	6,944,225	7,149,629
Golf Course	2,026,267	2,173,562	2,402,423	2,420,922	2,465,288	2,695,406	2,682,073
Capital Project:							
Special Assessments	-	-	-	-	-	-	-
Capital Projects	31,599,842	29,734,504	29,334,725	29,219,591	27,480,711	41,698,591	53,282,000
Total Budgeted Expenditures	$ 153,310,320	$ 158,472,992	$ 165,947,613	$ 198,047,627	$ 202,770,739	$ 201,952,652	$ 220,285,747
Internal Service:							
Central Garage	$ 1,423,273	$ 1,428,265	$ 1,366,233	$ 1,738,208	$ 1,698,371	$ 1,912,666	$ 1,882,878
Risk Management	2,582,376	1,520,781	2,273,482	2,203,000	2,357,811	2,356,000	2,568,000
Health Insurance	5,446,643	4,924,283	5,432,868	6,833,000	6,474,000	6,425,000	6,746,000
Sustainability Revolving	-	-	-	-	-	-	-
Economic Development Revolving	-	-	-	-	40,000	60,000	-
Equipment Reserve	471,067	-	1,527,716	-	-	-	329,000
Total Unbudgeted Expenditures	$ 9,923,359	$ 7,873,329	$ 10,600,299	$ 10,774,208	$ 10,570,182	$ 10,753,666	$ 11,525,878
Total All Expenditures*	$ 163,233,679	$ 166,346,321	$ 176,547,912	$ 208,821,835	$ 213,340,921	$ 212,706,318	$ 231,811,625

* - Includes interfund transactions.

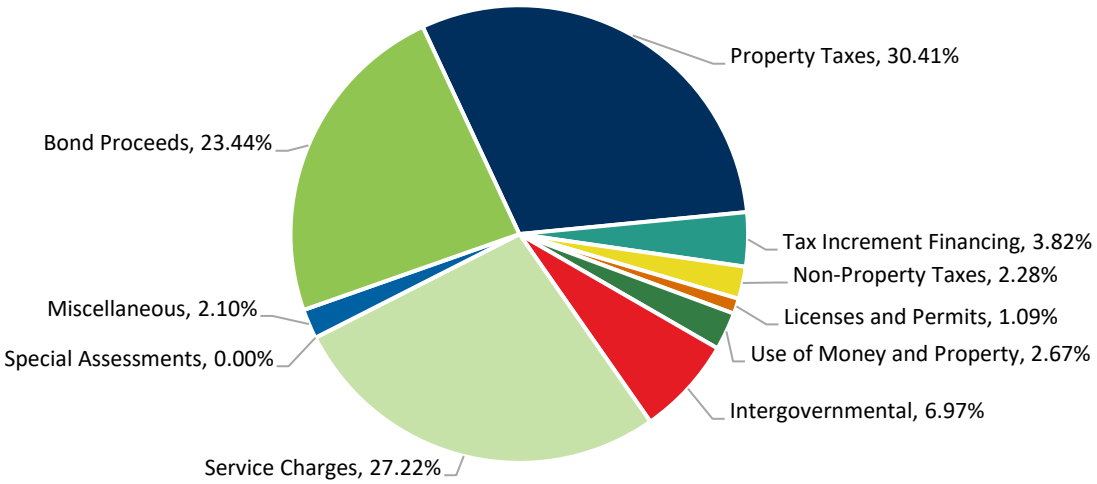
Major Revenue Sources

The City has ten major revenue sources for budgeting purposes: property taxes, tax increment financing, non-property taxes, licenses and permits, use of money and property, intergovernmental revenues, service charges, special assessments, miscellaneous revenues and bond proceeds. All revenues in the City's budget are classified within one of these categories. Each revenue category consists of numerous individual revenue sources that differ significantly in how they are generated and how they fluctuate over time. Budgeted revenues for fiscal year 2027 total $205,632,770.

Revenue Summary by Source

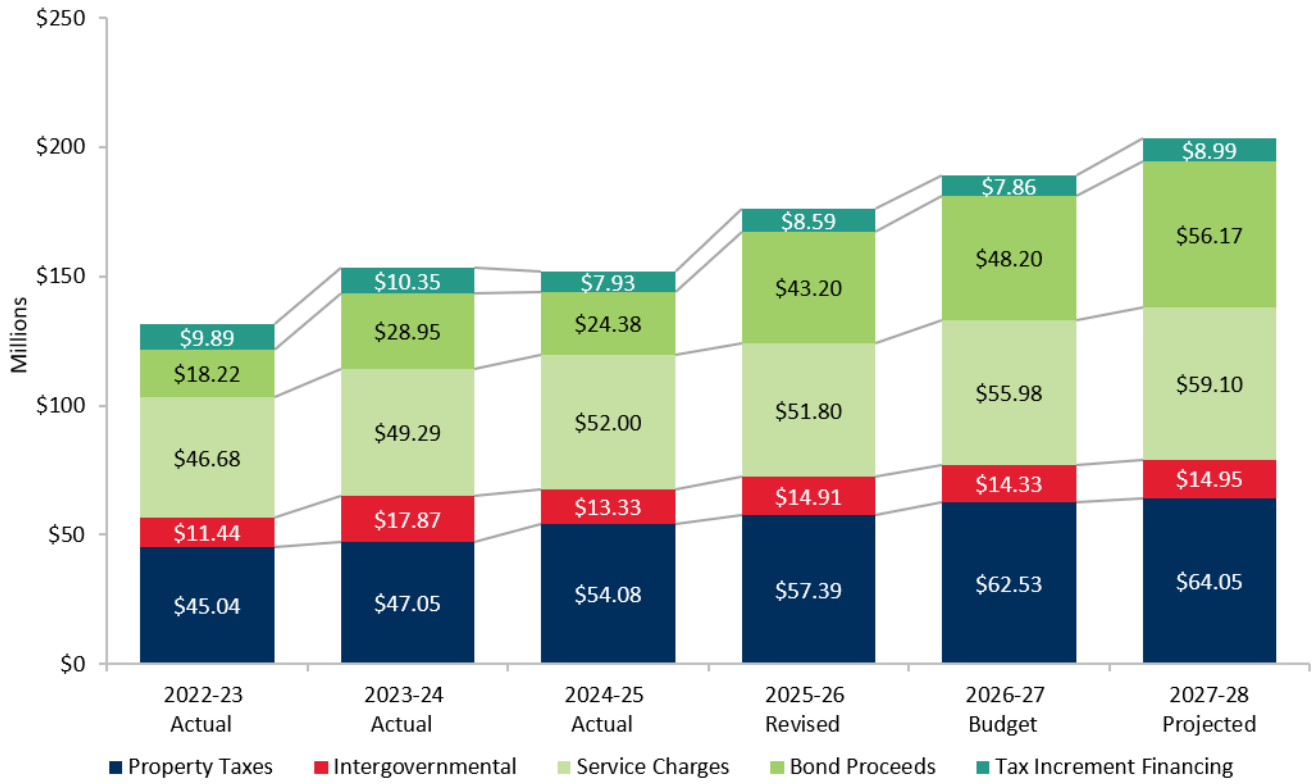
	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Budgeted Revenues:							
Property Taxes	$ 45,040,379	$ 47,054,101	$ 54,082,453	$ 57,387,771	$ 57,387,771	$ 62,529,927	$ 64,047,125
Tax Increment Financing	9,890,506	10,346,451	7,933,448	8,322,035	8,590,560	7,855,949	8,988,904
Non-Property Taxes	4,464,315	4,167,885	4,767,927	4,423,831	4,604,831	4,696,079	4,762,299
Licenses and Permits	2,621,986	2,071,539	2,782,499	2,028,600	2,074,400	2,231,638	2,356,922
Use of Money and Property	3,773,214	7,940,352	7,990,420	6,472,083	7,040,186	5,494,969	4,471,804
Intergovernmental	11,438,864	17,871,779	13,334,811	14,337,817	14,907,221	14,327,549	14,953,195
Service Charges	46,676,754	49,287,739	52,001,676	52,508,679	51,798,529	55,978,320	59,095,042
Special Assessments	277,158	1,537,276	1,231,174	-	76,685	-	-
Miscellaneous	3,801,736	6,692,561	4,401,787	5,228,899	4,777,987	4,320,335	4,772,923
Bond Proceeds	18,220,611	28,953,745	24,375,157	43,417,878	43,197,073	48,198,004	56,174,825
Total Budgeted Revenues	$ 146,205,523	$ 175,923,428	$ 172,901,352	$ 194,127,593	$ 194,455,243	$ 205,632,770	$ 219,623,039
Unbudgeted Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money and Property	198,074	494,795	472,064	372,100	407,100	337,000	307,900
Intergovernmental	944,757	-	141,466	-	46,811	-	-
Service Charges	7,968,175	8,456,493	8,890,816	10,211,432	9,838,595	10,721,593	11,193,428
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	254,366	326,613	501,992	139,000	402,700	208,000	317,000
Total Unbudgeted Revenues	$ 9,365,372	$ 9,277,901	$ 10,006,338	$ 10,722,532	$ 10,695,206	$ 11,266,593	$ 11,818,328
Total All Revenues	$ 155,570,895	$ 185,201,329	$ 182,907,690	$ 204,850,125	$ 205,150,449	$ 216,899,363	$ 231,441,367

Revenue by Source



This chart illustrates trends in the City's five largest revenue sources: property taxes, intergovernmental revenues, service charges, bond proceeds and tax increment financing. Together, these revenue sources account for 91.86% of the City's budgeted revenues. Additional trend information for individual revenue sources is provided in the respective fund summaries.

Major Revenue Sources



The City Manager's Office develops revenue estimates using forecasting methods specific to each revenue source. Property tax projections are based on current taxable valuations provided by the Polk County Auditor and the levy rates recommended by the City Manager and approved by the City Council. Road use tax forecasts utilize data provided by the Iowa Department of Transportation. Rental income is estimated using existing lease agreements, while interest earnings are projected based on current investment balances and maturity schedules. Service charges and permit revenues are forecasted using historical trends, planned rate adjustments and projected activity levels. Each estimate incorporates a variety of factors to ensure accuracy and reliability across all revenue categories.

The following sections provide a general overview of each major revenue source, including the primary components within each category, historical trends and expectations for the upcoming fiscal year.

Property Taxes – Property taxes are the primary funding source for the City's general government operations, accounting for 30.41% of total revenue and 66.27% of general fund revenue. For fiscal year 2027, total property tax revenues are estimated to increase by 8.96%. This increase is due to a 9.27% growth in regular taxable property valuation and an 8.32% increase in debt service taxable property valuation. Rollback changes, along with legislative adjustments related to House File 718 and Senate File 2442, also contribute to this change:

- Residential rollback decreased from 47.4316% to 44.5345%.
- Commercial, industrial and railroad rollback remains unchanged at 90%. However, the first $150,000 of taxable valuation is subject to the residential rollback.

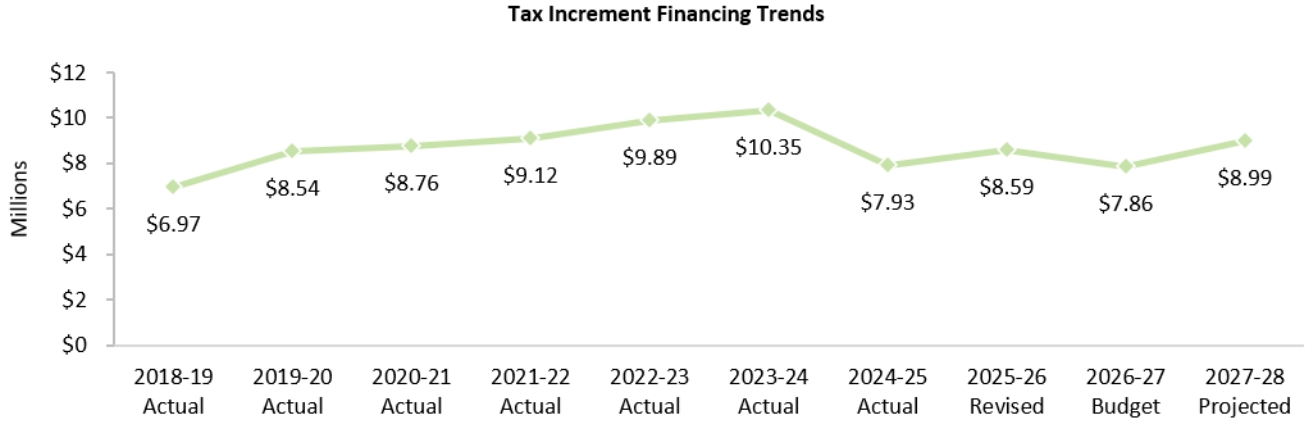
- Agricultural rollback decreased from 73.8575% to 59.4401%
- Utility rollback decreased from 100% to 94.2059% for property valued pursuant to Chapter 437 and 98% for property valued pursuant to Chapters 428 and 438.

Each year, the Polk County Auditor provides the City with updated assessed and taxable property valuations within its jurisdiction. The City Council approves the property tax levy rates, which are then applied to the taxable property valuations to determine the City's estimated property tax revenues for the upcoming fiscal year. Property taxes are levied for several funds, including the general fund, police and fire retirement fund, employee benefits fund and debt service fund.



Tax Increment Financing – Tax increment financing (TIF) revenues are generated from property taxes levied on the incremental value within urban renewal areas established to eliminate slum and blight or promote economic development. These revenues, which represent 3.82% of the City's total revenues, help finance infrastructure improvements and provide incentives for business expansion and relocation. Each year, the City certifies its TIF revenue requirements to the Polk County Auditor. Based on this certification, the Auditor estimates the upcoming year's TIF tax rate and calculates the portion of incremental value that must be reserved to generate the certified revenue requirements.

For fiscal year 2027, urban renewal areas experienced a 15.42% increase in total incremental value due to property valuation growth. Despite this increase, the City's reserved increment declined by 8.84%, resulting in an estimated 8.55% decrease in TIF revenues. Of the total taxable increment within these urban renewal areas, 86.73% will be released back to all taxing jurisdictions. TIF revenues are recorded in the tax increment financing fund.



Non-Property Taxes – Non-property taxes are levied on services, transactions or goods rather than on real property. These taxes include hotel/motel taxes, cable TV franchise taxes, mobile home taxes, utility excise taxes and utility franchise taxes, which collectively account for 2.28% of the City's total revenues.

Non-property tax revenues support general operations and are primarily accounted for in the general fund. However, hotel/motel taxes are transferred to and accounted for separately in the hotel/motel tax fund. For fiscal year 2027, non-property tax revenues are projected to increase by 1.98%, largely due to growth in hotel/motel tax revenues.

Licenses and Permits – Licenses and permits are used by the City to monitor certain activities in order to help protect residents. These activities include building construction, alcohol and cigarette sales, garbage hauling, door-to-door solicitation and pet licensing. Revenue from licenses and permits helps offset the cost of regulating these functions. In fiscal year 2027, license and permit revenues are projected to increase by $157,238, or 7.58%, and account for 1.09% of the City's total revenues. Consistent with historical trends, building permit revenue projections for fiscal year 2027 include a 5% increase to reflect development activity that has historically exceeded projected levels.

Use of Money and Property – Use of money and property is revenue the City receives from renting, leasing or allowing others to use City-owned property. Revenue sources include interest income, park shelter rentals, community center rentals, aquatic center rentals and other rentals and commissions, which collectively account for 2.67% of the City's total revenues. These revenues are projected to decrease by $1,545,217, or 21.95%, primarily due to anticipated Federal Reserve interest rate cuts reducing interest earnings in fiscal year 2027. All other revenue sources are projected to remain stable and are recognized across most funds.

Intergovernmental – Intergovernmental revenues include funds received from other governmental entities, such as the federal government, the State of Iowa, Polk County and townships, through grants, revenue-sharing programs and cost-sharing agreements. These revenues account for 6.97% of the City's total revenues. For fiscal year 2027, intergovernmental revenues are projected to decrease by $579,672, or 3.89%, from the revised fiscal year 2026 budget. The decrease is primarily attributable to the final year phase-out of the commercial and industrial property tax replacement ("backfill") payments in the general, police and fire retirement, employee benefits and debt service funds. Additional factors include one-time revenues received in fiscal year 2026, consisting of a grant reimbursement from the Iowa Department of Transportation for the Interstate 35 and SE Corporate Woods Drive Interchange Justification Report and a partial reimbursement from the U.S. Census Bureau for the 2024 Special Census in the road use tax fund.

The largest ongoing source of intergovernmental revenue is road use tax revenue received from the State of Iowa, which is used to fund street maintenance and is accounted for in the road use tax fund. Road use tax revenues are projected at $10,668,980, reflecting a decrease of $76,207, or 0.72%, from the revised fiscal year 2026 budget. Other intergovernmental revenues include business property tax credits, township contributions for fire and emergency medical services, county contributions to the library and various federal and state grants. Overall, intergovernmental revenues have remained relatively stable, except for periodic federal, state and county grants, which can significantly affect year-to-year revenue fluctuations.

Service Charges – Service charges are fees charged for specific services provided by the City. These charges include fees for recreation programs, solid waste collection, water, sewer, storm water, golf course greens fees and other miscellaneous services. Service charge revenues represent 27.22% of the City's total revenues, with enterprise funds primarily supported by these charges.

The following utility rate adjustments will significantly impact service charge revenues:

Solid Waste
- $0.14 increase, per month (pass through from Metro Waste Authority)

Water Utility
- 8.00% increase in water usage
- 4.00% incrase in service availabiilty charges

Sewer Utility
- 4.50% increase in sewer usage
- 4.50% increase in service availabiilty charges

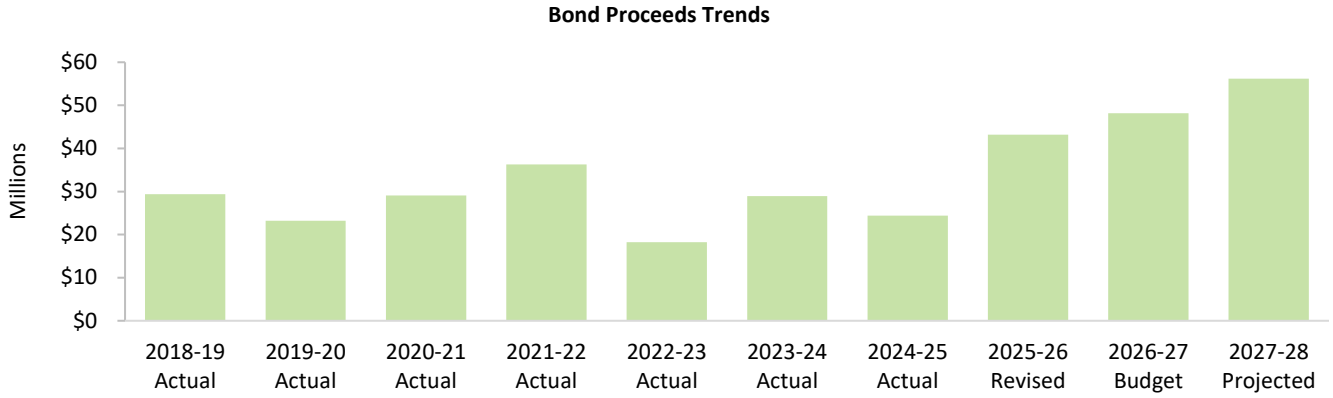
Storm Water Utility
- $1.00 increase per ERU
- Increase maximum ERU from 100 to 110 for commercial, industrial and multi-family

Special Assessments – Special assessments are fees charged to property owners who directly benefit from certain public improvements to recover a portion of the associated project costs. Because the timing of special assessment collections is difficult to predict, no revenue has been budgeted for fiscal year 2027. Special assessment revenues are primarily recorded in the special assessments fund.

Miscellaneous – Miscellaneous revenues include all revenue sources that do not fit within the categories listed above. These revenues are often unpredictable and may fluctuate significantly. Sources include reimbursements, fines, contractor penalties, donations, sales and other miscellaneous receipts. Miscellaneous revenues represent 2.10% of the City's total revenues, with a fiscal year 2027 budget of $4,320,335. This represents a decrease of $457,652, or 9.58%, from the revised fiscal year 2026 budget, primarily due to developer contributions received in fiscal year 2026 for the SE Creekview Drive Extension project. Miscellaneous revenues are recorded in most City funds.

Bond Proceeds – Bond proceeds are considered an other financing source under modified accrual accounting and budgeting reporting standards. While similar in nature to revenues, they represent a financial inflow rather than an economic inflow. For budgetary purposes, bond proceeds are presented as revenues. The amount of bond proceeds varies annually based on the City's capital improvement program and includes proceeds from general obligation bonds and revenue bonds. In total, bond proceeds account for 23.44% of the City's total revenues.

For fiscal year 2027, the budget includes the issuance of $42,440,000 in general obligation bonds and $5,945,000 in water revenue bonds to fund the 2027 capital improvement program. Bond proceeds are budgeted in the water, storm water and capital projects funds.



Expenditures by Type and Program

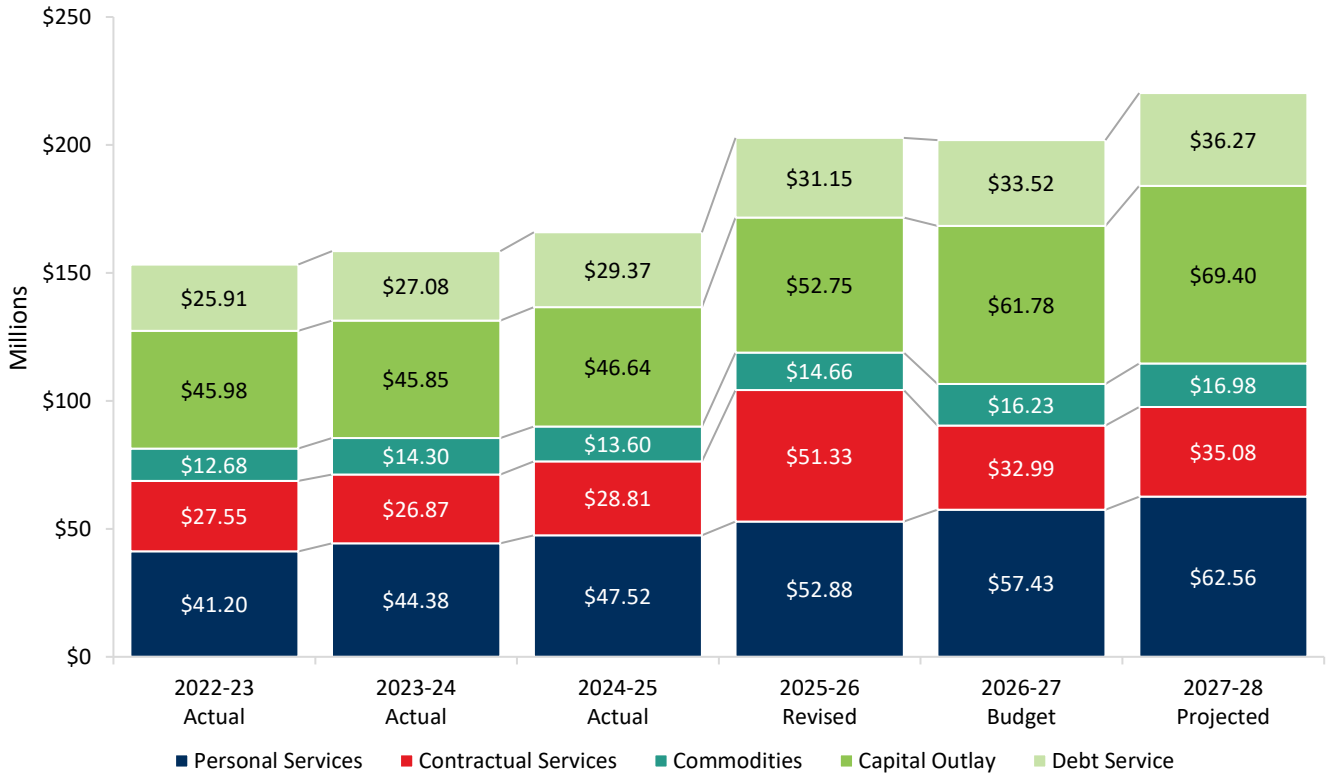
The City reports expenditures by type and by program. There are five expenditure types: personal services, contractual services, commodities, capital outlay and debt service, as shown below.

Expenditure Summary by Type

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Budgeted Expenditures:							
Personal Services	$ 41,197,303	$ 44,376,851	$ 47,520,667	$ 53,792,753	$ 52,884,024	$ 57,431,623	$ 62,562,007
Contractual Services	27,551,551	26,871,317	28,812,533	49,515,663	51,327,945	32,988,116	35,076,037
Commodities	12,675,520	14,297,276	13,602,108	14,756,533	14,657,358	16,232,192	16,983,340
Capital Outlay	45,980,839	45,845,175	46,643,631	48,840,465	52,752,233	61,784,612	69,398,188
Debt Service	25,905,107	27,082,373	29,368,674	31,142,213	31,149,179	33,516,109	36,266,175
Total Budgeted Expenditures	$ 153,310,320	$ 158,472,992	$ 165,947,613	$ 198,047,627	$ 202,770,739	$ 201,952,652	$ 220,285,747
Unbudgeted Expenditures:							
Non-Program	$ 9,923,359	$ 7,873,329	$ 10,600,299	$ 10,774,208	$ 10,570,182	$ 10,753,666	$ 11,525,878
Total All Expenditures	$ 163,233,679	$ 166,346,321	$ 176,547,912	$ 208,821,835	$ 213,340,921	$ 212,706,318	$ 231,811,625

This chart illustrates trends for budgeted expenditures by type. The City also budgets and monitors expenditures by program and by fund.

Expenditure Summary by Type



According to Iowa Administrative Code 545–2.1, expenditures are grouped by program to provide consistent information on the purpose of each expenditure. There are eight standard programs for governmental activities and one for business-type activities.

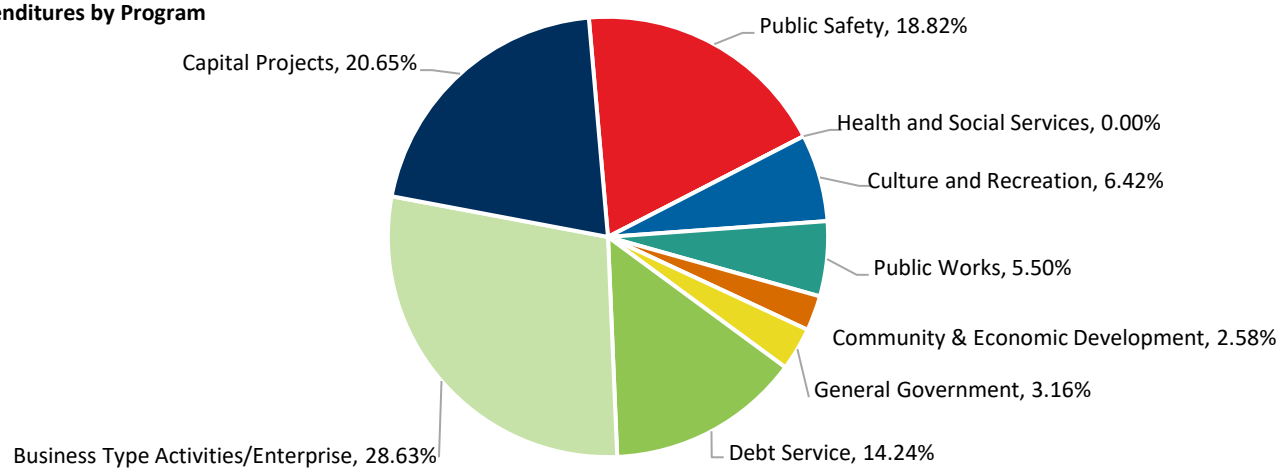
Expenditure Summary by Program

Fund	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Public Safety:							
General	$ 23,785,705	$ 25,149,979	$ 29,796,651	$ 32,392,127	$ 32,813,647	$ 34,341,921	$ 36,332,838
Special Revenue:							
Fire Gift	325	3,237	5,611	5,000	6,000	5,000	5,000
Police Gift	3,934	10,825	13,984	5,000	5,000	5,000	5,000
Police Seizure	4,700	34,989	13,055	17,900	39,000	59,250	22,625
Police and Fire Retirement	2,727,389	2,682,676	3,106,641	3,465,256	3,400,032	3,593,474	4,165,419
Total Public Safety	$ 26,522,053	$ 27,881,706	$ 32,935,942	$ 35,885,283	$ 36,263,679	$ 38,004,645	$ 40,530,882
Health and Social Services:							
General	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Health and Social Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Culture and Recreation:							
General:							
General	$ 8,476,322	$ 8,908,095	$ 9,277,197	$ 10,539,932	$ 10,843,922	$ 11,057,830	$ 11,668,210
Hotel/Motel Tax	1,366,279	1,352,530	1,843,584	1,840,989	1,820,565	1,821,275	1,850,275
Special Revenue:							
Hawkeye Park Player Fees	17,434	16,781	6,346	11,159	11,159	31,230	8,000
Friends of the Ankeny Library	46,895	51,417	51,340	49,000	51,000	51,000	51,000
Park Dedication	-	-	-	-	-	-	-
Sports Complex Foundation	-	-	-	-	-	-	-
Ankeny Garden Club	-	-	-	1,000	1,000	1,000	1,000
Miracle Park	319	6,629	7,251	10,000	10,000	10,000	10,000
Dog Park	-	-	-	-	-	-	-
Parks and Recreation Scholarship	-	292	-	5,000	3,000	3,000	3,000
Total Culture and Recreation	$ 9,907,249	$ 10,335,744	$ 11,185,718	$ 12,457,080	$ 12,740,646	$ 12,975,335	$ 13,591,485
Public Works:							
General	$ 669,455	$ 702,928	$ 724,016	$ 745,736	$ 866,974	$ 995,378	$ 1,044,995
Special Revenue:							
Road Use Tax	6,546,030	8,431,135	8,870,083	9,543,022	10,442,684	10,106,880	10,861,301
Landfill Postclosure	-	-	-	-	-	-	-
Total Public Works	$ 7,215,485	$ 9,134,063	$ 9,594,099	$ 10,288,758	$ 11,309,658	$ 11,102,258	$ 11,906,296
Community & Economic Development:							
General	$ 2,471,288	$ 2,634,166	$ 2,740,327	$ 2,950,262	$ 2,997,081	$ 3,089,899	$ 3,247,529
Special Revenue:							
Tax Increment Financing	2,565,008	2,777,575	3,337,427	3,212,250	3,393,677	2,128,864	1,772,803
Civic Trust	-	-	-	-	-	-	-
Total Community & Economic Development	$ 5,036,296	$ 5,411,741	$ 6,077,754	$ 6,162,512	$ 6,390,758	$ 5,218,763	$ 5,020,332
General Government:							
General	$ 4,524,062	$ 5,325,544	$ 5,039,967	$ 5,639,443	$ 5,776,210	$ 6,385,628	$ 6,661,727
Special Revenue:							
Employee Benefits	-	-	-	-	-	-	-
Total General Government	$ 4,524,062	$ 5,325,544	$ 5,039,967	$ 5,639,443	$ 5,776,210	$ 6,385,628	$ 6,661,727
Debt Service:							
Debt Service	$ 24,205,486	$ 25,026,907	$ 26,083,554	$ 27,055,475	$ 27,058,153	$ 28,750,303	$ 31,018,278
Total Debt Service	$ 24,205,486	$ 25,026,907	$ 26,083,554	$ 27,055,475	$ 27,058,153	$ 28,750,303	$ 31,018,278
Business Type Activities/Enterprise:							
Solid Waste	$ 1,059,081	$ 1,401,505	$ 1,442,194	$ 1,604,402	$ 1,588,549	$ 1,681,027	$ 1,806,198
Water	23,249,831	25,721,618	23,816,987	43,466,917	46,857,784	27,429,162	27,325,472
Sewer	15,139,126	13,721,633	14,728,081	17,188,111	17,444,591	19,067,309	19,311,375
Storm Water	2,825,542	2,604,465	3,306,169	6,659,133	7,394,712	6,944,225	7,149,629
Golf Course	2,026,267	2,173,562	2,402,423	2,420,922	2,465,288	2,695,406	2,682,073
Total Business Type Activities/Enterprise	$ 44,299,847	$ 45,622,783	$ 45,695,854	$ 71,339,485	$ 75,750,924	$ 57,817,129	$ 58,274,747
Capital Projects:							
Special Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Projects	31,599,842	29,734,504	29,334,725	29,219,591	27,480,711	41,698,591	53,282,000
Total Capital Projects	$ 31,599,842	$ 29,734,504	$ 29,334,725	$ 29,219,591	$ 27,480,711	$ 41,698,591	$ 53,282,000
Total Budgeted Expenditures	$ 153,310,320	$ 158,472,992	$ 165,947,613	$ 198,047,627	$ 202,770,739	$ 201,952,652	$ 220,285,747

Fund	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Non-Program:							
Internal Service:							
Central Garage	$ 1,423,273	$ 1,428,265	$ 1,366,233	$ 1,738,208	$ 1,698,371	$ 1,912,666	$ 1,882,878
Risk Management	2,582,376	1,520,781	2,273,482	2,203,000	2,357,811	2,356,000	2,568,000
Health Insurance	5,446,643	4,924,283	5,432,868	6,833,000	6,474,000	6,425,000	6,746,000
Sustainability Revolving	-	-	-	-	-	-	-
Economic Development Revolving	-	-	-	-	40,000	60,000	-
Equipment Reserve	471,067	-	1,527,716	-	-	-	329,000
Total Unbudgeted Expenditures	$ 9,923,359	$ 7,873,329	$ 10,600,299	$ 10,774,208	$ 10,570,182	$ 10,753,666	$ 11,525,878
Total All Expenditures*	$ 163,233,679	$ 166,346,321	$ 176,547,912	$ 208,821,835	$ 213,340,921	$ 212,706,318	$ 231,811,625

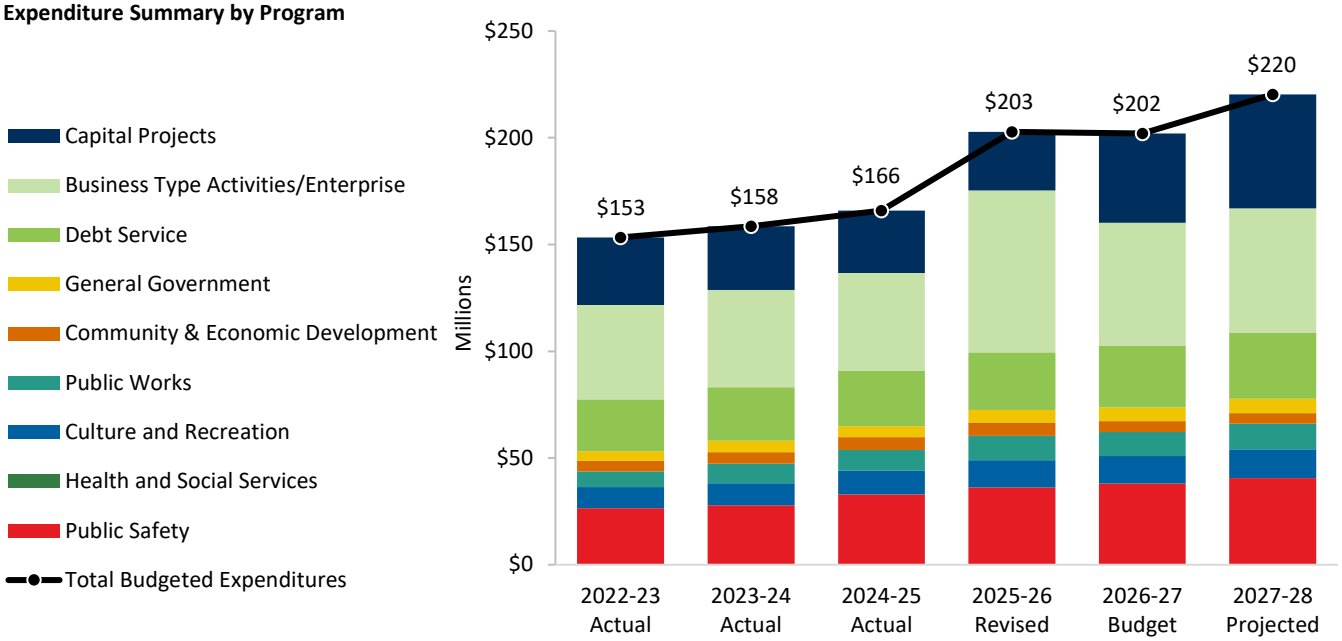
* - Includes interfund transactions.

Expenditures by Program



This chart illustrates the nine programs the State requires cities to use in defining their program structure.

Expenditure Summary by Program



Transfer Summary

Transfers are transactions between funds of the primary government. Transfers may be used to subsidize another fund, provide funding for capital projects or improve financial transparency. For example, hotel/motel tax revenues are recorded in the general fund, as required, and then transferred to the hotel/motel tax fund, where the distribution of those revenues can be more easily tracked.

Transfers In

Fund	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
General:							
General	$ 1,350,156	$ 1,132,063	$ 2,256,315	$ 3,086,435	$ 3,079,435	$ 4,417,758	$ 4,518,126
Hotel/Motel Tax	2,119,476	2,120,556	2,659,074	2,362,000	2,535,000	2,611,000	2,689,000
Special Revenue:							
Road Use Tax	9,473	22,352	8,046	9,000	61,000	12,000	13,000
Debt Service	9,158,442	9,525,673	8,442,055	8,524,650	8,529,259	8,786,219	10,605,081
Business Type Activities/Enterprise:							
Solid Waste	4,373	11,818	4,730	15,000	15,000	7,500	15,000
Water	7,532	1,754	376,011	1,000	2,000	2,000	2,000
Sewer	-	1,025	726	1,000	1,000	1,000	1,000
Storm Water	-	156,667	1,118,333	1,131,667	1,076,000	100,000	-
Capital Projects	5,565,786	3,469,101	3,193,500	4,756,000	11,194,500	1,200,000	11,690,841
Total Transfers In	$18,215,238	$ 16,441,009	$18,058,790	$ 19,886,752	$26,493,194	$17,137,477	$29,534,048

Transfers Out

Fund	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
General:							
General	$ 2,208,326	$ 3,425,156	$ 4,896,424	$ 3,595,850	$ 8,618,850	$ 2,696,350	$ 2,775,600
Hotel/Motel Tax	579,630	604,194	527,970	615,000	1,379,500	719,000	823,000
Special Revenue:							
Road Use Tax	2,362,583	1,536,750	287,750	1,087,583	1,387,583	288,917	288,333
Tax Increment Financing	7,221,702	7,556,348	6,360,900	6,054,139	6,059,564	6,100,689	8,074,773
Employee Benefits	-	-	1,071,628	1,831,719	1,831,719	3,121,479	3,187,126
Landfill Postclosure	4,373	11,818	4,730	15,000	15,000	7,500	15,000
Park Dedication	80,000	100,000	100,000	100,000	100,000	100,000	100,000
Civic Trust	2,615,000	340,101	-	-	-	-	-
Business Type Activities/Enterprise:							
Water	528,369	656,083	1,354,416	1,877,916	1,919,583	680,917	3,672,472
Sewer	487,583	590,084	999,417	1,877,917	1,999,583	580,917	6,529,035
Storm Water	1,585,141	1,620,475	2,080,555	2,126,628	2,125,812	2,341,708	2,178,709
Capital Projects:							
Special Assessments	255,000	-	-	200,000	400,000	500,000	1,890,000
Capital Projects	287,531	-	375,000	505,000	656,000	-	-
Total Transfers Out	$18,215,238	$ 16,441,009	$18,058,790	$ 19,886,752	$26,493,194	$17,137,477	$29,534,048

Long-Range Forecasting

Long-range forecasting is an important financial planning tool that helps the City evaluate future cash flows, fund balances and the long-term impacts of funding and spending decisions. By projecting financial conditions under a defined set of assumptions, the forecast helps identify potential challenges, evaluate the sustainability of current policies and support informed decision-making. Unlike a formal five-year budget, the forecast is not intended to predict future results with certainty. Instead, it provides a planning framework that allows staff to evaluate alternative scenarios, assess the long-term implications of financial decisions and establish assumptions that serve as the foundation for the annual budget process.

General Fund

The five-year general fund forecast incorporates assumptions related to rollback, assessed valuation growth and the financial impacts of urban renewal requirements.

Assumptions	2028	2029	2030	2031	2032
Residential Rollback	44.35%	43.93%	44.88%	44.44%	45.40%
Commercial Rollback	90.00%	90.00%	90.00%	90.00%	90.00%
Industrial Rollback	90.00%	90.00%	90.00%	90.00%	90.00%
Total Taxable Valuation	6,404,637,238	6,551,806,497	6,860,207,634	7,028,386,496	7,358,548,261
Taxable Valuation Growth	2.3%	2.3%	4.7%	2.5%	4.7%
Combined General Fund Levy	$5.73237	$5.73237	$5.61997	$5.61997	$5.56433
Aviation Authority Levy	$0.12280	$0.12280	$0.12280	$0.12280	$0.12280
Ag Land Levy	$3.00375	$3.00375	$3.00375	$3.00375	$3.00375

- The rollback assumptions for residential, commercial and industrial properties are based on projections from the Iowa Legislative Services Agency.
- The taxable valuation forecast assumes annual valuation growth of 3% for residential, commercial and industrial properties and 0% growth for agricultural land and buildings, railroads and gas and electric utilities.
- Urban renewal requirements are based on existing rebate agreements and tax increment financing (TIF) projects included in the 2026-2030 Capital Improvement Program. These requirements reduce the taxable valuation available to support general fund operations.

Road Use Tax Fund

The five-year road use tax fund forecast is primarily influenced by two factors: per capita funding and the City's population.

Assumptions	2028	2029	2030	2031	2032
Revenue Growth	1.8%	0.7%	0.7%	0.3%	23.6%
Expenditure Growth	8.7%	5.0%	5.0%	5.0%	5.0%
Funding Per Capita	$142.50	$143.50	$144.50	145.00	145.50
Population	76,207	76,207	76,207	76,207	93,903
Ending Fund Balance	$11,726,079	$11,026,366	$9,930,957	$8,494,552	$9,057,238
Fund Balance as % of O&M	116%	104%	89%	73%	74%

- Per capita funding is based on projections from the Iowa Department of Transportation. Population projections are based on the U.S. Census Bureau's decennial census or special census updates and are further refined using The Ankeny Plan 2040 projections.
- Expenditure projections include personnel costs, contractual services, commodities and capital outlay. The assumed annual expenditure growth rate of 5% is based on historical operating cost trends.
- The fund's short-term liquidity is measured by the unrestricted fund balance as a percentage of annual operations and maintenance (O&M) expenses, net of depreciation. For fiscal year 2028, the projected ending fund balance is

$11,726,079, or 116% of O&M expenses, and is projected to remain within or above the City's target range of 50% to 75% throughout the forecast period.

Comprehensive long-range financial plans for the road use tax fund are available on the City's website at https://www.ankenyiowa.gov/RoadUseTaxFund.

Tax Increment Financing Fund

The five-year tax increment financing (TIF) fund forecast is based on projected TIF debt obligations, taxable valuation requirements and changes in valuation requirements.

Assumptions	2028	2029	2030	2031	2032
Total Tax Increment Financing Debt	$8,888,904	$9,171,728	$8,998,402	$9,560,431	$9,323,969
Total Valuation Requirements	323,416,586	333,706,924	327,400,596	347,849,627	339,246,092
Change in Total Valuation Requirements	13.15%	3.18%	-1.89%	6.25%	-2.47%

- These factors are based on an analysis of existing rebate agreements and TIF projects identified in the 2026-2030 Capital Improvement Program.
- Total TIF debt must be certified to the County Auditor annually by December 1.

Debt Service Fund

The five-year debt service fund forecast incorporates assumptions related to rollback, assessed valuation growth and the financial impacts of the 2026-2030 Capital Improvement Program.

Assumptions	2028	2029	2030	2031	2032
Total Taxable Valuation	6,728,053,824	6,885,513,421	7,193,914,558	7,362,093,420	7,582,956,222
Taxable Valuation Growth	2.7%	2.3%	4.5%	2.3%	3.0%
Taxes Levied	$20,184,160	$21,000,816	$22,301,135	$23,190,594	$24,265,460
Debt Issuance	$50,730,000	$38,095,000	$38,980,000	$25,290,000	$25,290,000
Ending Fund Balance	$2,138,729	$2,222,111	$2,285,627	$2,357,156	$2,508,085
Debt Service Levy	$3.00	$3.05	$3.10	$3.15	$3.20

- The rollback assumptions for residential, commercial and industrial properties are based on projections from the Iowa Legislative Services Agency.
- The taxable valuation forecast assumes annual valuation growth of 3% for residential, commercial and industrial properties and 0% growth for agricultural land and buildings, railroads and gas and electric utilities.
- Debt issuance through fiscal year 2030 is based on the projects identified in the 2026-2030 Capital Improvement Program. Beginning in fiscal year 2031, future debt issuance is guided by an annual target that considers projected taxable valuation growth and ongoing capital improvement needs.
- The debt service levy is projected to increase to $3.05 in fiscal year 2029, followed by annual increases of $0.05 through fiscal year 2035, when it is projected to reach $3.35. The levy is expected to remain at that level thereafter.

Comprehensive long-range financial plans for the debt service fund are available on the City's website at https://www.ankenyiowa.gov/DebtServiceFund.

Water Fund

The five-year water fund forecast projects that revenue from service charges will increase due to scheduled rate increases and the City's continued growth. These rate increases are necessary to maintain adequate debt service coverage and fund balance as a percentage of O&M expenses, net of depreciation.

Assumptions	2028	2029	2030	2031	2032
Water Sales Growth	1%	1%	1%	1%	1%
Operating Expense Growth	5%	5%	5%	5%	5%
Service Availability Charge Units	347,625	351,101	354,612	358,158	361,740
Total Water Usage (1,000 gallons)	1,956,169	1,975,731	1,995,488	2,015,443	2,035,597
Total Water Purchased (1,000 gallons)	2,347,403	2,370,877	2,394,586	2,418,532	2,442,717
Debt Coverage – Revenue Debt	1.77	1.81	1.97	2.11	2.26
Debt Coverage – All Debt	1.74	1.78	1.97	2.11	2.26
Ending Fund Balance	$18,185,835	$18,716,367	$19,178,386	$20,226,960	$22,337,430
Fund Balance as % of O&M	111%	109%	107%	108%	114%
Water Rate Adjustments	8.00%	8.00%	8.00%	8.00%	8.00%

- Water fund revenues are driven primarily by water consumption, scheduled rate increases and customer growth. Weather conditions also play a significant role in water demand, with hot, dry weather typically resulting in increased consumption.
- Major expenditures include the cost of purchasing water from Central Iowa Water Works, as well as the ongoing maintenance, repair and replacement of the water utility's capital infrastructure.
- Strong debt coverage ratios demonstrate the fund's long-term financial solvency and its ability to generate cash flow beyond debt service requirements. This excess cash flow supports transfers to other funds, capital improvements and the fund's liquidity. For fiscal year 2028, the projected debt coverage ratio is 1.77 for revenue debt and 1.74 for total debt, exceeding the City's policy targets of 1.75 for revenue debt and 1.10 for total debt.
- The fund's short-term liquidity is measured by the unrestricted fund balance as a percentage of annual O&M expenses, net of depreciation. For fiscal year 2028, the projected ending fund balance is $18,185,835, or 111% of O&M expenses, exceeding the City's target range of 50% to 75% throughout the forecast period.

Comprehensive long-range financial plans for the water fund are available on the City's website at https://www.ankenyiowa.gov/WaterFund.

Sewer Fund

The five-year sewer fund forecast projects that revenue from service charges will increase due to scheduled rate increases and the City's continued growth. These rate increases are necessary to maintain adequate debt service coverage and support long-term fund balance management. All projects included in the 2026-2030 Capital Improvement Program are planned to be financed with operating revenues rather than debt, allowing the City to strategically utilize available fund balance while avoiding borrowing.

Assumptions	2028	2029	2030	2031	2032
Sewer Sales Growth	1%	1%	1%	1%	1%
Operating Expense Growth	5%	5%	5%	5%	5%
Service Availability Charge Units	341,261	344,674	348,121	351,602	355,118
Total Sewer Usage (1,000 gallons)	1,628,132	1,644,414	1,660,858	1,677,466	1,694,241
WRA Sewer Debt Service	$7,494,166	$8,743,888	$9,290,252	$10,314,705	$11,527,792
Debt Coverage – Revenue Debt	2.04	1.85	1.87	1.80	1.72
Debt Coverage – All Debt	2.01	1.83	1.87	1.80	1.72
Ending Fund Balance	$21,901,018	$22,459,852	$24,988,530	$25,320,878	$25,173,593
Fund Balance as % of O&M	367%	358%	402%	388%	367%
Sewer Rate Adjustments	4.50%	4.50%	4.50%	5.50%	5.50%

- Revenue for the sewer fund is influenced by sewer rates, water consumption during the sewer averaging period (based on January, February and March billing cycles) and the City's continued growth.

- Major expenditures include the cost of conveying wastewater flows to the Wastewater Reclamation Authority (WRA), where Ankeny is the third-largest contributor by volume, behind Des Moines and West Des Moines. Additional expenditures include the ongoing maintenance, repair and replacement of the sewer utility's capital infrastructure.
- Strong debt coverage ratios demonstrate the fund's long-term financial solvency and its ability to generate cash flow beyond debt service requirements. This excess cash flow supports transfers to other funds, capital improvements and the fund's liquidity. For fiscal year 2028, the projected debt coverage ratio is 2.04 for revenue debt and 2.01 for total debt, exceeding the City's policy targets of 1.75 for revenue debt and 1.10 for total debt.
- The fund's short-term liquidity is measured by the unrestricted fund balance as a percentage of annual O&M expenses, net of depreciation. For fiscal year 2028, the projected ending fund balance is $21,901,018, or 367% of O&M expenses, exceeding the City's target range of 50% to 75% throughout the forecast period.

Comprehensive long-range financial plans for the sewer fund are available on the City's website at https://www.ankenyiowa.gov/SewerFund.

Storm Water Fund

The five-year storm water fund forecast projects that revenue from service charges will increase due to scheduled rate increases and adjustments to the equivalent residential unit (ERU) cap for commercial, industrial and multi-family properties. ERU growth is assumed to average 2% annually for residential properties and 0% for commercial properties, based on historical trends.

Assumptions	2028	2029	2030	2031	2032
ERU Growth – Residential	2%	2%	2%	2%	2%
ERU Growth – Commercial	0%	0%	0%	0%	0%
Operating Expenses	5%	5%	5%	5%	5%
Residential ERU	28,655	29,228	29,812	30,409	31,017
Commercial ERU	18,805	19,024	19,211	19,361	19,495
Debt Coverage – All Debt	1.85	1.78	1.77	1.83	1.68
Ending Fund Balance	$1,488,345	$1,359,543	$1,287,443	$1,391,163	$1,326,768
Fund Balance as % of O&M	87%	75%	68%	70%	63%
Storm Water Rate Adjustments	$0.45	$0.45	$0.45	$0.45	$0.45

- Strong debt coverage ratios demonstrate the fund's long-term financial solvency and its ability to generate cash flow beyond debt service requirements. This excess cash flow supports transfers to other funds, capital improvements and the fund's liquidity. For fiscal year 2028, the projected debt coverage ratio is 1.85 for total debt, exceeding the City's policy target of 1.10. Although the fund has no outstanding revenue bonds, debt coverage is maintained at a level that preserves the City's ability to issue revenue debt in the future, if needed.
- The fund's short-term liquidity is measured by the unrestricted fund balance as a percentage of annual O&M expenses, net of depreciation. For fiscal year 2028, the projected ending fund balance is $1,488,345, or 87% of O&M expenses, and is projected to remain within or above the City's target range of 50% to 75% throughout the forecast period.

Comprehensive long-range financial plans for the storm water fund are available on the City's website at https://www.ankenyiowa.gov/StormWaterFund.

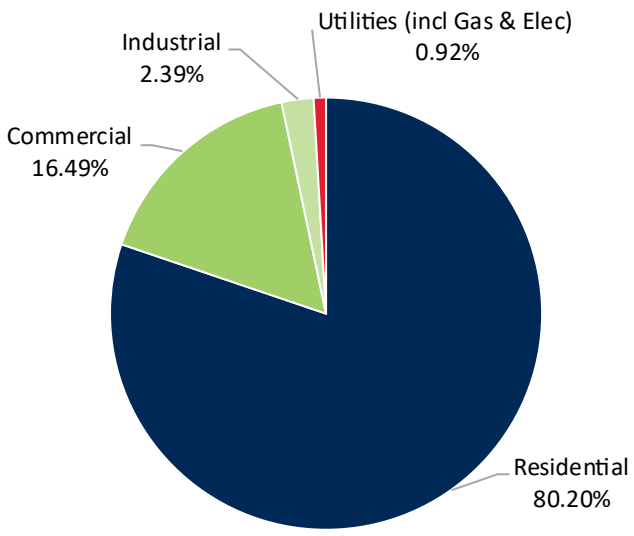
Property Tax Valuations and Rates

The City's property tax is levied based on the taxable assessed value of property, as determined by the Polk County Assessor's Office. The Polk County Treasurer's Office bills and collects property taxes on behalf of the City.

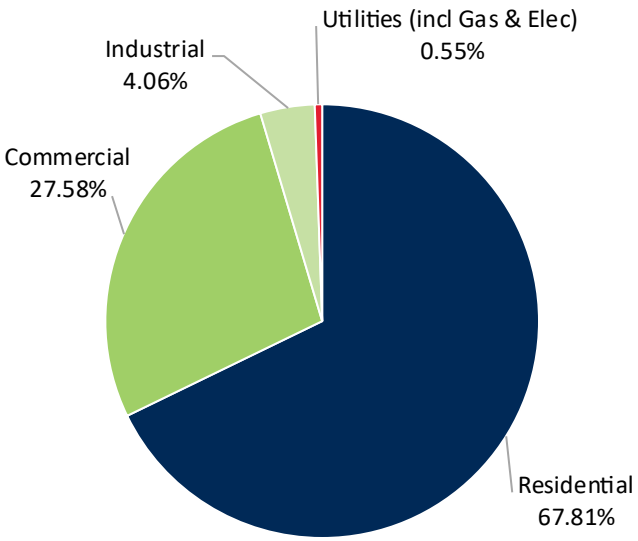
Property Tax Assessed Valuations by Classification

	FY 2026 - January 1, 2024 Valuation			FY 2027 - January 1, 2025 Valuation			% Increase
Property Tax Classification	100% Value	Taxable Value	Rollback Percent	100% Value	Taxable Value	Rollback Percent	FY 2026 vs FY 2027
Residential	8,694,658,284	4,063,198,756	46.732%	9,713,285,477	4,269,972,585	43.960%	5.088942%
Commercial	1,496,761,094	1,291,561,135	86.290%	1,997,335,949	1,736,325,077	86.932%	34.436151%
Industrial	429,797,009	379,792,201	88.365%	288,900,822	255,523,864	88.447%	-32.720087%
Utilities (incl Gas & Elec)	109,783,296	31,522,403	28.713%	111,185,178	35,257,932	31.711%	11.850394%
Total Gross	**10,730,999,683**	**5,766,074,495**	**53.733%**	**12,110,707,426**	**6,297,079,458**	**51.996%**	**9.209124%**
Less: Exemptions	(36,191,147)	(36,191,147)		(36,051,000)	(36,051,000)		
Regular Valuation	**10,694,808,536**	**5,729,883,348**		**12,074,656,426**	**6,261,028,458**		**9.269737%**
Tax Increment Captured	316,862,617	316,862,617		288,852,201	288,852,201		-8.839924%
Debt Service Valuation	**11,011,671,153**	**6,046,745,965**		**12,363,508,627**	**6,549,880,659**		**8.320751%**
Agricultural Land Valuation	6,927,900	5,116,760	73.857%	10,342,670	6,147,698	59.440%	20.148258%
Debt Limit Valuation	**11,018,599,053**			**12,373,851,297**			**12.299678%**

100% Assessed Valuations by Class



Taxable Assessed Valuations by Class

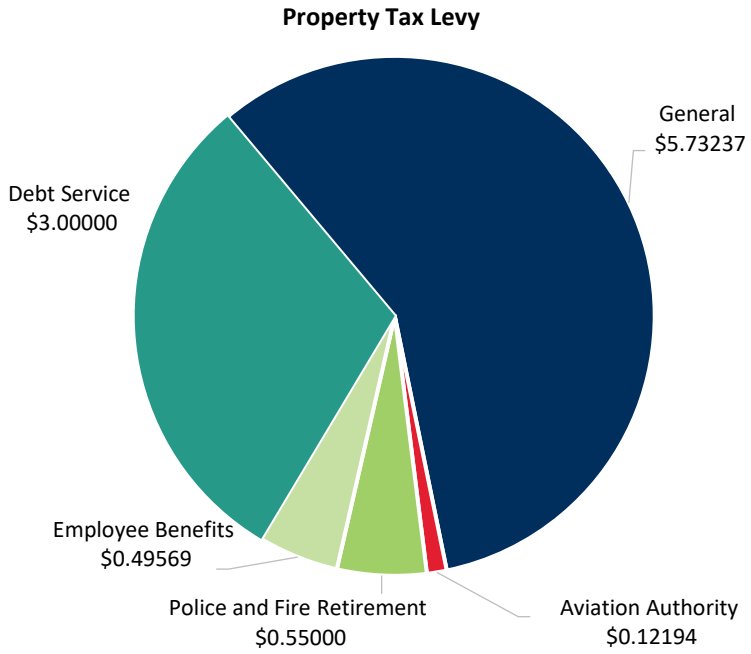


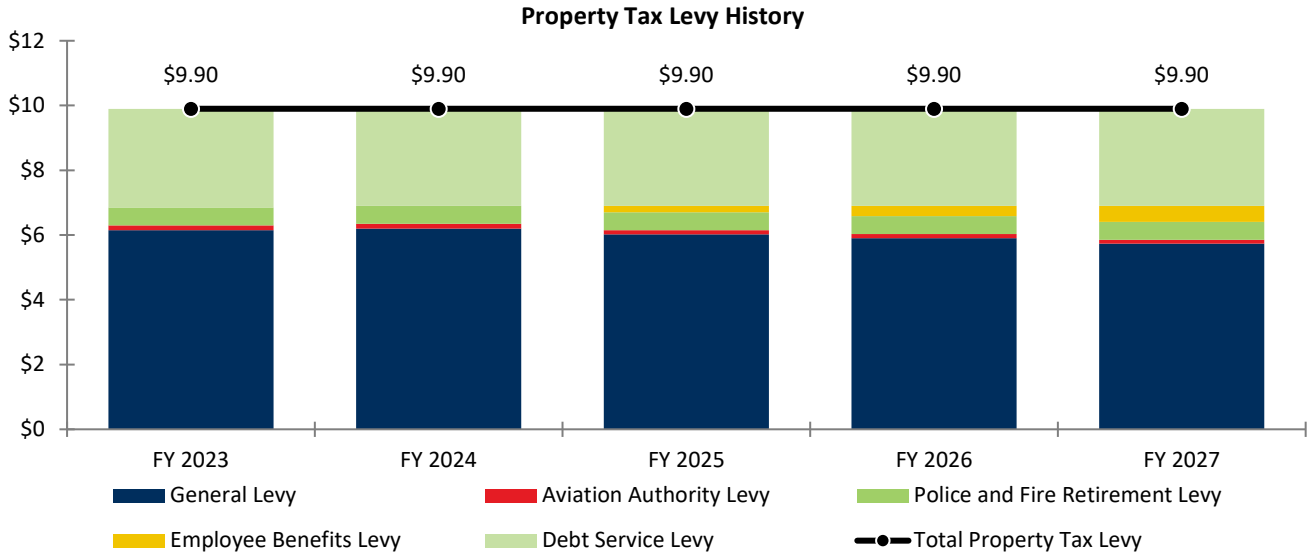
Property Tax Rates and Valuations

	Fiscal Year				
	2023	2024	2025	2026	2027
Property Tax Levy Rates					
General	$ 6.15330	$ 6.20310	$ 6.02243	$ 5.90434	$ 5.73237
Aviation Authority	0.14670	0.14690	0.13176	0.12893	0.12194
Police and Fire Retirement	0.55000	0.55000	0.55000	0.55000	0.55000
Employee Benefits	0.00000	0.00000	0.19581	0.31673	0.49569
Debt Service	3.05000	3.00000	3.00000	3.00000	3.00000
Total Property Tax Levy Rates	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**
Increase or (Decrease)	(0.05000)	0.00000	0.00000	0.00000	0.00000
Property Tax Dollars by Levy [1]					
General	$ 27,544,814	$ 29,051,533	$ 32,637,942	$ 33,831,179	$ 35,890,532
Aviation Authority	656,692	687,990	714,060	738,754	763,470
Police and Fire Retirement	2,462,036	2,575,864	2,980,669	3,151,435	3,443,566
Employee Benefits	-	-	1,061,172	1,814,827	3,103,529
Debt Service	14,724,456	15,149,327	17,174,030	18,140,238	19,649,642
Total Property Tax Dollars by Levy	**$ 45,387,998**	**$ 47,464,714**	**$ 54,567,873**	**$ 57,676,433**	**$ 62,850,738**
Increase or (Decrease)	3,123,361	2,076,716	7,103,159	3,108,560	5,174,305
	7.39%	4.58%	14.97%	5.70%	8.97%
Total Assessed Valuations					
Regular (General, Aviation &	7,564,568,871	7,960,887,727	10,309,639,707	10,730,999,683	12,110,707,426
Employee Benefits)	11.52%	5.24%	29.50%	4.09%	12.86%
Total Assessed Value (including TIF	7,912,235,375	8,323,836,849	10,593,145,417	11,011,671,153	12,363,508,627
Valuation Reservation)	11.65%	5.20%	27.26%	3.95%	12.28%
Taxable Assessed Valuations					
Regular (General, Aviation & Employee Benefits)	4,476,429,489	4,683,389,431	5,419,397,496	5,729,883,348	6,261,028,458
Increase or (Decrease)	7.90%	4.62%	15.72%	5.73%	9.27%
Debt Service	4,827,690,725	5,049,775,865	5,724,677,117	6,046,745,965	6,549,880,659
Increase or (Decrease)	8.33%	4.60%	13.36%	5.63%	8.32%
TIF Valuation Reservation	351,261,236	366,386,434	305,279,621	316,862,617	288,852,201
Increase or (Decrease)	14.15%	4.31%	-16.68%	3.79%	-8.84%
Tax Increment Valuation					
Total Increment	1,697,706,668	1,784,071,583	1,749,817,185	1,885,220,307	2,176,006,905
Reserved by City	351,261,236	366,386,434	305,279,621	316,862,617	288,852,201
Release to All Jurisdictions	1,346,445,432	1,417,685,149	1,444,537,564	1,568,357,690	1,887,154,704
Percent Released to All Jurisdictions	79.31%	79.46%	82.55%	83.19%	86.73%
Consolidated Tax Levy Rate					
City	$ 9.90000	$ 9.90000	$ 9.90000	$ 9.90000	$ 9.90000
Ankeny Community School District	17.05078	16.99602	16.04608	16.00047	UNKNOWN
County	9.38149	9.44390	9.19638	9.12917	UNKNOWN
Assessor	0.22542	0.22070	0.25772	0.24426	UNKNOWN
DART	0.63567	0.62636	0.63154	0.62963	UNKNOWN
DMACC	0.69448	0.74410	0.75916	0.78046	UNKNOWN
State	0.00240	0.00180	0.00180	-	UNKNOWN
Total Consolidated Tax Levy Rate	**$ 37.89024**	**$ 37.93288**	**$ 36.79268**	**$ 36.68399**	**UNKNOWN**
Increase or (Decrease)	(0.64684)	0.04264	(1.14020)	(0.10869)	UNKNOWN
Saydel Community School District	$ 12.89000	$ 12.99801	$ 13.07621	$ 12.73381	UNKNOWN
Total Consolidated Tax Levy Rate	**$ 33.72946**	**$ 33.93487**	**$ 33.82281**	**$ 33.41733**	**UNKNOWN**
Increase or (Decrease)	(0.38110)	0.20541	(0.11206)	(0.40548)	UNKNOWN
North Polk Community School District	$ 18.74720	$ 18.77122	$ 18.77117	$ 18.77263	UNKNOWN
Total Consolidated Tax Levy Rate	**$ 39.58666**	**$ 39.70808**	**$ 39.51777**	**$ 39.45615**	**UNKNOWN**
Increase or (Decrease)	(0.22350)	0.12142	(0.19031)	(0.06162)	UNKNOWN

[1] Includes utility replacement excise taxes

	Fiscal Year				
	2023	2024	2025	2026	2027
Other Tax Rates					
State Sales Tax	6%	6%	6%	6%	6%
Local Option Sales Tax	0%	0%	0%	0%	0%
Hotel/Motel Tax	7%	7%	7%	7%	7%
Cable TV Franchise Tax	5%	5%	5%	5%	5%
Utility Franchise Tax	2%	2%	2%	2%	2%





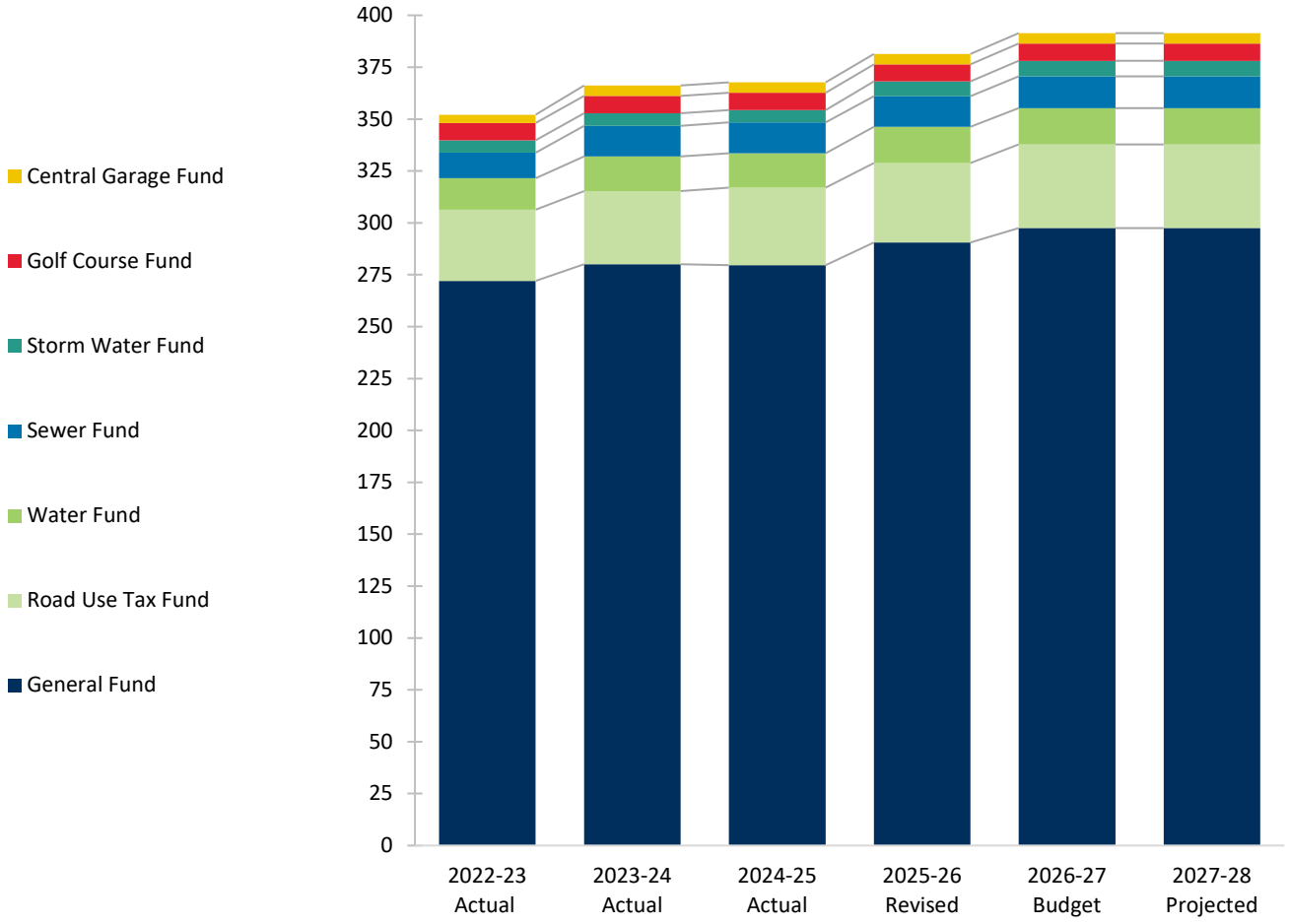
Personnel Summary

Summary of Full-Time Equivalents by Fund

Activity	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
	Full-Time Equivalents (FTE)						
General Fund:							
Police:							
Police Administration	8.40	8.40	8.00	8.00	8.00	8.00	8.00
Police Operations	56.00	58.00	63.00	64.00	64.00	67.00	67.00
Police Support Services	21.00	21.00	19.50	19.50	19.50	19.50	19.50
Fire:							
Fire Administration	5.00	5.00	4.50	4.50	4.50	5.50	5.50
Fire Suppression	22.00	22.00	22.00	28.00	28.00	28.00	28.00
Emergency Medical Services	49.50	55.50	53.50	56.50	55.00	56.00	56.00
Library	22.86	22.86	22.07	22.07	22.07	22.07	22.07
Parks and Recreation:							
Park Administration	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Park Maintenance	11.00	11.00	10.32	10.32	10.32	11.32	11.32
Recreation	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Community Centers	2.81	2.81	2.81	2.94	2.94	2.94	2.94
Aquatic Centers	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prairie Ridge Sports Complex	8.66	8.66	9.08	9.08	9.08	9.08	9.08
Development Engineering	7.25	7.25	7.25	7.25	7.25	7.25	7.25
Development Services:							
Code Enforcement	16.06	16.06	16.06	16.06	16.06	16.06	16.06
Development Services	9.00	9.00	9.00	9.00	8.00	8.00	8.00
Community and Economic Development	2.00	2.00	2.00	2.00	3.00	3.00	3.00
Communications	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Human Resources	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Aviation Authority	-	-	-	-	2.00	2.00	2.00
City Manager	5.38	5.38	5.38	5.38	5.00	5.00	5.00
City Clerk	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Finance	4.63	4.63	4.63	4.63	5.26	5.26	5.26
Information Technology	6.00	6.00	6.00	6.00	6.00	7.00	7.00
Total General Fund	272.05	280.05	279.60	289.73	290.48	297.48	297.48
Road Use Tax Fund:							
Public Works Engineering	11.81	11.81	11.81	12.81	12.81	12.81	12.81
Public Works Operations	16.50	17.50	18.50	18.50	18.50	19.50	19.50
Traffic Engineering	6.00	6.00	7.00	7.00	7.00	8.00	8.00
Total Road Use Tax Fund	34.31	35.31	37.31	38.31	38.31	40.31	40.31
Water Fund:							
Water Administration	3.32	3.82	3.82	3.82	3.82	3.82	3.82
Water Maintenance	11.83	12.83	12.83	13.83	13.67	13.67	13.67
Total Water Fund	15.15	16.65	16.65	17.65	17.49	17.49	17.49
Sewer Fund:							
Sewer Administration	3.31	3.81	3.81	3.81	3.81	3.81	3.81
Sewer Maintenance	9.00	11.00	11.00	11.00	11.00	11.50	11.50
Total Sewer Fund	12.31	14.81	14.81	14.81	14.81	15.31	15.31

Activity	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
	Full-Time Equivalents (FTE)						
Storm Water Fund:							
Storm Water Administration	5.00	5.00	5.00	6.00	6.00	6.50	6.50
Street Cleaning	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Storm Water Fund	6.00	6.00	6.00	7.00	7.00	7.50	7.50
Golf Course Fund:							
Golf Course Maintenance	6.32	6.32	6.32	6.32	6.32	6.32	6.32
Golf Course Pro Shop	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Golf Course Banquet Services	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Golf Course Fund	8.32	8.32	8.32	8.32	8.32	8.32	8.32
Central Garage Fund	4.00	5.00	5.00	5.00	5.00	5.00	5.00
Total Full-Time Equivalents	352.14	366.14	367.69	380.82	381.41	391.41	391.41

Full Time Equivalents by Fund



Net Change in Personnel

Addition of Permanent Positions

10.00 Full-Time Equivalents (FTE) – Total Added Permanent Positions

Position	Grade	FTE	FT/PT	Budget Activity
Police Officer	PO	2.00	FT	Police Operations
Police Sergeant (SRO)	PS8	1.00	FT	Police Operations
Fire Inspector	N12	1.00	FT	Fire Administration
Firefighter/Paramedic	F11	1.00	FT	Emergency Medical Services
Park Maintenance Technician II	A09	1.00	FT	Park Maintenance
IT Technician	N11	1.00	FT	Information Technology
Equipment Operator	A07	1.00	FT	Public Works Operations
Traffic Technician	A09	1.00	FT	Traffic Engineering
Utilities Operator II	A10	0.50	FT	Sewer Maintenance
Utilities Operator II	A10	0.50	FT	Storm Water Administration

Promotion of Permanent Positions

No Change in Full-Time Equivalents (FTE)

Current Position	Grade	FT/PT	Proposed Position	Grade	FT/PT	Budget Activity
Code Enforcement Officer I	N11	FT	Code Enforcement Officer II	N12	FT	Code Enforcement
Permit Technician I	N06	FT	Permit Technician II	N08	FT	Code Enforcement
Engineering Technician I	N11	FT	Engineering Technician II	N12	FT	Development Engineering
Lead Traffic Technician	A13	FT	Traffic Safety Supervisor	N14	FT	Traffic Engineering
Utilities Operator I	A08	FT	Utilities Operator II	A10	FT	Sewer Maintenance

Total of 391.41 Full-Time Equivalents (FTE) Authorized for FY 2027
Increase of 10.00 FTE

Capital Outlay and Supplemental Request Summary

Description	Fund	Schedule	Budget
OpenFox licenses (6)	General	New	$ 1,200
RingCentral phone services – patrol officer (43)	General	New	11,000
Replace uninterrupted power supply (UPS) batteries	General	Replacement – Normal	7,000
Replace defensive tactics training room wrestling mats	General	Replacement – Normal	8,000
Replace patrol vehicles – mid-size SUV (4)	General	Replacement – Normal	297,224
Cell phone stipends – police officer (CET) (2) and evidence assistant (1)	General	New	1,440
Electric car mover	General	New	12,500
Replace cell phones and protective cases (8)	General	Replacement – Normal	3,200
Replace crime scene cameras (2)	General	Replacement – Normal	10,000
Increase safety equipment	General	New	5,000
IV pumps (6)	General	New	16,200
Replace unit #116 – ambulance (re-mount)	General	Replacement – Normal	370,686
Replace mobile routers (6)	General	Replacement – Normal	24,100
Replace notification software	General	Replacement – Ahead of Schedule	3,485
Replace online library catalog software	General	Replacement – Ahead of Schedule	11,708
Upgrade HVAC control system	General	Maintenance	23,000
MaintainX licenses (4)	General	New	2,250
Increase pond maintenance capabilities	General	New	25,000
Replace unit #622 – ¾ ton 4WD regular cab truck with V-plow	General	Replacement – Normal	42,832
Compact tractor with brush mower	General	New	21,015
Replace V-plow	General	Replacement – Normal	10,250
Replace lap pool lane lines (3) – CFAC	General	Replacement – Normal	2,000
Replace lounge chairs (30) – CFAC	General	Replacement – Normal	7,000
Replace dugout pad and footings – tee ball fields 52, 53, 54 and 55	General	Maintenance	27,630
Increase agricultural and gardening supplies (Rally Complex)	General	New	4,000
Replace unit #631 – heavy-duty utility vehicle	General	Replacement – Normal	40,076
Replace unit #634 – utility vehicle	General	Replacement – Normal	12,235
Replace unit #640 – heavy-duty utility vehicle	General	Replacement – Normal	58,290
Replace scoreboards – football fields 17, 18, 19 and 20	General	Maintenance	47,970
Incident response plan review and tabletop exercise	General	New	5,500
Network security risk assessment (penetration testing)	General	New	12,000
Incode AP automation	General	New	22,741
Incode content manager	General	New	28,820
Incode financial management suite upgrade	General	Replacement – Normal	33,774
Replace multi-function copiers and printers	General	Replacement – Normal	26,000

Description	Fund	Schedule	Budget
Replace network firewalls (2)	General	Replacement – Normal	74,500
Replace network switches	General	Replacement – Normal	35,000
Replace wireless access points	General	Replacement – Normal	6,600
Replace network video recorder (security cameras)	General	Replacement – Normal	12,000
Serve node replacement	General	Replacement – Normal	15,000
Construct dumpster encloser	General	New	30,000
Repair fence line – Hawkeye Park Field 2	Hawkeye Park Player Fees	Maintenance	3,510
Replace dugout pads – Hawkeye Park Field 2	Hawkeye Park Player Fees	Maintenance	18,720
Exterior drain tile – Public Service Building	Road Use Tax	Maintenance	15,000
Asphalt distributor	Road Use Tax	New	120,000
Replace unit #239 – enclosed trailer	Road Use Tax	Replacement – Normal	14,000
Replace unit #248 – tilt bed trailer	Road Use Tax	Replacement – Normal	14,000
Replace unit #221 – single axle dump truck with snowplow	Road Use Tax	Replacement – Normal	305,000
Replace unit #223 – single axle dump truck with snowplow	Road Use Tax	Replacement – Normal	305,000
Access management policy	Road Use Tax	New	50,000
Cell phone stipends – traffic technician (3)	Road Use Tax	New	1,440
Speed feedback signs (2)	Road Use Tax	New	11,000
Replace traffic counting equipment	Road Use Tax	Replacement – Normal	13,000
½ ton 4WD truck – traffic technician	Road Use Tax	New	45,000
Rifles (5)	Police Seizure	New	20,000
Replace tactical and ballistic vests – SERT (2)	Police Seizure	Replacement – Normal	7,250
Tethered drone power system	Police Seizure	New	16,500
Electric car mover	Police Seizure	New	12,500
Incode financial management suite upgrade	Water	Replacement – Normal	14,493
Repair curb stops	Water	Maintenance	150,000
Replace meter reading belt clip	Water	Replacement – Normal	7,600
Light duty 4WD truck	Water	New	38,752
Replace trench safety box	Water	Replacement – Normal	15,000
Replace pumps and motors – Delaware Pump Station	Water	Replacement – Normal	38,000
Saylor Creek Lift Station facility maintenance study	Sewer	New	75,000
Incode financial management suite upgrade	Sewer	Replacement – Normal	14,493
Upgrade Wincam cloud-based software	Sewer	New	12,000
Replace gas monitors (3)	Sewer	Replacement – Normal	2,700
CCTV sewer inspection system	Sewer	New	352,000
Replace manhole monitors (2)	Sewer	Replacement – Normal	19,261
Regional stormwater detention basin concept study	Storm Water	New	60,000
Compact tractor with brush mower	Storm Water	New	21,015
Storm sewer jetting head	Storm Water	New	8,000
Replacement unit #814 – utility vehicle	Golf Course	Replacement – Normal	11,771

Description	Fund	Schedule	Budget
Replacement unit #874 – tee mower	Golf Course	Replacement – Normal	47,263
Replace utility vehicle – range picker	Golf Course	Replacement – Normal	15,000
Repaint facility exteriors (clubhouse, driving range building, pump house, dumpster enclosure and restroom)	Golf Course	Maintenance	45,000
Re-shingle clubhouse and restroom	Golf Course	Maintenance	85,000
Replace beverage cooler	Golf Course	Replacement – Normal	5,000
Repair fueling station	Central Garage	Maintenance	60,000
Alignment rack	Central Garage	New	88,000
Uptown master plan	Economic Development Revolving Loan	New	60,000
		Total	$ 3,625,494

Fund Summary	Budget
General	$ 1,408,226
Hawkeye Park Player Fees	22,230
Road Use Tax	893,440
Police Seizure	56,250
Water	263,845
Sewer	475,454
Storm Water	89,015
Golf Course	209,034
Central Garage	148,000
Economic Development Revolving Loan	60,000
Total	$ 3,625,494

GENERAL FUND

General Fund

Description of the Fund

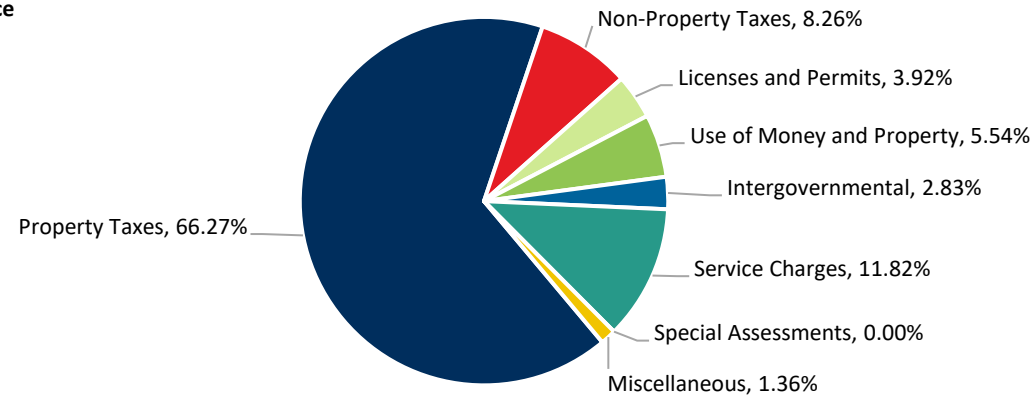
The general fund is a legally required fund that accounts for the general operations and activities of the City that are not specifically required to be accounted for in another fund. The general fund also includes the hotel/motel tax fund. For budgetary purposes, the hotel/motel tax fund is accounted for separately; however, for financial statement purposes, it is presented as part of the general fund.

Revenue Summary by Source

The City uses eight revenue sources for budgeting revenues in the general fund. Those sources are summarized below and total $55,040,557 for fiscal year 2027. Detailed information about each revenue source follows.

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Property Taxes	$27,986,236	$29,486,037	$33,062,407	$ 34,400,020	$34,400,020	$36,471,838	$37,313,443
Non-Property Taxes	4,340,412	4,046,800	4,642,934	4,295,583	4,476,583	4,547,931	4,610,563
Licenses and Permits	2,524,766	1,997,779	2,703,138	1,956,600	1,981,400	2,159,638	2,284,922
Use of Money and Property	2,512,955	4,647,965	4,755,279	3,800,358	3,946,358	3,047,720	2,449,137
Intergovernmental	1,245,535	1,803,554	1,671,458	1,423,141	1,722,711	1,559,468	1,631,603
Service Charges	5,476,557	5,756,243	6,297,335	5,746,771	6,186,696	6,508,105	6,618,559
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	720,331	755,370	883,810	697,514	795,806	745,857	741,148
Total Revenues	$44,806,792	$48,493,748	$54,016,361	$ 52,319,987	$53,509,574	$55,040,557	$55,649,375
Transfers In	1,350,156	1,132,063	2,256,315	3,086,435	3,079,435	4,417,758	4,518,126
Total	$46,156,948	$49,625,811	$56,272,676	$ 55,406,422	$56,589,009	$59,458,315	$60,167,501

Revenue by Source



Property Taxes – Property taxes are the primary revenue source supporting general fund operations, accounting for 66.27% of total general fund revenues. For fiscal year 2027, the City's combined general fund levy (CGFL) will decrease from $5.90434 to $5.73237 per $1,000 of taxable property valuation, a reduction of $0.17197 required by House File 718 and Senate File 2442. The aviation authority levy will also decrease from $0.12893 to $0.12194 per $1,000 of taxable property valuation, a reduction of $0.00699.

General fund property tax revenues are projected to increase by $2,071,818, or 6.02%, due to a 9.27% increase in the City's non-TIF taxable valuation. However, because taxable valuation growth exceeded 6.00%, House File 718 and Senate File 2442 require a three-percentage-point reduction, resulting in adjusted non-TIF taxable valuation growth of 6.09%.

The projected increase in property tax revenues is also affected by several rollback changes. The residential rollback

decreased from 47.4316% to 44.5345%, while the commercial, industrial and railroad rollback remains unchanged at 90%. However, the first $150,000 of taxable valuation remains subject to the residential rollback. The agricultural rollback decreased from 73.8575% to 59.4401% and the utility rollback decreased from 100% to 94.2059% for property valued pursuant to Chapter 437 and to 98% for property valued pursuant to Chapters 428 and 438.

Property Taxes	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
General Property Tax	$27,322,028	$28,789,590	$32,340,315	$ 33,649,856	$33,649,856	$35,694,080	$36,512,792
Airport Authority Tax	651,414	681,792	707,692	734,794	734,794	759,291	782,184
Ag Land Tax	12,794	14,655	14,400	15,370	15,370	18,467	18,467
Total Property Taxes	$27,986,236	$29,486,037	$33,062,407	$ 34,400,020	$34,400,020	$36,471,838	$37,313,443

Non-Property Taxes – Non-property taxes include hotel/motel taxes, cable TV franchise taxes, mobile home taxes, utility excise taxes and utility franchise taxes and account for 8.26% of total general fund revenues. These revenues are projected to increase by 1.59% to $4,547,931, primarily due to higher hotel/motel tax collections.

Non-Property Taxes	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Hotel/Motel Tax	$ 2,119,476	$ 2,120,556	$ 2,659,074	$ 2,362,000	$ 2,535,000	$ 2,611,000	$ 2,689,000
Cable TV Franchise Tax	218,635	181,794	145,653	116,000	108,000	72,000	36,000
Mobile Home Tax	16,515	17,380	15,863	16,300	16,300	16,300	16,300
Utility Excise Tax	200,301	199,256	189,666	185,283	185,283	200,631	205,263
Utility Franchise Tax	1,785,485	1,527,814	1,632,678	1,616,000	1,632,000	1,648,000	1,664,000
Total Non-Property Taxes	$ 4,340,412	$ 4,046,800	$ 4,642,934	$ 4,295,583	$ 4,476,583	$ 4,547,931	$ 4,610,563

Licenses and Permits – Licenses and permits are used by the City to monitor certain activities such as building construction, alcohol and cigarette sales, garbage hauling, door-to-door solicitation and pet licensing. Fiscal year 2027 revenues are projected to increase by $178,238, from $1,981,400 to $2,159,638. Consistent with historical trends, building permit revenue projections include a 5% increase to reflect development activity that has consistently exceeded projected levels.

Licenses and Permits	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Miscellaneous Licenses and Permits:							
Alarm Permits	$ 13,195	$ 11,810	$ 11,270	$ 12,000	$ 11,000	$ 11,000	$ 11,000
Liquor Licenses	67,462	104,637	79,542	79,000	79,000	80,000	81,000
Cigarette Permits	5,375	5,500	8,150	5,000	15,000	15,000	15,000
Solicitor Licenses	9,015	5,080	9,460	7,000	7,000	7,000	7,000
Miscellaneous Business Licenses	1,370	1,240	1,295	1,000	1,000	1,000	1,000
Garbage Licenses	1,400	1,400	1,200	1,400	1,200	1,200	1,200
Pet Licenses	40,931	42,441	37,753	41,000	41,000	41,000	41,000
Mobile Food Vendor Licenses	16,340	18,350	9,895	8,000	8,000	8,000	8,000
Special Event Permits	-	800	720	-	-	-	-
Code Enforcement Permits:							
Operational Permits	17,180	22,400	32,653	15,000	24,000	24,000	24,000
Building Permits	1,820,542	1,414,027	2,027,145	1,414,000	1,414,000	1,485,000	1,559,000
Electrical Permits	170,372	126,394	170,655	126,000	126,000	132,000	139,000
Heating Permits	120,454	88,137	101,214	88,000	88,000	92,000	97,000
Plumbing Permits	135,380	75,496	118,070	75,000	75,000	79,000	83,000
Driveway Permits	13,615	12,600	10,605	12,000	10,000	11,000	12,000
Sidewalk Permits	13,515	12,510	11,305	12,000	11,000	12,000	13,000
Moving/Demolition Permits	225	300	275	200	200	200	200
Miscellaneous Permits	78,395	54,657	71,931	60,000	70,000	160,238	192,522
Total Licenses and Permits	$ 2,524,766	$ 1,997,779	$ 2,703,138	$ 1,956,600	$ 1,981,400	$ 2,159,638	$ 2,284,922

Use of Money and Property – Use of money and property consists of revenues the City receives from renting, leasing or allowing others to use City-owned property. These revenues include interest income, aquatic center rentals, park shelter rentals and sports complex rentals and account for 5.54% of total general fund revenues. As the Federal Reserve responds to slowing inflation and economic growth, interest rates are expected to decline. As a result, these revenues are projected to decrease by $898,638, or 22.77%.

Use of Money and Property	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Interest	$ 2,103,263	$ 4,120,576	$ 4,264,554	$ 3,400,000	$ 3,500,000	$ 2,600,000	$ 2,000,000
Commissions	7,308	22,627	27,125	21,000	26,000	26,000	26,000
Leases	46,078	62,820	51,048	52,358	52,358	53,720	55,137
Aquatic Center Rentals	39,384	38,883	37,593	34,000	37,000	37,000	37,000
Community Center Rentals	89,871	119,478	116,165	104,000	117,000	117,000	117,000
Library Rentals	81,951	89,826	70,306	24,000	30,000	30,000	30,000
Park Shelter Rentals	25,988	21,989	22,849	22,000	22,000	22,000	22,000
Sports Complex Rentals	116,282	170,400	163,732	142,000	161,000	161,000	161,000
Miscellaneous Rentals	2,830	1,366	1,907	1,000	1,000	1,000	1,000
Total Use of Money and Property	$ 2,512,955	$ 4,647,965	$ 4,755,279	$ 3,800,358	$ 3,946,358	$ 3,047,720	$ 2,449,137

Intergovernmental – Intergovernmental revenue consists of funds received from other governmental entities, including the federal government, the State of Iowa, Polk County and townships, through grants, revenue sharing and cost-sharing agreements. Intergovernmental revenue accounts for 2.83% of total general fund revenues and is projected to decrease by $163,243 in fiscal year 2027, primarily due to the timing of township fire protection payments received in fiscal year 2026 and the elimination of commercial and industrial property tax replacement ("backfill") payments. The budget also includes additional other local contributions from the Polk County Aviation Authority to fund two new positions at the Ankeny Regional Airport.

Senate File 619, approved in 2021, phases out commercial and industrial property tax replacement ("backfill") payments over five or eight years, depending on a city's valuation growth. For fiscal year 2027, the City's backfill payment will decrease from $127,956 to $0, representing the final year of state reimbursement.

Other intergovernmental revenues include township contributions for fire and emergency services, cost-sharing payments from the Ankeny Community School District for school resource officers, county contributions to the library, state business property tax credits and public safety grants.

Intergovernmental	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Local:							
Fire Protection	$ 225,340	$ 571,591	$ 457,894	$ 474,000	$ 675,000	$ 489,000	$ 504,000
School/Police Agreements	156,204	225,186	251,307	311,914	297,387	314,147	341,175
County Library Contribution	185,284	161,032	158,260	158,260	186,504	196,606	196,606
Other Local Contributions	52,843	104,917	82,318	80,000	154,248	265,331	295,407
Miscellaneous Grants	1,400	5,535	124,925	-	-	-	-
State:							
Commercial & Industrial Replacement	530,675	401,351	261,004	127,956	127,956	-	-
Business Property Tax Credit	-	211,780	215,719	184,322	184,322	206,090	206,121
Library Contribution	28,987	26,085	26,689	26,689	28,294	28,294	28,294
Miscellaneous Grants	-	4,950	9,919	-	-	-	-
Federal:							
Public Safety Grants	64,802	91,127	83,423	60,000	69,000	60,000	60,000
Total Intergovernmental	$ 1,245,535	$ 1,803,554	$ 1,671,458	$ 1,423,141	$ 1,722,711	$ 1,559,468	$ 1,631,603

Service Charges – Several departments charge fees for various services and programs, such as police and fire reports, ambulance charges, parks and recreation fees and community development activities. Revenue generated from service charges is projected to total $6,508,105 for fiscal year 2027, an increase of $321,409. The largest portion of this increase is related to higher ambulance charges as call volumes continue to grow, as well as higher information systems charges for information technology services provided to other City departments.

Service Charges	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Public Safety:							
Police Reports	$ 8,815	$ 12,042	$ 13,600	$ 12,000	$ 12,000	$ 12,000	$ 12,000
Fire/Ambulance Reports	130	80	120	100	100	100	100
False Alarm Fees	2,200	775	450	1,000	1,000	1,000	1,000
Ambulance Charges	2,606,610	2,842,156	2,931,267	2,880,447	3,019,447	3,198,238	3,260,238
Fingerprinting	12,508	11,442	8,832	11,000	10,000	10,000	10,000
Towing Surcharges	2,340	2,050	1,500	2,000	2,000	2,000	2,000
Animal Impound Fees	3,353	2,468	2,848	2,000	2,000	2,000	2,000
RAD Course	1,590	2,174	1,671	1,000	2,000	1,000	1,000
Miscellaneous Charges	-	5,485	225	1,000	-	-	-
Culture and Recreation:							
Community Center Passes	53,628	60,997	118,180	91,000	113,000	113,000	113,000
Dog Park Passes	27,382	29,779	28,103	30,000	30,000	30,000	30,000
Aquatic Center Passes	438,566	453,553	454,253	456,000	454,000	459,000	464,000
Aquatic Center Admissions	611,737	718,279	682,870	598,000	682,000	689,000	696,000
Special Programs	154,003	129,071	149,813	139,000	142,000	143,000	144,000
Recreation Programs	576,841	594,583	680,525	570,000	698,000	705,000	712,000
Swimming Lessons	131,018	122,998	143,534	125,000	143,000	143,000	143,000
Field Preparation Fees	5,921	8,625	6,815	6,000	6,000	6,000	6,000
Copy Charges	10,315	12,026	12,574	10,000	11,000	11,000	11,000
Miscellaneous Charges	1,129	1,205	1,228	1,000	1,000	1,000	1,000
Community and Economic Development:							
Housing Code	93,094	86,324	146,255	86,000	86,000	90,000	95,000
Plan Review Fees	362,834	203,934	419,151	201,000	201,000	211,000	221,000
Site Plan Review	15,300	13,560	16,400	13,000	13,000	14,000	15,000
Zoning	5,645	13,595	6,635	5,000	5,000	5,000	5,000
Subdivision Filing Fees	7,980	9,985	9,045	7,000	7,000	7,000	7,000
Board of Adjustment Fees	3,720	2,660	1,950	2,000	2,000	2,000	2,000
Architectural Review Board	4,005	2,065	2,665	2,000	2,000	2,000	2,000
Miscellaneous Service Charges:							
Information Systems Charges	333,771	396,142	385,687	436,424	475,349	583,967	596,421
Miscellaneous Charges	2,122	18,190	71,139	57,800	66,800	66,800	66,800
Total Service Charges	$ 5,476,557	$ 5,756,243	$ 6,297,335	$ 5,746,771	$ 6,186,696	$ 6,508,105	$ 6,618,559

Special Assessments – Special assessments represent reimbursements, typically for mowing and snow removal costs, when a property owner fails to comply with the Municipal Code. Special assessment revenues are budgeted at $0 for fiscal year 2027.

Special Assessments	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Nuisance Abatement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Special Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Miscellaneous – Miscellaneous revenues consist of all revenue sources that do not fit within the categories listed above. These revenues include concessions, reimbursements from sports groups for maintenance of the Prairie Ridge Sports Complex, fines and parking tickets. Miscellaneous revenues are projected to total $745,857 in fiscal year 2027, a decrease of

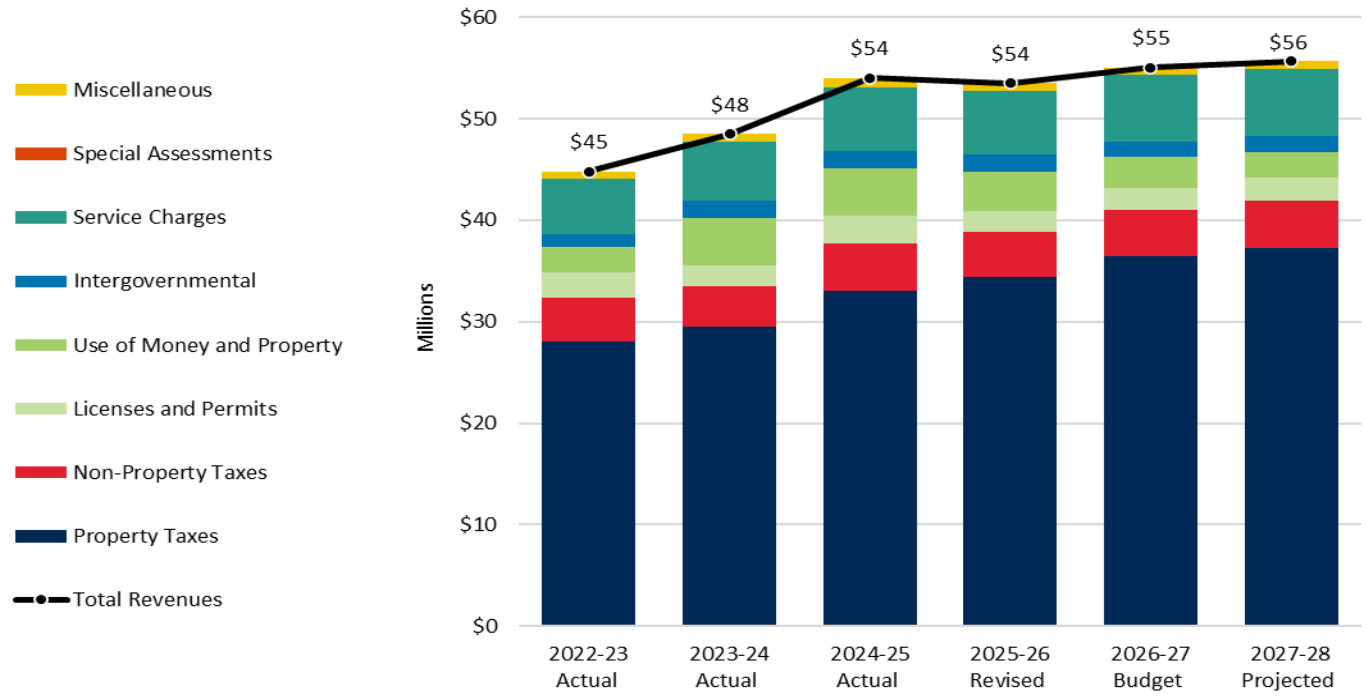
$49,949 from the prior year, primarily due to a one-time reimbursement received in fiscal year 2026 for resurfacing the Prairie Ridge Aquatic Center.

Miscellaneous	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Concessions	$ 282,327	$ 310,217	$ 282,984	$ 277,000	$ 277,000	$ 277,000	$ 277,000
Map Sales	25	35	10	-	-	-	-
Salvage Sales	16,050	11,139	97,705	-	24,150	-	-
Private Contributions	6,200	23,713	17,700	-	3,500	-	-
Sponsorships	28,034	31,415	30,218	28,000	29,000	29,000	29,000
Rebates, Refunds & Reimbursements	42,886	28,001	32,461	5,000	70,642	29,985	6,000
Overtime Reimbursement	11,955	18,390	19,470	12,000	16,000	16,000	16,000
Roadway Signage Reimbursement	16,385	-	-	-	-	-	-
Maintenance Reimbursement	206,277	263,863	329,636	311,114	311,114	329,472	348,748
Fines/Parking Tickets	83,247	42,272	46,019	42,000	42,000	42,000	42,000
Library Fines	19,374	18,257	18,085	16,000	16,000	16,000	16,000
Lost/Damaged Materials	6,045	6,537	6,838	6,000	6,000	6,000	6,000
Miscellaneous	478	436	499	400	400	400	400
Overages/Shortages	1,048	1,095	2,185	-	-	-	-
Total Miscellaneous	$ 720,331	$ 755,370	$ 883,810	$ 697,514	$ 795,806	$ 745,857	$ 741,148

Transfers In – Transfers into the general fund for fiscal year 2027 total $4,417,758. These transfers includes $304,000 from the hotel/motel tax fund, $8,279 from the tax increment financing fund, $3,121,479 from the employee benefits fund and $492,000 each from the water and sewer funds.

Transfers In	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Total Transfers In	$ 1,350,156	$ 1,132,063	$ 2,256,315	$ 3,086,435	$ 3,079,435	$ 4,417,758	$ 4,518,126

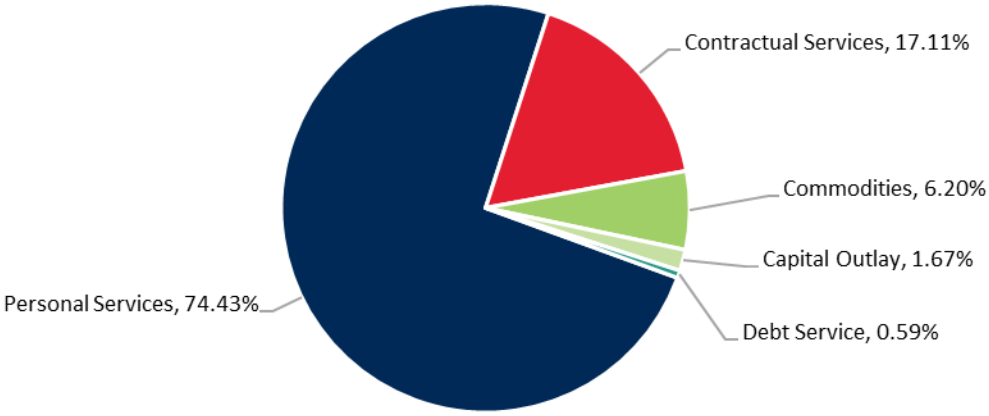
Revenue Summary



Expenditure Summary by Type

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Personal Services	$30,212,922	$32,274,987	$34,488,796	$38,920,807	$38,274,767	$41,587,163	$45,090,075
Contractual Services	6,367,356	6,670,810	7,596,168	9,024,679	9,780,747	9,557,568	9,747,644
Commodities	2,596,425	2,832,413	2,812,923	3,085,784	3,246,929	3,463,406	3,275,118
Capital Outlay	740,653	942,502	2,516,801	909,289	1,668,450	935,578	515,521
Debt Service	9,476	-	163,470	326,941	326,941	326,941	326,941
Total Expenditures	$39,926,832	$42,720,712	$47,578,158	$52,267,500	$53,297,834	$55,870,656	$58,955,299
Transfers Out	2,208,326	3,425,156	4,896,424	3,595,850	8,618,850	2,696,350	2,775,600
Total	$42,135,158	$46,145,868	$52,474,582	$55,863,350	$61,916,684	$58,567,006	$61,730,899

Expenditure by Type



Personal Services – Personal services include expenditures for salaries, wages and related employee benefits. Personal services account for 74.43% of general fund expenditures and are budgeted to increase by $3,312,396, or 8.65%. This increase is primarily attributable to the following factors:

- Funds 7 new FTE positions to maintain service levels and address workload demands across multiple departments. These positions include two Police Officers, a Police Sergeant (SRO), a Fire Inspector, a Firefighter/Paramedic, a Park Maintenance Technician II and an IT Technician, at a personnel cost of $822,321.
- Implements adjustments to the non-union pay plan for full-time, permanent part-time and seasonal employees. The budget includes a 3% COLA and step increases of 3% to 5% for eligible employees. To maintain organizational equity with the collective bargaining agreements, the non-union pay plan approved on April 20, 2026, provides a 4% COLA and restructures the step plan by eliminating the beginning step and adding a top step. These additional costs were not included in the adopted budget.
- Includes collective bargaining agreements with the Ankeny Police Department Employees' Union (Teamsters Local No. 238) and the Ankeny Career Firefighters Union (International Association of Fire Fighters). The budget includes a 3% COLA and step increases of 3% to 5% for eligible employees. The collective bargaining agreements were approved on April 6, 2026. The agreement with the Ankeny Police Department Employees' Union provides a 4% COLA and restructures the step plan by eliminating the beginning step and adding a top step. The agreement with the Ankeny Career Firefighters Union includes a complete restructuring of the step plan. These additional costs were not included in the adopted budget.

- Incorporates the City's required contributions to two state-mandated pension systems: the Iowa Public Employees Retirement System (IPERS) and the Municipal Fire and Police Retirement System of Iowa (MFPRSI). Most City employees are covered by IPERS, while sworn police officers and full-time career firefighters are covered by MFPRSI. For fiscal year 2027, the City's contribution rates to IPERS will remain unchanged at 9.44% for regular class members and 9.19% for protection class members. The City's contribution rate to MFPRSI will decrease slightly from 22.56% to 21.86%.

Contractual Services – Contractual services include expenditures paid to outside parties for professional and technical services, rents and leases, utilities and communications, travel and training and repairs and maintenance. For fiscal year 2027, these expenditures are budgeted to decrease from $9,780,747 to $9,557,568, a reduction of $223,179, or 2.28%.

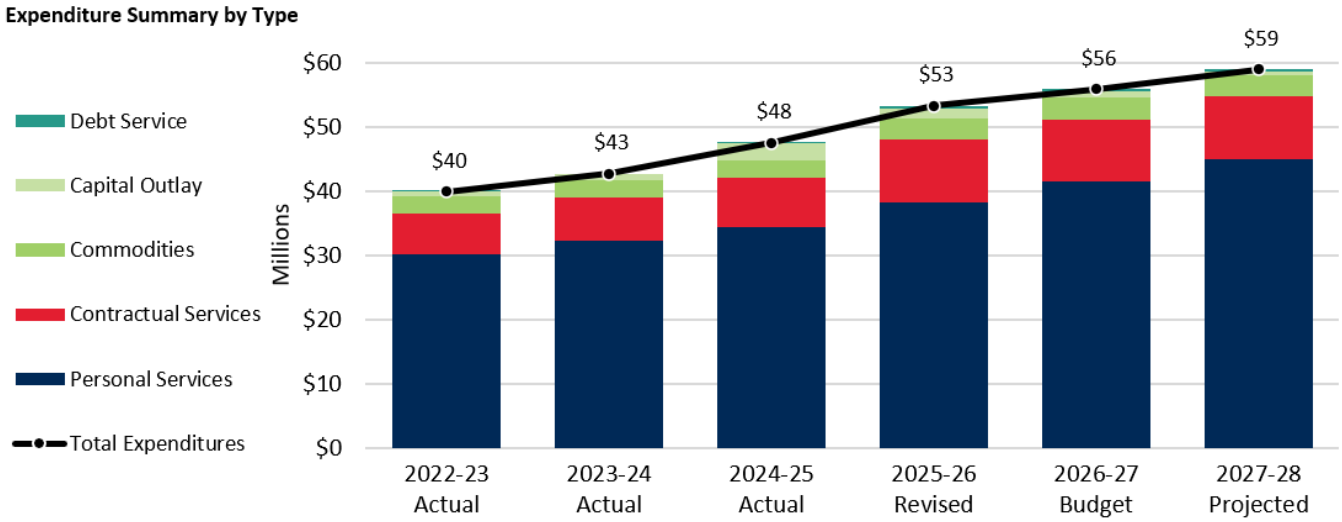
Commodities – Commodities include expenditures for office supplies, operating supplies, equipment, merchandise for resale and maintenance parts and supplies. Commodities account for 6.20% of the general fund expenditure budget and are budgeted at $3,463,406 for fiscal year 2027, an increase of $216,477, or 6.67%, from the revised fiscal year 2026 budget. The increase is primarily due to information technology equipment purchases.

Capital Outlay – Capital outlay includes expenditures that result in the acquisition of, or additions to, capital assets. To be classified as capital outlay, an item must generally have an expected useful life of more than three years and a cost equal to or greater than the capitalization threshold of $5,000 for vehicles and equipment. The fiscal year 2027 general fund budget includes $935,578 in capital outlay expenditures, a decrease of $732,872 due to the carryover of equipment purchases from fiscal year 2025 into fiscal year 2026. Capital outlay expenditures vary from year to year based on vehicle and equipment replacement schedules and manufacturing lead times.

Debt Service – Debt service includes $326,941 for principal and interest payments to the equipment reserve fund, with no change from the prior year. These payments are for two fire engines financed through the equipment reserve fund in fiscal years 2023 and 2024. The equipment reserve fund, an internal service fund, provides low-interest financing for the purchase of vehicles and equipment. Loans carry a 2.5% interest rate and are repaid over five years, with the repayment schedule spanning six fiscal years due to a half payment in the first fiscal year and a half payment in the final fiscal year.

Transfers Out – Transfers out total $2,696,350 for fiscal year 2027. These transfers include $85,350 to the debt service fund and $2,611,000 to the hotel/motel tax fund. By law, hotel/motel taxes must be collected in the general fund but are subsequently transferred to the hotel/motel tax fund to better account for their distribution.

Transfers Out	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Transfer to Capital Projects	$ -	$ 1,219,000	$ 2,150,000	$ 1,150,000	$ 6,000,000	$ -	$ -
Transfer to Debt Service	88,850	85,600	87,350	83,850	83,850	85,350	86,600
Transfer to Hotel/Motel Tax	2,119,476	2,120,556	2,659,074	2,362,000	2,535,000	2,611,000	2,689,000
Total Transfers Out	$ 2,208,326	$ 3,425,156	$ 4,896,424	$ 3,595,850	$ 8,618,850	$ 2,696,350	$ 2,775,600
Total	$42,135,158	$46,145,868	$52,474,582	$55,863,350	$61,916,684	$58,567,006	$61,730,899



Expenditure Summary by Program

The program budget, as required by Iowa Administrative Code 545-2.1, groups the City's expenditures by program to provide consistent information about the purpose of the expenditures. Program expenditures are summarized below, with additional detail provided in the department sections that follow.

Public Safety – One of the primary services the City provides is police and fire protection. The public safety program represents the largest general fund expenditure category, accounting for 61.47% of general fund expenditures. The fiscal year 2027 budget increased 4.66% over the revised fiscal year 2026 budget. The public safety program includes 200.06 full-time equivalent (FTE) employees, an increase of 5.00 FTE from the previous year. School crossing guards, animal control, emergency preparedness and code enforcement are also included in the public safety program.

Public Safety	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Police Administration	$ 1,830,084	$ 1,840,212	$ 2,178,268	$ 2,167,272	$ 2,208,415	$ 2,301,296	$ 2,404,032
Police Operations	7,044,364	8,139,459	9,570,273	9,606,991	9,915,318	10,833,087	11,560,128
Police Support Services	2,670,278	2,833,760	2,599,638	2,902,423	2,854,260	3,029,243	3,238,625
School Crossing Guards	109,146	104,096	119,039	139,709	133,359	151,897	167,090
Animal Control	24,166	24,594	19,431	32,000	31,000	32,000	33,000
Emergency Preparedness	56,273	59,621	394,361	440,700	452,575	451,506	517,972
Fire Administration	1,214,390	1,247,558	1,386,781	1,498,229	1,530,759	1,602,362	1,707,110
Fire Suppression	3,347,816	3,483,935	4,023,328	4,807,584	4,821,010	5,343,670	5,682,683
Emergency Medical Services	5,458,176	5,411,428	7,272,200	8,423,107	8,417,574	8,165,273	8,407,026
Code Enforcement	2,031,012	2,005,316	2,233,332	2,374,112	2,449,377	2,431,587	2,615,172
Total Public Safety	$23,785,705	$25,149,979	$29,796,651	$32,392,127	$32,813,647	$34,341,921	$36,332,838

Culture and Recreation – Culture and recreation represents the second-largest general fund expenditure category, accounting for 19.79% of general fund expenditures. The fiscal year 2027 budget increased 1.97% over the revised fiscal year 2026 budget. The culture and recreation program includes 50.91 full-time equivalent (FTE) employees, an increase of 1.00 FTE due to the addition of a Park Maintenance Technician II in park maintenance. The program includes the library, parks and recreation and cemetery.

Culture and Recreation	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Library	$ 2,547,087	$ 2,663,897	$ 2,769,324	$ 3,053,793	$ 3,084,101	$ 3,257,722	$ 3,511,962
Park Administration	342,329	337,437	411,610	393,676	407,144	407,496	430,966
Park Maintenance	1,568,149	1,892,507	2,023,611	2,236,523	2,385,658	2,454,033	2,628,746
Recreation	838,578	833,846	857,503	1,004,800	989,719	1,036,709	1,102,184
Community Centers	480,401	491,397	527,741	634,584	637,368	652,467	689,046
Cemetery	-	1,200	600	600	600	600	600
Aquatic Centers	1,607,823	1,571,285	1,490,432	1,833,898	1,907,346	1,679,646	1,732,164
Prairie Ridge Sports Complex	1,030,460	1,061,256	1,134,632	1,310,628	1,359,676	1,496,936	1,495,940
Hawkeye Park Sports Complex	61,495	55,270	61,744	71,430	72,310	72,221	76,602
Total Culture and Recreation	$ 8,476,322	$ 8,908,095	$ 9,277,197	$ 10,539,932	$ 10,843,922	$ 11,057,830	$ 11,668,210

Public Works – Public works represents 1.78% of general fund expenditures. The fiscal year 2027 budget increased 14.81% over the revised fiscal year 2026 budget, primarily due to a full year of personnel costs for the program's two full-time equivalent (FTE) employees. The public works program includes 2.00 FTE employees, with no change from the previous year. The program includes the aviation authority.

Public Works	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Aviation Authority	$ 669,455	$ 702,928	$ 724,016	$ 745,736	$ 866,974	$ 995,378	$ 1,044,995
Total Public Works	$ 669,455	$ 702,928	$ 724,016	$ 745,736	$ 866,974	$ 995,378	$ 1,044,995

Community and Economic Development – Community and economic development represents 5.53% of general fund expenditures. The fiscal year 2027 budget increased 3.10% over the revised fiscal year 2026 budget. The community and economic development program includes 18.25 full-time equivalent (FTE) employees, with no change from the previous year. The program includes housing authority, development engineering, development services and community and economic development.

Community and Economic Development	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Housing Authority	$ 28,454	$ 18,707	$ 38,968	$ 14,237	$ 14,237	$ 42,000	$ 12,210
Development Engineering	951,976	1,044,812	1,007,211	1,103,229	1,112,864	1,171,036	1,279,950
Development Services	1,136,503	1,198,514	1,248,691	1,414,869	1,413,284	1,320,219	1,359,876
Community and Economic Development	354,355	372,133	445,457	417,927	456,696	556,644	595,493
Total Community and Economic Development	$ 2,471,288	$ 2,634,166	$ 2,740,327	$ 2,950,262	$ 2,997,081	$ 3,089,899	$ 3,247,529

General Government – General government represents 11.43% of general fund expenditures. The fiscal year 2027 budget increased 10.55% over the revised fiscal year 2026 budget. The general government program includes 26.26 full-time equivalent (FTE) employees, an increase of 1.00 FTE from the previous year. This increase reflects the addition of an IT Technician in information technology. The program includes communications, mayor and city council, human resources, city manager, city clerk, finance, information technology and city hall building.

General Government	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Communications	$ 422,590	$ 436,991	$ 427,488	$ 489,943	$ 484,505	$ 552,832	$ 531,016
Mayor and City Council	204,706	495,283	172,764	184,967	205,277	197,707	241,398
Human Resources	476,441	484,251	520,841	574,002	656,501	592,127	630,547
City Manager	1,018,031	1,146,065	1,140,010	1,278,364	1,096,324	1,239,562	1,325,958
City Clerk	451,752	502,030	492,290	582,129	586,849	620,103	663,900
Finance	545,978	607,664	632,458	679,983	697,056	713,078	776,855
Information Technology	1,335,084	1,584,568	1,543,500	1,745,696	1,901,391	2,335,865	2,385,679
City Hall Building	69,480	68,692	110,616	104,359	148,307	134,354	106,374
Total General Government	$ 4,524,062	$ 5,325,544	$ 5,039,967	$ 5,639,443	$ 5,776,210	$ 6,385,628	$ 6,661,727



Expenditure Summary by Department

The expenditure summary below shows that the Police and Fire Departments account for the largest share of general fund expenditures, representing 57.11% of all departmental expenditures. Parks and Recreation is the next largest department at 13.96%, while each of the remaining departments represents a relatively small share of the budget. Overall, the distribution reflects the City's strong emphasis on public safety as the primary focus of general fund expenditures.

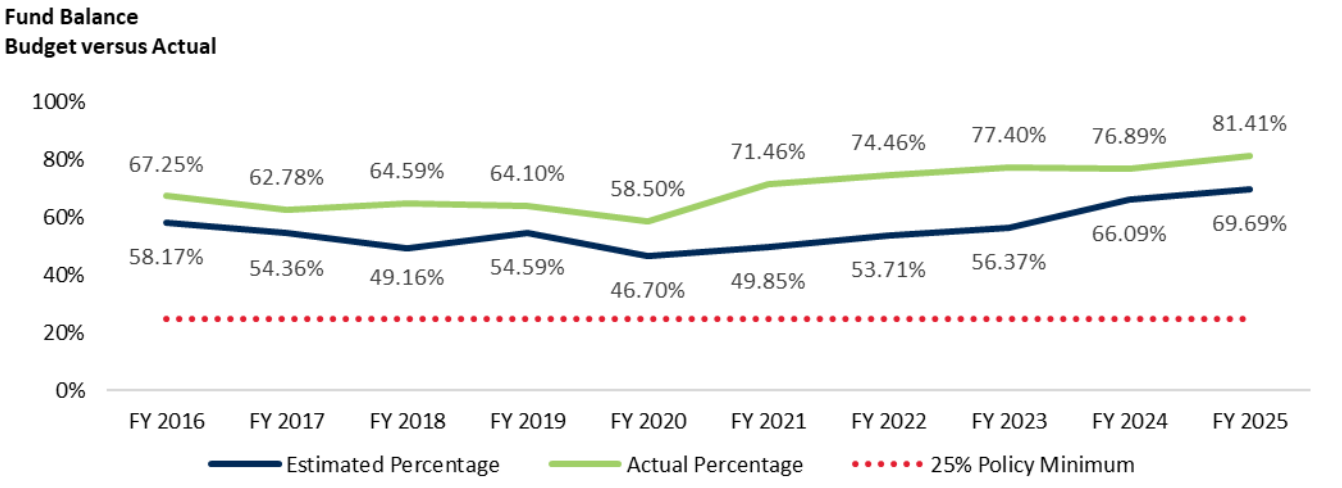
Department	Department Expenditures	% of Total Expenditures	Levy Equivalent
Police	$16,347,523	29.26%	$1.71295
Fire	15,562,811	27.85%	1.63072
Parks and Recreation	7,800,108	13.96%	0.81732
Development Services	3,751,806	6.71%	0.39313
Library	3,257,722	5.83%	0.34135
Information Technology	2,335,865	4.18%	0.24476
City Manager	1,613,623	2.89%	0.16908
Development Engineering	1,171,036	2.10%	0.12270
Aviation Authority	995,378	1.78%	0.10430
Finance	713,078	1.28%	0.10430
City Clerk	620,103	1.11%	0.06498
Human Resources	592,127	1.06%	0.06205
Community and Economic Development	556,644	1.00%	0.05833
Communications	552,832	0.99%	0.05793
Total	**$55,870,656**	**100.00%**	**$5.85431**

Fund Balance Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 31,251,980	$ 35,273,770	$ 38,753,713	$ 36,880,987	$ 42,551,807	$ 37,224,132	$ 38,115,441
Revenues	44,806,792	48,493,748	54,016,361	52,319,987	53,509,574	55,040,557	55,649,375
Transfers In	1,350,156	1,132,063	2,256,315	3,086,435	3,079,435	4,417,758	4,518,126
Funds Available	$ 77,408,928	$ 84,899,581	$ 95,026,389	$ 92,287,409	$ 99,140,816	$ 96,682,447	$ 98,282,942
Expenditures	39,926,832	42,720,712	47,578,158	52,267,500	53,297,834	55,870,656	58,955,299
Transfers Out	2,208,326	3,425,156	4,896,424	3,595,850	8,618,850	2,696,350	2,775,600
Ending Balance, June 30	$ 35,273,770	$ 38,753,713	$ 42,551,807	$ 36,424,059	$ 37,224,132	$ 38,115,441	$ 36,552,043

The financial strength of the general fund is important due to its impact on the overall property tax levy, the City's bond rating, operating cash flows throughout the year and the ability to respond to unforeseen contingencies. The City Council has established a minimum general fund balance requirement of 25% of the succeeding fiscal year's general fund appropriations. The fund balance as a percentage of appropriations over the past ten years is summarized as follows:

Fiscal Year	Succeeding Year's Appropriations	Estimated Ending Fund Balance	Estimated Percentage	Actual Ending Fund Balance	Actual Percentage
2016	$25,339,536	$14,740,005	58.17%	$17,041,155	67.25%
2017	27,941,765	15,188,212	54.36%	17,541,849	62.78%
2018	30,438,087	14,964,021	49.16%	19,660,991	64.59%
2019	32,408,183	17,690,085	54.59%	20,773,513	64.10%
2020	35,934,139	16,780,409	46.70%	21,019,984	58.50%
2021	37,898,857	18,892,886	49.85%	27,081,132	71.46%
2022	41,972,911	22,542,352	53.71%	31,251,980	74.46%
2023	45,575,192	25,690,911	56.37%	35,273,770	77.40%
2024	50,398,412	33,308,745	66.09%	38,753,713	76.89%
2025	52,267,500	36,424,059	69.69%	42,551,807	81.41%



Estimated Ending Fund Balance

The budgeted fund balance at June 30, 2027, is projected to be $38,115,441, an increase of $891,309, or 2.39%, from the revised June 30, 2026 budget.

Looking Ahead to Fiscal Year 2028 and Beyond

As the City plans for the future, several challenges and uncertainties will shape its ability to maintain financial stability and deliver essential services. The following factors will significantly influence budgetary decisions in the years ahead:

- **Legislative Impacts on Property Tax Revenue:** Ongoing state-level property tax reform poses risks to the City's primary revenue source. Without a local option sales tax, Ankeny is more vulnerable to these changes.
- **Inflation and Economic Volatility:** Rising costs and interest rate uncertainty continues to hamper long-term financial planning and service delivery.
- **Increased Costs and Expectations:** Expectations from residents and staff for enhanced services, higher wages and expanded benefits continue to rise. Meeting these demands may not be sustainable given the current fiscal and political climate.
- **Aging Infrastructure and New Development:** The City faces mounting pressure from deteriorating infrastructure, some failing earlier than anticipated, while newly annexed areas require significant investment to establish and maintain basic services. Both scenarios demand additional operational and capital resources.
- **Uncertainty of Federal Funding:** Many infrastructure projects rely on federal funding sources, such as grants and earmarks. Shifting federal priorities, budget reductions or delays in appropriations introduce uncertainty and complicate long-term planning.

Police Department

The department consists of two primary functions: operations and support services. These are further divided into the following activities for budget management purposes:

Police Administration – governs the general administration of the Police department under the direct control of the police chief. Besides routine administrative tasks, staff handle payroll, budget, training and education, policy and rule development and records management. These issues are shaped by court decisions, federal and state mandates and laws, as well as community norms and values. A well-functioning department professionally develops its personnel to meet the needs of the community within all legal requirements. This includes projecting staffing levels and resource allocation within the parameters of the budget.

Police Operations – is responsible for providing basic police services while responding to calls. Traffic enforcement, accident investigation, investigation of minor criminal offenses and crime prevention measures are undertaken by members of the division. School resource officers are also a part of this division, supporting school safety and outreach efforts. Members assist other divisions as needed on an ongoing basis.

Police Support Services – provides support to the operations division. The primary responsibilities of the division include the investigation section, property identification section and narcotics enforcement, as well as oversight of the school crossing guard program.

School Crossing Guards – program expenditures are tracked separately to identify the costs associated with the school crossing guard contract. Costs of the program are shared with the Ankeny Community School District.

Animal Control – program expenditures are tracked separately in this activity. The City temporarily houses animals at the Police department for up to 24 hours. After that, animals are transported to the Animal Rescue League.

Council Goal	Department Goal	Indicators	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Deliver Exceptional Service	To recruit and retain highly educated and talented police officers who reflect the values of our City	Number of police stations	1	1	1	1	1
		Number of sworn officers [1]	74	76	78	79	82
		Number of sworn officers per 1,000 population [1]	1.02	1.02	1.02	1.00	1.01
		Officer turnover, including retirements [1]	4.05%	2.63%	6.41%	1.27%	2.44%
	To maintain training and equipment pace commensurate with customer needs	Training hours, including academy	18,871	15,565	17,639	18,103	18,250
		Average training cost, per employee	$1,934	$1,705	$1,748	$1,834	$1,874
		Police services – excellent or good [2]		89%			89%

Council Goal	Department Goal	Indicators	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Enhance Quality of Life 	To provide high visibility within the City to reduce the incidence and fear of crime	Number of calls for service	43,811	44,934	49,055	47,500	49,000
		Number of miles logged by sworn officers	503,431	509,037	542,431	514,290	519,484
		Crime prevention – excellent or good [2]		88%			88%
		Number of traffic accidents per 1,000 population	24.67	22.97	23.69	21.68	22.34
		Traffic enforcement – excellent or good [2]		74%			74%
	To provide prompt investigative follow-up to help identify and arrest offenders	Uniform crime reports (reportable crimes)	920	978	918	920	1,025
		Case management efficiency	89.14%	97.89%	95.45%	95.83%	96.00%

[1] Reported for the fiscal year

[2] Triennial Citizen Survey results

Activities and Accomplishments	
Recent Accomplishments	
	• Sponsored, participated and created over 300 educational classes, tours, meetings, instructional sessions and recruitment events which fostered stronger relationships and trust between officers and residents.
	• Increased efficiency in the criminal intelligence unit program through the incorporation of ALPR and FLOCK systems.
	• Deployed new taser devices to officers, enhancing their ability to safely and effectively resolve critical incidents.
	• Established standard operating procedure manuals for various work units, including administration, records and identification, patrol, detectives and intelligence-led policing.
	• Assigned four School Resource Officers (SRO) to both high schools and two middle schools.
In Progress Activities	
	• Amend City Ordinances to include the regulations for scooters and electronic bikes.
	• Expand the FLOCK camera network to enhance situational awareness, crime prevention and investigative capabilities.
	• Continue annual one-on-one meetings with sworn officers and civilian staff, providing an excellent opportunity to get feedback on the department's direction.
	• Continue building on the department's strong foundation of community-based policing, fostering trust and

	collaboration with residents through innovative programs and outreach initiatives.
	• Continue strong relationship with metro law enforcement agencies around the state and country.
Upcoming Activities	
	• Create and maintain a minimum staffing matrix.
	• Participate in active threat response training in coordination with the Ankeny Fire Department.
	• Provide additional opportunities for growth and advancement through specialty detail programs to enhance employee retention while still maintaining the department's core functions.
	• Establish a Professional Standards Unit to manage internal and external complaints, conduct inspections and ensure compliance with audits, strengthening accountability and transparency.
	• Evaluate and restructure 24/7 supervisor coverage, including the potential elimination of the officer in charge program.
	• Create a new shift schedule for patrol units.
Trends and Issues	
	• Increasing focus on recruitment and retention.
	• Staffing shortages challenge the ability to maintain service levels, resulting in increased reliance on both mandatory and voluntary overtime.
	• Unsustainable reliance on overtime highlights the need to expand sworn, detective, supervisory and professional staff positions to keep pace with population growth and maintain service levels.

Activity: **Police Administration**	Department: **Police**	Program: **Public Safety**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	48	-	-	-	-
Intergovernmental	9,400	-	-	-	-	-	-
Service Charges	3,930	4,224	3,171	3,000	4,000	3,000	3,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	5,973	16,875	84,129	-	12,000	-	-
Total Revenues	**$ 19,303**	**$ 21,099**	**$ 87,348**	**$ 3,000**	**$ 16,000**	**$ 3,000**	**$ 3,000**
Expenditure Summary:							
Personal Services	$ 971,946	$ 1,013,489	$ 1,096,041	$ 1,089,016	$ 1,097,626	$ 1,143,499	$ 1,230,053
Contractual Services	769,385	788,300	1,032,228	1,030,326	1,062,799	1,108,279	1,123,999
Commodities	50,949	38,423	49,999	47,930	47,990	49,518	49,980
Capital Outlay	37,804	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 1,830,084**	**$ 1,840,212**	**$ 2,178,268**	**$ 2,167,272**	**$ 2,208,415**	**$ 2,301,296**	**$ 2,404,032**
Personnel Summary:							
Police Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sergeant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civilian Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Records Clerk	3.40	3.40	3.00	3.00	3.00	3.00	3.00
Total Full Time Equivalents	**8.40**	**8.40**	**8.00**	**8.00**	**8.00**	**8.00**	**8.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Police Operations	Department: Police	Program: Public Safety

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	222,406	330,823	459,655	371,914	366,387	374,147	401,175
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	105,185	86,715	80,670	57,000	62,000	62,000	62,000
Total Revenues	**$ 327,591**	**$ 417,538**	**$ 540,325**	**$ 428,914**	**$ 428,387**	**$ 436,147**	**$ 463,175**
Expenditure Summary:							
Personal Services	$6,087,918	$6,586,133	$7,614,842	$8,384,066	$ 8,540,365	$ 9,328,185	$10,089,378
Contractual Services	221,741	274,342	368,724	355,721	350,990	377,828	370,200
Commodities	607,788	676,505	795,832	702,051	777,524	829,850	766,420
Capital Outlay	126,917	602,479	790,875	165,153	246,439	297,224	334,130
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$7,044,364**	**$8,139,459**	**$9,570,273**	**$9,606,991**	**$ 9,915,318**	**$10,833,087**	**$11,560,128**
Personnel Summary:							
Captain	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Sergeant (Patrol)	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Sergeant (SRO)	-	-	-	-	-	1.00	1.00
Sergeant (Traffic)	-	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (K-9)	1.00	2.00	2.00	2.00	2.00	2.00	2.00
Police Officer (Patrol)	39.00	39.00	39.00	39.00	39.00	41.00	41.00
Police Officer (SRO)	-	-	3.00	4.00	4.00	4.00	4.00
Police Officer (Traffic)	2.00	2.00	3.00	3.00	3.00	3.00	3.00
Community Service Officer	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Administrative Assistant	-	-	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**56.00**	**58.00**	**63.00**	**64.00**	**64.00**	**67.00**	**67.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Patrol Vehicle	1	2025	Purchase	$ 22,622	$ -	$ -
Community Service Officer Vehicle	1	2026	Purchase	44,218	-	-
Patrol Vehicles	2	2026	Purchase	179,599	-	-
Patrol Vehicles	4	2027	Purchase	-	297,224	-
Patrol Vehicles	5	2028	Purchase	-	-	334,130
Total Capital Outlay				**$ 246,439**	**$ 297,224**	**$ 334,130**

Activity: Police Support Services	Department: Police	Program: Public Safety

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	13,195	11,810	11,270	12,000	11,000	11,000	11,000
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	23,523	24,260	22,883	24,000	23,000	23,000	23,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	2,949	44	-	-	4,000	-	-
Total Revenues	**$ 39,667**	**$ 36,114**	**$ 34,153**	**$ 36,000**	**$ 38,000**	**$ 34,000**	**$ 34,000**
Expenditure Summary:							
Personal Services	$2,585,161	$2,676,008	$2,528,703	$2,803,767	$2,752,548	$2,928,175	$3,163,976
Contractual Services	21,779	26,386	21,381	31,680	30,644	32,531	33,633
Commodities	46,542	77,182	24,818	38,976	43,068	68,537	41,016
Capital Outlay	16,796	54,184	24,736	28,000	28,000	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,670,278**	**$2,833,760**	**$2,599,638**	**$2,902,423**	**$2,854,260**	**$3,029,243**	**$3,238,625**
Personnel Summary:							
Captain	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sergeant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sergeant (CET)	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (CET)	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Police Officer (Detective)	7.00	7.00	7.00	7.00	7.00	7.00	7.00
Police Officer (Intelligence)	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (K-9)	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (Narcotics)	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (SRO)	2.00	2.00	-	-	-	-	-
Evidence and Forensic Supervisor	-	-	-	1.00	1.00	1.00	1.00
Police Technician	1.00	1.00	1.00	-	-	-	-
Evidence Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Criminal Intelligence Analyst	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Records Clerk	-	-	0.50	0.50	0.50	0.50	0.50
Total Full Time Equivalents	**21.00**	**21.00**	**19.50**	**19.50**	**19.50**	**19.50**	**19.50**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Detective Vehicle	1	2026	Purchase	$ 28,000	$ -	$ -
Total Capital Outlay				**$ 28,000**	**$ -**	**$ -**

Activity: School Crossing Guards	Department: Police	Program: Public Safety

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	109,146	104,096	119,039	139,709	133,359	151,897	167,090
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 109,146**	**$ 104,096**	**$ 119,039**	**$ 139,709**	**$ 133,359**	**$ 151,897**	**$ 167,090**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Animal Control**	Department: **Police**	Program: **Public Safety**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	3,353	2,468	2,848	2,000	2,000	2,000	2,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ 3,353**	**$ 2,468**	**$ 2,848**	**$ 2,000**	**$ 2,000**	**$ 2,000**	**$ 2,000**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	24,166	24,594	19,431	31,000	30,000	31,000	32,000
Commodities	-	-	-	1,000	1,000	1,000	1,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 24,166**	**$ 24,594**	**$ 19,431**	**$ 32,000**	**$ 31,000**	**$ 32,000**	**$ 33,000**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Fire Department

The Fire department provides fire suppression, emergency medical services, rescue, fire prevention, public education and other related services to the residents, property owners and visitors to the community.

The department provides staffing for an ambulance and engine company at Fire Station Headquarters, Fire Station No. 2, Fire Station No. 3. and Fire Station No. 4. The stations are staffed 24 hours a day, 7 days a week, utilizing a combination of full-time and part-time personnel.

The fire department is comprised of the following budget activities:

Emergency Preparedness – the City's emergency readiness planning efforts focus on all hazards including: weather-related disasters, terrorism and disease outbreaks. This activity also installs and maintains weather warning devices and during a natural or man-made disaster is responsible for managing the emergency operations plan.

Fire Administration – governs the general administration of the Fire department and falls within the direct control of the fire chief. Fire administration provides leadership, coordination and support services for the department.

Fire Suppression – is responsible for the preservation of life and property within the Ankeny Fire District. The suppression district is approximately 55 square miles covering the cities of Alleman and Elkhart and the townships of Crocker, Douglas, Elkhart and Lincoln.

Emergency Medical Services – provides basic life support (BLS) and advanced life support (ALS) services within the Ankeny Fire District.

Council Goal	Department Goal	Indicator	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Deliver Exceptional Service 	To prevent and reduce the loss of life and property through fire education, inspections, suppression and investigation	Emergency response FTE	73.50	79.50	78.00	87.00	87.00
		Emergency response FTE per 1,000 population	1.01	1.06	1.02	1.10	1.06
		Number of fire stations	3	3	3	3	4
		Number of training hours	12,900	12,000	13,037	13,500	13,500
		Average training hours per employee	143	135	150	148	148
		Number of fire inspections performed	884	1,191	869	1,000	1,000
	To provide fire and emergency medical services in a timely manner	Number of fire calls	1,953	2,170	1,982	2,081	2,185
		Number of ambulance calls	5,385	5,559	6,276	6,590	6,919
		Percent of call response times within benchmark	79%	81%	91%	90%	90%
	To prepare the community for all types of emergencies	Number of outdoor warning sirens	22	22	22	22	22
		Fire prevention education – excellent or good [1]		86%			85%

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed the construction of Fire Station No. 4.
	• Completed the hiring process for all remaining positions necessary to bring Fire Station No. 4 to full operational status.
	• Conducted the department's inaugural 12-week fire academy, training 22 team members to meet Ankeny Fire Department standards and achieve national Firefighter I and II certifications.
	• Developed the alternative paramedic course through Des Moines Area Community College (DMACC), which condenses paramedic training.
	• Enrolled 4 new team members needing paramedic certification through the DMACC condensed paramedic training program.
	• Transitioned ambulance billing from an in-house system to a third-party service provider.
	• Replaced automatic external defibrillators (AED) on the fire apparatus fleet and in city facilities.
	• Received and placed in service two ambulances and two fire engines ordered in previous fiscal years.
	• Finalized the design and ordered a replacement ladder truck.
In Progress Activities	
	• Open Fire Station No. 4.
	• Finalize and implement the full transition from the department's longstanding combination-staffing model to a career only staffing structure, coinciding with the scheduled elimination of the two remaining part-time positions on June 30, 2026.
	• Complete the assessment of potential alternate outdoor warning siren technologies that could enhance community alerting capabilities compared to the existing legacy system and deliver a set of viable multi-layered notification options for City Council consideration.
	• Continue to develop department response metrics and the associated GIS data to guide the department as it responds to the community's growth and needs.
	• Pursue ongoing evaluation and implementation of measurers to minimize overtime usage, ensuring operational effectiveness and staffing efficiency within the department's allocated fiscal resources.
	• Advance the development of department-level strategic planning documents that align with community planning efforts and provide a framework for future budget requests involving staffing, equipment, fleet and facility needs.
Upcoming Activities	
	• Conduct a comprehensive evaluation of the department's technology and records management systems, identifying strategies to improve operational effectiveness and efficiency in a fiscally responsible manner.
	• Evaluate and develop metrics used to determine department success and identify opportunities for improvement.

Trends and Issues	
	• Increasing difficulty in recruiting and hiring of full-time and part-time personnel.
	• Increasing costs and required planning to accommodate the unprecedented four-year lead time for purchasing an apparatus.
	• Growing call volumes and community needs, requiring future staffing increases and additional fire stations.
	• Planning and funding facility improvements as existing fire stations age and deteriorate.

Activity: **Emergency Preparedness**	Department: **Fire**	Program: **Public Safety**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	56,273	59,621	394,361	440,700	452,575	451,506	517,972
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 56,273**	**$ 59,621**	**$ 394,361**	**$ 440,700**	**$ 452,575**	**$ 451,506**	**$ 517,972**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Fire Administration**			Department: **Fire**			Program: **Public Safety**	
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	17,180	22,400	32,653	15,000	24,000	123,238	154,522
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	225,340	571,591	457,894	474,000	675,000	489,000	504,000
Service Charges	23,430	7,191	2,520	5,100	5,100	5,100	5,100
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	4,974	183	5,159	-	961	-	-
Total Revenues	**$ 270,924**	**$ 601,365**	**$ 498,226**	**$ 494,100**	**$ 705,061**	**$ 617,338**	**$ 663,622**
Expenditure Summary:							
Personal Services	$ 680,366	$ 712,149	$ 727,283	$ 783,677	$ 784,337	$ 918,917	$ 1,011,142
Contractual Services	439,633	427,651	463,961	584,113	603,364	517,707	566,041
Commodities	94,391	107,758	92,277	130,439	143,058	130,738	129,927
Capital Outlay	-	-	103,260	-	-	35,000	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 1,214,390**	**$ 1,247,558**	**$ 1,386,781**	**$ 1,498,229**	**$ 1,530,759**	**$ 1,602,362**	**$ 1,707,110**
Personnel Summary:							
Fire Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Division Chief - Community Risk Reduction	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Division Chief - Training & Safety	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant - Community Risk Reduction	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fire Inspector	-	-	-	-	-	1.00	1.00
Office Manager	1.00	1.00	-	-	-	-	-
Public Education Coordinator (PT)	-	-	0.50	0.50	0.50	0.50	0.50
Total Full-Time Equivalents	**5.00**	**5.00**	**4.50**	**4.50**	**4.50**	**5.50**	**5.50**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Small SUV	1	2027	Purchase	$ -	$ 35,000	$ -
Total Capital Outlay				**$ -**	**$ 35,000**	**$ -**

Activity: **Fire Suppression**	Department: **Fire**	Program: **Public Safety**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	5,485	-	1,000	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	4,343	3,602	6,725	-	22,897	-	-
Total Revenues	**$ 4,343**	**$ 9,087**	**$ 6,725**	**$ 1,000**	**$ 22,897**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$2,962,288	$3,141,035	$3,225,922	$4,008,596	$4,015,426	$4,608,816	$4,941,499
Contractual Services	177,036	142,383	174,881	162,684	162,733	166,422	172,582
Commodities	208,492	200,517	167,605	241,363	239,360	241,491	241,661
Capital Outlay	-	-	291,450	68,000	76,550	-	-
Debt Service	-	-	163,470	326,941	326,941	326,941	326,941
Total Expenditures	**$3,347,816**	**$3,483,935**	**$4,023,328**	**$4,807,584**	**$4,821,010**	**$5,343,670**	**$5,682,683**
Personnel Summary:							
Deputy Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Battalion Chief	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Lieutenant	9.00	9.00	9.00	12.00	12.00	12.00	12.00
Engineer	9.00	9.00	9.00	12.00	12.00	12.00	12.00
Total Full-Time Equivalents	**22.00**	**22.00**	**22.00**	**28.00**	**28.00**	**28.00**	**28.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Fire Engine	1	2023	Reserve	$ 160,628	$ 160,628	$ 160,628
Fire Engine	1	2024	Reserve	166,313	166,313	166,313
Fire Engine Equipment	Various	2025	Purchase	8,550	-	-
1 Ton 4WD Truck	1	2026	Purchase	68,000	-	-
Total Capital Outlay				**$ 403,491**	**$ 326,941**	**$ 326,941**

Activity: Emergency Medical Services	Department: Fire	Program: Public Safety

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	2,606,610	2,842,156	2,931,492	2,880,447	3,019,447	3,198,238	3,260,238
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	10,000	-	13,991	-	500	-	-
Total Revenues	**$2,616,610**	**$2,842,156**	**$2,945,483**	**$2,880,447**	**$3,019,947**	**$3,198,238**	**$3,260,238**
Expenditure Summary:							
Personal Services	$4,460,601	$4,780,924	$5,507,484	$6,830,984	$6,268,577	$6,617,319	$7,266,029
Contractual Services	384,953	385,279	468,017	761,033	768,093	826,559	829,722
Commodities	254,904	217,944	238,800	323,090	317,904	350,709	311,275
Capital Outlay	357,718	27,281	1,057,899	508,000	1,063,000	370,686	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$5,458,176**	**$5,411,428**	**$7,272,200**	**$8,423,107**	**$8,417,574**	**$8,165,273**	**$8,407,026**
Personnel Summary:							
Deputy Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Firefighter/Paramedic (FT)	36.00	48.00	48.00	51.00	51.00	52.00	52.00
Firefighter/Paramedic (PT)	10.50	4.50	3.00	3.00	2.00	2.00	2.00
Public Education Coordinator (PT)	0.50	0.50	-	-	-	-	-
Administrative Clerk	1.50	1.50	1.50	1.50	1.00	1.00	1.00
Total Full-Time Equivalents	**49.50**	**55.50**	**53.50**	**56.50**	**55.00**	**56.00**	**56.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Ambulance	1	2025	Purchase	$ 555,000	$ -	$ -
Ambulance	1	2026	Purchase	508,000	-	-
Ambulance	1	2027	Purchase	-	370,686	-
Total Capital Outlay				**$1,063,000**	**$ 370,686**	**$ -**

Ankeny Kirkendall Public Library

The Ankeny Kirkendall Public Library supports lifelong learning and enjoyment in an inclusive, welcoming environment that is a primary community destination. The library provides equal access to quality information services, materials and resources to all members of our community. It is also a place for people to come together, feel connected and engage with others.

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Deliver Exceptional Service 	To provide an inviting, neutral and safe place to read, study and meet	Number of branches	1	1	1	1	1
		Number of library visitors	348,553	373,604	373,475	374,000	374,500
		Average number of library visitors per day (365)	955	1,024	1,023	1,025	1,026
	To provide staff skilled in offering information and answers on a broad range of topics	Library services – excellent or good [1]		91%			90%
Enhance Quality of Life 	To provide opportunities for self-directed learning to community members of all ages	Number of items in the collection	290,851	295,593	296,728	296,750	296,800
		Circulation	709,842	707,447	706,896	707,000	707,500
		Average number of circulations per visitor	2.04	1.89	1.89	1.89	1.89
	To provide experiences and resources that reflect current and social interests	Number of special programs or events	958	946	934	935	910
		Total program attendance	33,102	25,513	31,178	31,200	31,300
		Average number of participants per program	35	27	33	33	34

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Implemented a 3% credit and debit card convenience and service fee.
	• Finalized the administration team's day-to-day job activities and responsibilities in the event of succession.
	• Implemented sound study findings in the children's area.
	• Coordinated with Park Maintenance division to create an interior painting schedule.
Progress Activities	
	• Prepare for the next five-year Library Strategic Plan.

	• Install river rock in the book drop landscape area.
	• Transition to a third party online catalog to increase accessibly and compliance with the Department of Justice's ADA requirements.
Upcoming Activities	
	• Implement a text notification software system to improve communication and patron engagement.
	• Migrate library catalog software to a hosted, cloud-based solution which will reduce system downtime, enhance compatibility with a range of online resources, strengthen system security, improve scalability and ensure more efficient use of staff time.
	• Install window shades on the remaining uncovered windows to improve both staff and patron comfort and protect library materials from sun exposure and fading.
Trends and Issues	
	• Growing demand for library services driving costs for materials, collections and program support.
	• Additional staff will be needed in correlation with the city's population growth to effectively meet increasing community needs.

Activity: Library	Department: Ankeny Kirkendall Public Library				Program: Culture and Recreation		
	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	82,411	90,744	70,542	24,000	30,000	30,000	30,000
Intergovernmental	214,271	187,117	184,949	184,949	214,798	224,900	224,900
Service Charges	11,277	13,372	13,709	11,000	12,000	12,000	12,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	26,932	32,353	27,823	22,400	24,900	22,400	22,400
Total Revenues	**$ 334,891**	**$ 323,586**	**$ 297,023**	**$ 242,349**	**$ 281,698**	**$ 289,300**	**$ 289,300**
Expenditure Summary:							
Personal Services	$1,800,349	$1,900,832	$1,943,355	$2,152,542	$2,147,674	$2,311,679	$2,533,326
Contractual Services	425,418	427,930	484,175	528,851	567,327	567,943	591,236
Commodities	321,320	335,135	341,794	372,400	369,100	378,100	387,400
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,547,087**	**$2,663,897**	**$2,769,324**	**$3,053,793**	**$3,084,101**	**$3,257,722**	**$3,511,962**
Personnel Summary:							
Library Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Circulation Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Public Services Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adult Services Librarian	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Collection Development Librarian	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Teen Services Librarian	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Youth Services Librarian	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Library Associate (PT)	14.86	14.86	14.07	14.07	14.07	14.07	14.07
Total Full Time Equivalents	**22.86**	**22.86**	**22.07**	**22.07**	**22.07**	**22.07**	**22.07**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Parks and Recreation

The Parks and Recreation Department provides a wide variety of recreational services, including community centers, aquatic centers, sports complexes and a golf course. The department is composed of the following divisions:

Park Administration – provides overall direction and administrative support for the department. Primary responsibilities include processing program registrations and park shelter reservations, administering the budget and conducting long-term planning.

Park Maintenance – manages more than 67 parks and greenspaces covering 1,095 acres and featuring a variety of recreational amenities, including ball fields, tennis and pickleball courts, picnic facilities, playground equipment and two aquatic centers.

Recreation – provides year-round recreational programs for youth and adults, including softball, soccer, basketball, volleyball and other activities. These programs utilize City and school district facilities under a joint use agreement.

Community Centers – includes the operation and maintenance of the Lakeside Center, Outdoor Education Center and Albaugh Family Senior Community Center, which are available for rentals and programming.

Aquatic Centers – includes the operation of Prairie Ridge Aquatic Center and Cascade Falls Aquatic Center, which provide water recreation and swimming lessons for people of all ages during the summer.

Prairie Ridge Sports Complex – the Prairie Ridge Sports Complex is a 124-acre facility featuring sports fields for baseball, football, lacrosse, soccer and softball. The complex is home to Ankeny Girls Softball, Ankeny Junior Football, Ankeny Little League, Heartland Area Lacrosse Club and Iowa Rush Soccer Club. This division also oversees the Rally Complex, a separate facility featuring 12 stand-alone lighted pickleball courts, two softball fields, a batting cage and a park shelter with restrooms.

Hawkeye Park Sports Complex – centrally located, the Hawkeye Park Sports Complex features sand volleyball and tennis courts, softball and baseball fields, walking and biking trails and a large stocked fishing pond. The complex hosts many adult sports leagues.

Otter Creek Golf Course – operates as a division of the Parks and Recreation Department. Additional information is provided in the business type activities/enterprise funds section.

Council Goal	Department Goal	Indicators	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Upgrade Essential Infrastructure 	To provide safe and aesthetically pleasing green spaces, parks and sporting facilities	Number of sports complexes	2	2	3	3	3
		Number of parks and greenspaces	64	66	67	69	70
	To oversee the development and maintenance of parks and facilities to meet public expectations	Total park acres	1,052	1,074	1,095	1,125	1,135
		Maintenance expenditures per park acre [1]	$1,842	$2,167	$2,264	$2,582	$2,627
		City parks – excellent or good [2]		88%			80%

Council Goal	Department Goal	Indicators	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Enhance Quality of Life 	To provide cultural and recreational opportunities for senior citizens	Number of senior programs & events	90	115	102	104	106
		Total number of event participants	1,513	2,423	2,773	2,828	2,884
		Average number of participants per event	16	21	27	27	27
		Ankeny as a place to retire – excellent or good [2]		69%			80%
	To improve the quality of life by offering a variety of recreation program opportunities	Number of community centers	3	3	3	3	3
		Number of community center rentals	357	465	513	585	590
		Recreation program and event participants	34,625	35,876	36,234	36,596	36,961
		Recreation programs – excellent or good [2]		79%			80%
	To provide modern and fun environments for the enjoyment of aquatic activities	Aquatic center attendance	157,253	156,848	161,693	152,444	157,070
		Average aquatic center attendance per day	1,747	1,724	1,702	1,675	1,653
	To provide safe playing fields for local, state and regional sporting events	Sports complex events	14,761	15,144	16,474	16,896	16,828
		Average sports complex events per day	68	68	75	73	73

[1] *Reported for the fiscal year*

[2] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction and dedication of Watercrest Park.
	• Completed construction of the following other park projects in 2025: Experience Park – Phase 1 and Overlay of High Trestle Trail from West 1st Street to 18th Street.
	• Continued construction of the Rally Complex in 2025. This project includes 12 pickleball courts, two ball fields, batting cages and related infrastructure improvements.
	• Partnered with Ankeny Girls Softball Association to renovate 6 softball batting cages at the Prairie Ridge Sports Complex.

	• Negotiated and executed lease agreements with local clubs for field access at the Prairie Ridge Sports Complex.
	• Continued Beats & Eats with an average attendance of over 800 people per event.
	• Completed another successful year at the Albaugh Family Senior Community Center, with over 76,000 check-ins in the first 10 months of 2025.
In Progress Activities	
	• Complete construction of the Rally Complex and Trestle Ridge Park.
	• Bid and install Central Iowa Trails directional and informational signage.
	• Evaluate core recreation program areas to ensure relevance to growing community.
	• Transition to keyless entry system at Dog Park, Lakeside Center and Outdoor Education Center.
Upcoming Activities	
	• Begin construction of following other park projects: Deer Crossing Park, Hawkeye Park Tennis Courts renovation, Experience Park – Phase II, Sunrise Park parking lot replacement and Prairie Ridge Sports Complex baseball infield reconstruction.
	• Continue discussions with the Ankeny Community School District regarding an update to the Community Gym Rental Program.
	• Evaluate playgrounds that are near their end-of-life and recommend a replacement strategy.
Trends and Issues	
	• Recruit, train and retain quality staff.
	• Address deferred maintenance and aging infrastructure.
	• Maintain safe, serviceable and functional parks and facilities despite rising maintenance and supply costs.

Activity: **Park Administration**	Department: **Parks and Recreation**				Program: **Culture and Recreation**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	30,988	42,020	42,849	42,000	42,000	42,000	42,000
Intergovernmental	-	4,950	9,919	-	-	-	-
Service Charges	27,382	29,779	28,103	30,000	30,000	30,000	30,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	52	-	-	-	-	-	-
Total Revenues	**$ 58,422**	**$ 76,749**	**$ 80,871**	**$ 72,000**	**$ 72,000**	**$ 72,000**	**$ 72,000**
Expenditure Summary:							
Personal Services	$ 295,881	$ 310,970	$ 318,215	$ 337,981	$ 336,496	$ 344,284	$ 367,992
Contractual Services	17,844	21,440	38,313	45,892	60,436	53,378	53,977
Commodities	3,855	5,027	5,121	9,803	10,212	9,834	8,997
Capital Outlay	24,130	-	49,961	-	-	-	-
Debt Service	619	-	-	-	-	-	-
Total Expenditures	**$ 342,329**	**$ 337,437**	**$ 411,610**	**$ 393,676**	**$ 407,144**	**$ 407,496**	**$ 430,966**
Personnel Summary:							
Parks and Recreation Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Park Maintenance**	Department: **Parks and Recreation**				Program: **Culture and Recreation**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	9	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	151	350	152	-	-	-	-
Total Revenues	**$ 160**	**$ 350**	**$ 152**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 891,464	$ 967,918	$1,038,059	$1,134,326	$1,139,062	$1,283,428	$1,402,828
Contractual Services	539,579	670,690	702,766	865,541	892,408	893,350	937,750
Commodities	106,980	132,425	136,409	177,656	202,188	203,158	202,789
Capital Outlay	30,126	121,474	146,377	59,000	152,000	74,097	85,379
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,568,149**	**$1,892,507**	**$2,023,611**	**$2,236,523**	**$2,385,658**	**$2,454,033**	**$2,628,746**
Personnel Summary:							
Parks and Facilities Administrator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lead Park Maintenance Technician	-	-	-	1.00	1.00	1.00	1.00
Park Maintenance Technician II	3.50	3.50	3.50	2.50	2.50	3.50	3.50
Park Maintenance Technician I	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Park Maintenance Assistant	-	-	1.00	1.00	1.00	1.00	1.00
Facilities Maintenance Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Facilities Maintenance Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Park Maintenance (10 Month)	2.50	2.50	0.82	0.82	0.82	0.82	0.82
Total Full-Time Equivalents	**11.00**	**11.00**	**10.32**	**10.32**	**10.32**	**11.32**	**11.32**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Regional Trail Signage	3	2022	Purchase	$ 45,000	$ -	$ -
1 Ton 4WD Regular Cab Dump Body Truck	1	2026	Purchase	72,000	-	-
Hydro Seeder	1	2026	Purchase	11,000	-	-
3/4 Ton 4WD Regular Cab Truck with V-Plow	1	2027	Purchase	-	42,832	-
Compact Tractor with Brush Mower	1	2027	Purchase	-	21,015	-
V-Plow	1	2027	Purchase	-	10,250	-
Salt Spreader	1	2028	Purchase	-	-	10,379
Skid Steer with Bucket and Attachments	1	2028	Purchase	-	-	70,000
Tilt Bed Trailer	1	2028	Purchase	-	-	5,000
Total Capital Outlay				**$ 128,000**	**$ 74,097**	**$ 85,379**

Activity: **Recreation**	Department: **Parks and Recreation**			Program: **Culture and Recreation**			
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	(288)	45	948	-	-	-	-
Intergovernmental	2,000	2,000	-	-	-	-	-
Service Charges	636,101	613,348	757,150	647,000	767,000	774,000	781,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	30,121	31,691	30,978	28,000	29,000	29,000	29,000
Total Revenues	**$ 667,934**	**$ 647,084**	**$ 789,076**	**$ 675,000**	**$ 796,000**	**$ 803,000**	**$ 810,000**
Expenditure Summary:							
Personal Services	$ 398,709	$ 426,553	$ 443,297	$ 521,900	$ 509,819	$ 538,209	$ 582,852
Contractual Services	378,651	344,237	353,162	418,200	415,200	430,800	439,500
Commodities	61,218	63,056	61,044	64,700	64,700	67,700	79,832
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 838,578**	**$ 833,846**	**$ 857,503**	**$ 1,004,800**	**$ 989,719**	**$ 1,036,709**	**$ 1,102,184**
Personnel Summary:							
Recreation Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Recreation Supervisor	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Total Full Time Equivalents	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Community Centers**	Department: **Parks and Recreation**	Program: **Culture and Recreation**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	90,159	119,433	115,301	104,000	117,000	117,000	117,000
Intergovernmental	-	-	1,600	-	-	-	-
Service Charges	134,783	171,309	232,890	188,000	227,000	228,000	229,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	200	472	-	-	-	-	-
Total Revenues	**$ 225,142**	**$ 291,214**	**$ 349,791**	**$ 292,000**	**$ 344,000**	**$ 345,000**	**$ 346,000**
Expenditure Summary:							
Personal Services	$ 262,807	$ 284,408	$ 297,838	$ 329,888	$ 330,482	$ 345,545	$ 373,424
Contractual Services	185,655	180,761	201,885	259,096	261,286	262,422	269,122
Commodities	31,939	26,228	28,018	45,600	45,600	44,500	46,500
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 480,401**	**$ 491,397**	**$ 527,741**	**$ 634,584**	**$ 637,368**	**$ 652,467**	**$ 689,046**
Personnel Summary:							
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Recreation Specialist	0.69	0.69	0.69	0.75	0.75	0.75	0.75
Administrative Clerk	1.12	1.12	1.12	1.19	1.19	1.19	1.19
Total Full Time Equivalents	**2.81**	**2.81**	**2.81**	**2.94**	**2.94**	**2.94**	**2.94**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Aquatic Centers**	Department: **Parks and Recreation**				Program: **Culture and Recreation**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	43,803	41,755	44,677	36,000	43,000	43,000	43,000
Intergovernmental	5,500	-	-	-	-	-	-
Service Charges	1,194,909	1,312,244	1,305,127	1,200,000	1,303,000	1,315,000	1,327,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	227,738	255,222	232,927	227,000	269,221	231,000	231,000
Total Revenues	**$1,471,950**	**$1,609,221**	**$1,582,731**	**$1,463,000**	**$1,615,221**	**$1,589,000**	**$1,601,000**
Expenditure Summary:							
Personal Services	$ 728,431	$ 849,907	$ 832,571	$ 936,505	$ 921,373	$ 960,144	$1,005,818
Contractual Services	618,877	450,863	337,963	610,833	662,387	426,502	438,346
Commodities	260,515	270,515	319,898	286,560	323,586	293,000	288,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,607,823**	**$1,571,285**	**$1,490,432**	**$1,833,898**	**$1,907,346**	**$1,679,646**	**$1,732,164**
Personnel Summary:							
Recreation Supervisor	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Park Maintenance Technician II	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Total Full Time Equivalents	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Prairie Ridge Sports Complex	Department: Parks and Recreation				Program: Culture and Recreation		
	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	136,871	203,192	174,650	159,053	169,053	170,415	171,832
Intergovernmental	-	-	-	-	-	-	-
Service Charges	5,921	8,625	6,815	6,000	6,000	6,000	6,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	209,024	265,522	330,879	311,114	319,802	353,457	348,748
Total Revenues	**$ 351,816**	**$ 477,339**	**$ 512,344**	**$ 476,167**	**$ 494,855**	**$ 529,872**	**$ 526,580**
Expenditure Summary:							
Personal Services	$ 568,043	$ 585,155	$ 618,474	$ 719,382	$ 714,339	$ 747,955	$ 801,974
Contractual Services	192,985	205,118	281,844	301,440	327,977	328,608	342,036
Commodities	192,099	170,779	222,505	241,270	247,499	261,802	255,918
Capital Outlay	77,333	100,204	11,809	48,536	69,861	158,571	96,012
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,030,460**	**$1,061,256**	**$1,134,632**	**$1,310,628**	**$1,359,676**	**$1,496,936**	**$1,495,940**
Personnel Summary:							
Sports Facilities Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Groundskeeper II	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Groundskeeper I	1.00	1.00	1.00	1.00	1.00	1.00	1.00
SC Field Maintenance (10 Month)	0.83	0.83	0.83	0.83	0.83	0.83	0.83
SC Field Maintenance (9 Month)	4.50	4.50	5.25	5.25	5.25	5.25	5.25
SC Field Maintenance (4 Month)	0.33	0.33	-	-	-	-	-
Total Full Time Equivalents	**8.66**	**8.66**	**9.08**	**9.08**	**9.08**	**9.08**	**9.08**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
3/4 Ton 4WD Regular Cab Truck with Lift Gate	1	2026	Purchase	$ 47,566	$ -	$ -
Enclosed Trailer	1	2026	Purchase	12,300	-	-
Mower	1	2026	Purchase	9,995	-	-
Heavy-Duty Utility Vehicle	1	2027	Purchase	-	40,076	-
Heavy-Duty Utility Vehicle	1	2027	Purchase	-	58,290	-
Scoreboards	4	2027	Purchase	-	47,970	-
Utility Vehicle	1	2027	Purchase	-	12,235	-
Deep Tine Aerator	1	2028	Purchase	-	-	71,082
Field Drag	1	2028	Purchase	-	-	19,930
Tilt Bed Trailer	1	2028	Purchase	-	-	5,000
Total Capital Outlay				**$ 69,861**	**$ 158,571**	**$ 96,012**

Activity: Hawkeye Park Sports Complex	Department: Parks and Recreation	Program: Culture and Recreation

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	9,889	13,894	23,360	17,000	27,000	27,000	27,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	367	800	800	800	800
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	55,627	56,058	53,513	50,000	46,000	46,000	46,000
Total Revenues	**$ 65,516**	**$ 69,952**	**$ 77,240**	**$ 67,800**	**$ 73,800**	**$ 73,800**	**$ 73,800**
Expenditure Summary:							
Personal Services	$ 13,812	$ 19,842	$ 20,935	$ 23,710	$ 23,710	$ 24,721	$ 25,802
Contractual Services	23,138	5,400	9,059	11,120	11,000	10,700	11,200
Commodities	24,545	30,028	31,750	36,600	37,600	36,800	39,600
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 61,495**	**$ 55,270**	**$ 61,744**	**$ 71,430**	**$ 72,310**	**$ 72,221**	**$ 76,602**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Development Engineering

Development Engineering is a division of the Municipal Utilities Department responsible for overseeing certain capital improvement projects and providing engineering services related to community and economic development. Because these activities benefit the community as a whole, the division is supported by the general fund rather than the business type activities/enterprise funds, as is the case for most other Municipal Utilities divisions.

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Upgrade Essential Infrastructure 	To provide technical review services to ensure high quality public improvement projects	Number of developer-funded public improvement projects reviewed and accepted	32	25	25	30	30
	To provide development engineering review services for projects located within a two-mile radius of the corporate city limits	Number of site plans and amendments reviewed	44	40	41	45	40
		Number of final and preliminary plats reviewed	23	30	23	25	25
		Number of neighborhood plans and amendments reviewed	1	2	0	1	2
		Number of rezonings reviewed	8	13	7	6	6
		Number of annexations reviewed	4	3	3	2	2
		Number of comprehensive plan map amendments	2	3	2	2	3
	To review, issue and inspect right-of-way permits and private utility licenses	Number of right-of-way and private utility licenses reviewed, issued and inspected	374	264	275	300	325
		Percent of applications reviewed for approval within 48 hours	70%	80%	85%	90%	90%

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the NE 62nd Street RCB Culvert for Four Mile Creek Tributary project.
	• Completed construction of the Annual Sidewalk/Trail Construction Program, including $23,376 in cost-sharing for sidewalk oversizing.
	• Conducted final review and acceptance of 25 developer-funded public improvement projects, which included the construction of 6.60 miles of water main, 5.81 miles of sanitary sewer, 6.09 miles of storm sewer and 65,456 square yards of paving.
	• Provided technical development engineering review services 41 site plans, 23 preliminary and final plats, 3 annexations and 7 rezoning requests.
	• Performed over 675 final inspections for residential and commercial lots.
	• Continued to update the new development map on the City's website to provide information on approved and under-construction development projects.
	• Reviewed, issued and inspected 275 right-of-way and franchise utility permits.
	• Reviewed and coordinated streetlight installation plans and inventory for all new developments.
In Progress Activities	
	• Continue establishing utility connection fee districts for future development land within the Ankeny Plan 2040 limits.
	• Identify and coordinate development agreements and/or cost-sharing opportunities for large-diameter public infrastructure installations related to future development.
	• Continue active participation in the American Public Works Association (APWA).
Upcoming Activities	
	• Request to add an engineering technician I position to assist with an increasing workload, including final engineering inspections. This is a shared request with the Development Services department.
Trends and Issues	
	• Final site inspection scheduling between available staff and builders. Adding a dedicated technician would streamline the process, improve efficiency and provide builders with a single point of contact.

Activity: Development Engineering	Department: Municipal Utilities	Program: Community and Economic Development

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	66,170	41,157	58,621	48,000	58,000	48,000	48,000
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	16,385	-	-	-	-	-	-
Total Revenues	**$ 82,555**	**$ 41,157**	**$ 58,621**	**$ 48,000**	**$ 58,000**	**$ 48,000**	**$ 48,000**
Expenditure Summary:							
Personal Services	$ 913,763	$ 983,286	$ 978,848	$ 1,053,286	$ 1,061,745	$ 1,120,713	$ 1,227,779
Contractual Services	30,493	19,450	23,400	38,575	40,465	38,180	39,526
Commodities	7,720	5,196	4,963	11,368	10,654	12,143	12,645
Capital Outlay	-	36,880	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 951,976**	**$ 1,044,812**	**$ 1,007,211**	**$ 1,103,229**	**$ 1,112,864**	**$ 1,171,036**	**$ 1,279,950**
Personnel Summary:							
Engineering Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineer II	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Engineering Technician III	1.00	-	-	-	-	-	-
Engineering Technician II	1.00	1.00	1.00	1.00	1.00	2.00	2.00
Engineering Technician I	-	1.00	1.00	1.00	1.00	-	-
Utility Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utility Permit Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GIS Technician	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Total Full Time Equivalents	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Development Services

The routine responsibilities of the Development Services department include developing and implementing long-term plans; evaluating development proposals to ensure compliance with the Ankeny Comprehensive Plan, as well as all applicable municipal codes and policies; reviewing and approving building permit applications; overseeing planning projects; and enforcing building, zoning, subdivision, housing and nuisance regulations. The department also provides staff support to the Plan and Zoning Commission, the Zoning Board of Adjustment, the Board of Examiners and Appeals and the Prairie Trail Architectural Review Board and offers professional guidance on matters related to community growth management. The Development Services department is comprised of the following divisions:

Code Enforcement – is responsible for maintaining and enforcing the City's building code regulations.

Development Services – is responsible for maintaining the City's zoning regulations and assisting citizens and companies with planning and site development.

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Upgrade Essential Infrastructure 	To facilitate and process development in accordance with adopted plans and regulations	Total construction valuation (in millions)	$409	$311	$506	$300	$350
		Quality of new development – excellent or good [1]		71%			75%
		Land use, planning and zoning – excellent or good [1]		55%			60%
Ensure Economic Vitality 	To grow Ankeny in a responsible and environmentally sound manner consistent with the Comprehensive Plan	Additional acres platted	253	433	509	450	475
		Number of new dwelling units	983	550	1,485	750	750
	To protect the community through permit issuance and construction inspections	Number of building permits issued	2,639	2,314	2,505	2,300	2,400
	To enhance the quality of life in Ankeny through the enforcement of City codes	Number of code enforcement cases	805	780	815	850	875
		Number of cases vs the number abated	97%	93%	91%	90%	90%
		Code enforcement – excellent or good [1]		64%			65%

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Continued high number of rezonings, plattings, site plans, as well as single-family residential, multi-family residential, commercial, industrial and institutional permits.
	• Continued a high number of cases handled by various boards, including the Plan and Zoning Commission, the Zoning Board of Adjustment and the Prairie Trail Architectural Review Board.
	• Issued over 2,000 total permits for the 14th consecutive year and over 2,300 total permits for the 10th consecutive year.
	• Performed over 17,000 inspections for the 11th consecutive year.
	• Conducted over 4,100 rental unit inspections.
	• Logged over 800 code enforcement cases.
	• Hosted the annual builder's luncheon to engage with the building community and to provide updates on new construction codes, policies and processes.
	• Completed the process to become a FEMA CRS community.
	• Resumed the annual Plan and Zoning Commission retreat, providing valuable training for the Plan and Zoning Commission members.
	• Hosted the American Planning Association Iowa Chapter Annual Conference in the District.
In Progress Activities	
	• Upgrade LAMA software from on-premise to cloud-hosted for enhanced features and security.
	• Continue cross training all staff and refine processes, policies and procedures to maximize efficiency and effectiveness.
	• Continue coordination efforts with other departments and divisions, including Development Engineering, Storm Water and Parks and Recreation.
	• Continue work on the Zoning and Subdivision Ordinance update and the new Zoning Map.
Upcoming Activities	
	• Prepare for the Comprehensive Plan update.
	• Educate the development community, the public and other City staff on the new Zoning and Subdivision Ordinances once adopted.
	• Examine options to upgrade existing permit software.
	• Evaluate the need for additional staff to support GIS and permit-management demands.
Trends and Issues	
	• Slowdown in development and construction activity due to rising construction costs, increasing interest rates and worker shortages.

Activity: **Code Enforcement**	Department: **Development Services**				Program: **Public Safety**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	2,286,328	1,742,964	2,452,579	1,739,200	1,736,200	1,824,200	1,917,200
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	432,628	283,147	563,006	282,000	282,000	296,000	311,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	2,194	2,886	13,335	2,000	2,000	2,000	2,000
Total Revenues	**$2,721,150**	**$2,028,997**	**$3,028,920**	**$2,023,200**	**$2,020,200**	**$2,122,200**	**$2,230,200**
Expenditure Summary:							
Personal Services	$1,787,470	$1,854,742	$2,020,422	$2,170,956	$2,184,572	$2,250,405	$2,438,197
Contractual Services	147,657	127,422	147,341	136,131	198,001	135,930	140,846
Commodities	26,056	23,152	25,135	34,425	34,204	45,252	36,129
Capital Outlay	69,829	-	40,434	32,600	32,600	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,031,012**	**$2,005,316**	**$2,233,332**	**$2,374,112**	**$2,449,377**	**$2,431,587**	**$2,615,172**
Personnel Summary:							
Chief Building Official	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Building Official	-	-	1.00	1.00	1.00	1.00	1.00
Plans Examiner	1.00	1.00	-	-	-	-	-
Building Inspection Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Combination Inspector II	4.00	5.00	4.00	4.00	4.00	5.00	5.00
Combination Inspector I	1.00	-	1.00	1.00	1.00	-	-
Code Enforcement Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Code Enforcement Officer II	2.00	1.00	1.00	3.00	1.00	1.00	1.00
Code Enforcement Officer I	1.00	2.00	2.00	-	2.00	2.00	2.00
Permit Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Permit Technician II	-	-	-	-	1.00	2.00	2.00
Permit Technician	1.00	1.00	1.00	1.00	-	-	-
Permit Technician I	-	-	-	-	1.50	0.50	0.50
Permit Clerk	1.50	1.50	1.50	1.50	-	-	-
Administrative Clerk	0.56	0.56	0.56	0.56	0.56	0.56	0.56
Total Full-Time Equivalents	**16.06**	**16.06**	**16.06**	**16.06**	**16.06**	**16.06**	**16.06**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
1/4 Ton AWD Truck	1	2026	Purchase	$ 32,600	$ -	$ -
Total Capital Outlay				**$ 32,600**	**$ -**	**$ -**

Activity: Development Services	Department: Development Services	Program: Community and Economic Development

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	38,450	42,265	41,495	30,000	30,000	31,000	32,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	212	35	10	-	-	-	-
Total Revenues	**$ 38,662**	**$ 42,300**	**$ 41,505**	**$ 30,000**	**$ 30,000**	**$ 31,000**	**$ 32,000**
Expenditure Summary:							
Personal Services	$1,098,349	$1,163,167	$1,192,244	$1,289,792	$1,284,031	$1,203,492	$1,304,646
Contractual Services	37,744	34,979	55,890	124,127	128,303	115,777	54,280
Commodities	410	368	557	950	950	950	950
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,136,503**	**$1,198,514**	**$1,248,691**	**$1,414,869**	**$1,413,284**	**$1,320,219**	**$1,359,876**
Personnel Summary:							
Development Services Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Planning Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Planner	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Associate Planner	4.00	4.00	4.00	4.00	3.00	3.00	3.00
Planner	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**9.00**	**9.00**	**9.00**	**9.00**	**8.00**	**8.00**	**8.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Community and Economic Development

The Community and Economic Development department provides comprehensive services to existing and prospective businesses by assisting with site and building information, providing responsible financial assistance and offering guidance through the development process. The department also works to implement the City's long-term community and economic development strategy which includes building meaningful and lasting partnerships, external marketing, workforce development and identifying and preparing development options for continued economic growth to strengthen Ankeny's position as a regional business center.

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Ensure Economic Vitality 	To build and maintain strong relationships with existing businesses to encourage their retention and expansion	Number of business retention visits	27	20	21	20	24
		Ankeny as a place to work – excellent or good [1]		77%			80%
		Employment opportunities – excellent or good [1]		63%			67%
	To create an environment, as well as opportunities, that attract new businesses and investment	Number of development agreements executed	1	0	4	3	4
		Total investment supported by development agreements (in millions)	$45	$0	$251	$95	$85
		Total number of jobs created or retained by development agreements	75	0	44	65	85
		Average annual salary of new jobs created	$75,230	$0	$60,868	$62,000	$64,000

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed development agreements with Edged Energy, New Horizon Cuisine, Taylored Expressions and Mrs. Clark's Foods, resulting in more than $230 million of new investment and approximately 50 new jobs.
	• Developed a robust list of prospects, mostly commercial and some industrial, that are expected to move forward with entitlements and ground breakings in 2026.
	• Completed agreements for a DOT RISE funded roadway project on SE Creekview Drive, opening approximately 80 acres of land for business park expansion.
	• Continued involvement with the Uptown Association and created a business retention survey tool for small businesses and started a new program for the recently established Economic Vitality Committee.
	• Applied for and was awarded a Polk County Community Development grant in the amount of $100,000 and a Bravo Public Art Grant in the amount of $45,000 for the next phase of the High Trestle Trail Experience Park.

	• Served on the board of the Ankeny Leadership Academy, strengthened curriculum and hosted 28 future leaders through the Ankeny Leadership Institute (ALI).
	• Responded to several requests for site information and assisted with site selection for projects that will grow investment and employment in Ankeny.
	• Completed the South Ankeny Boulevard Revitalization Plan, which engaged over 1,000 residents who helped create a new vision for this corridor.
	• Took two business expansion projects to IEDA for high quality jobs incentives, one public art project to the Cultural Arts Board for approval and assisted the ABIC with event programming and community updates.
	• Hosted the 2025 Professional Developers of Iowa (PDI) fall conference in Ankeny and assisted with two other statewide association conferences, which brought over 600 visitors to Ankeny for mid-week, multi-day events.
	• Presented to approximately 1,150 people that consisted of 18 community groups as well as regional and statewide organizations about Ankeny's opportunities and community initiatives.
	• Completed nearly 20 business retention visits with small and large local employers and continued regular engagement with the local and regional development community.
In Progress Activities	
	• Finalize IEDA grant funded video of the High Trestle Trail and begin using it to market Ankeny as a travel destination.
	• Complete Crosswinds PUD rezoning that will allow for additional uses and promote allowable uses to prospects.
	• Revise Uptown Urban Revitalization Plan and replace with tax increment financing rebate incentive policy.
	• Monitor payrolls on active development agreements and close out or amend any that are non-compliant.
	• Create new community and industry marketing flyers to be distributed to prospects, used at events and placed on our website.
	• Continue targeted retail recruitment in strategic areas that will be catalysts for additional retail and residential development.
	• Complete grant funded High Trestle Trail projects that were funded in 2025 (Bravo, Polk County, Rotary).
Upcoming Activities	
	• Create targeted revitalization incentive program and work plan to spur implementation of the South Ankeny Boulevard Revitalization Plan.
	• Develop new marketing materials for 2026 Business Record strategic marketing plan.
	• Update Urban Renewal Area plans to include new projects and boundary amendments.
	• Continue work with Development Services department to plan future business parks and begin getting new commercial and industrial areas ready for development.
	• Complete up to three new studies and area plans proposed in fiscal year 2027 budget.
	• Identify and pursue outside funding sources to continue to advance High Trestle Trail Experience Park.
Trends and Issues	
	• Identify and implement new methods to market and promote Ankeny.

Activity: Community and Economic Development	Department: Community and Economic Development	Program: Community and Economic Development

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 319,903	$ 334,881	$ 341,942	$ 356,622	$ 375,737	$ 495,482	$ 533,731
Contractual Services	34,332	36,792	103,388	59,955	79,609	59,812	60,412
Commodities	120	460	127	1,350	1,350	1,350	1,350
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 354,355**	**$ 372,133**	**$ 445,457**	**$ 417,927**	**$ 456,696**	**$ 556,644**	**$ 595,493**
Personnel Summary:							
Community and Economic Development Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Associate Planner	-	-	-	-	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**2.00**	**2.00**	**2.00**	**2.00**	**3.00**	**3.00**	**3.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Communications

Communications is responsible for planning and implementing a comprehensive communications program that includes managing the City's website and social media; holding surveys and focus groups; drafting brochures, news releases, flyers and posters; leading or helping organize special events, community enhancement programs and public awareness campaigns; enhancing internal employee communications and awareness; and handling all media relations, reputation management and crisis communications efforts.

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Deliver Exceptional Service 	To serve as the City's Public Information Office, fostering positive relations with the news media to ensure fair and accurate coverage and to increase citizen awareness, interest and participation in their City government.	Total number of social media followers	54,739	60,641	64,927	65,500	71,000
		Number of individual users of the City's website	445,546	350,950	458,722	460,000	465,000
		Public information services – excellent or good [1]		75%			78%

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Implemented new process automation and digital form tool on website to streamline and protect personal information.
	• Provided ADA Compliance training for website content providers.
	• Created 12-week Fire Academy video series and graduation video.
	• Redesigned the City Guide from 36 to 24 pages to lower costs and improve clarity.
	• Planned and executed the social media campaigns for hard to fill positions, snow operations, storm water, road closures, new city codes and Capital Improvement projects.
	• Partnered with Uptown Ankeny Association on Winter Wonder Lights and Miracle on 3rd Street in Uptown Ankeny and partnered with DRA on Dazzling in the District.
	• Planned and executed annual employee appreciation tailgate and employee appreciation luncheon.
	• Provided marketing and communication support for all events and programs offered through the Parks and Recreation department.
	• Communicated CIWW Water Conservation Plan.
	• Completed logo refresh, updated brand standards, letterhead and memo templates.

In Progress Activities	
	• Continue crises communication planning with City public information officers and perform tabletop drills.
	• Continue communications of the Capital Improvement Program projects to the community on an ongoing basis.
	• Organize and execute Fire Station No. 4 ribbon cutting and open house.
	• Convert all PDFs to online fillable forms on the City's websites.
	• Research communications tools to best reach our utility customers.
	• Update website to meet web content accessibility guidelines.
Upcoming Activities	
	• Align communication efforts with other City departments to maintain a consistent voice and message.
	• Communicate fiscal year 2027 budget to residents and staff.
	• Develop marketing campaign for Economic Development.
	• Implement Coyote Management communications plan in conjunction with the Police and Park Maintenance departments.
Trends and Issues	
	• Ensuring all website content and documents meet the new Americans with Disabilities Act (ADA) accessibility standards, requiring a thorough review and updates to achieve full compliance.
	• Staffing levels in the Communications department.
	• Maintaining a consistent, engaging and authentic online presence.
	• Balancing transparency and combating misinformation remains challenging, particularly on social media, as public expectations for real-time updates grow.

Activity: **Communications**	Department: **Communications**	Program: **General Government**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 296,708	$ 312,680	$ 328,485	$ 345,083	$ 346,445	$ 357,272	$ 381,456
Contractual Services	124,155	119,917	96,679	141,760	134,960	192,460	146,460
Commodities	1,727	4,394	2,324	3,100	3,100	3,100	3,100
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 422,590**	**$ 436,991**	**$ 427,488**	**$ 489,943**	**$ 484,505**	**$ 552,832**	**$ 531,016**
Personnel Summary:							
Communications Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Communications Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full-Time Equivalents	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Human Resources

Human Resources provides a wide range of services to City departments, including recruiting, selecting, testing and hiring the City's workforce. In addition, the department processes payroll and manages employee benefits such as health insurance and workers' compensation.

Council Goal	Department Goal	Indicators	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Become the Employer of Choice 	To recruit and retain well trained, dedicated and hardworking employees	Number of employment applications received	2,032	1,942	2,501	2,500	2,500
		Turnover rate, including retirements	8.31%	5.90%	6.22%	5.76%	5.76%
	To administer the payroll function, including all benefit programs, accurately and cost efficiently	Number of employees (number of W-2's issued)	805	844	839	850	850
		Number of paychecks issued	12,563	13,011	13,348	13,685	14,025
		Percent of employees receiving payment by EFT	99.20%	99.52%	99.63%	99.63%	99.64%

Activities and Accomplishments

Recent Accomplishments

- Filled 8.16 new FTE positions and replaced 32 FTE positions during fiscal year 2025.
- Implemented E-Verify for all new hires.
- Moved pre-employment drug testing to a new, cost effective vendor and saved 45%.
- Completed transfer to permanent and secure online retention system for personnel files.
- Implemented a new employee benefit, 4 weeks of paid parental leave.
- Upgraded timekeeping software to migrate from on premises to cloud hosted for better workflow efficiency.
- Held annual employee appreciation tailgate and service award luncheon.
- Provided wellness events for employees such as flu shots, biometric screenings, blood drives and lunch n' learns.

In Progress Activities

- Recruit 13 new FTE positions authorized in fiscal year 2026 budget and 24 replacements.
- Continue enhancements to new employee orientation and onboarding program.
- Increase usage of current learning management software trainings.

Upcoming Activities

- Complete the annual review and update of the employee handbook and other personnel policies.

	• Negotiate union contracts for both Fire and Police departments, set to expire June 30, 2026.
	• Create online human resources forms to reduce paper and increase efficiencies.
	• Evaluate possible financial and payroll software products to upgrade and reduce costs.
	• Implement a mobile timekeeping app to eliminate paper timesheets for seasonal recreation employees.
	• Continue to monitor for new laws and regulations.
	• Research and evaluate HRIS systems.
Trends and Issues	
	• Rising costs in health care and mental health education, training and support.
	• Competition with the private sector for talent (e.g., remote work, flexible schedules and generous PTO).
	• Succession planning for key roles within the organization.

Activity: **Human Resources**	Department: **Human Resources**			Program: **General Government**			
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 397,668	$ 416,070	$ 429,329	$ 451,672	$ 452,890	$ 469,297	$ 502,117
Contractual Services	60,005	42,639	65,229	82,580	168,861	83,980	86,480
Commodities	18,768	25,542	26,283	39,750	34,750	38,850	41,950
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 476,441**	**$ 484,251**	**$ 520,841**	**$ 574,002**	**$ 656,501**	**$ 592,127**	**$ 630,547**
Personnel Summary:							
Human Resources Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Human Resources Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Human Resources Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

City Manager

The City Manager's Office ensures that the policy direction set by the City Council is implemented and that the City's delivery of public services is provided in an efficient and cost-effective manner. The following activities are categorized in the City Manager's Office for budget management purposes:

Cemetery – provides support to the Oralabor Cemetery.

Aviation Authority – The Aviation Authority activity accounts for the City's contribution to the Polk County Aviation Authority (PCAA) and the cost-sharing arrangement for two full-time City employees assigned to the Ankeny Regional Airport.

Housing Authority – accounts for the administration of a Metro Home Improvement Program created through a 28E Agreement between the Des Moines area metro cities. The program is administered by the City of West Des Moines. It also accounts for the Housing Choice Voucher Program (Section 8) created through a 28E Agreement with the City of Des Moines.

Mayor and City Council – this activity includes the legislative and policy-making body of the City. The Mayor and five City Council members are elected at large. The Mayor, with approval of the City Council, appoints members to boards and commissions.

City Manager – is the highest level of management in the City and is responsible for the general coordination of all city activities. The City Manager's Office serves as the principal advisor to the Mayor and City Council on matters relating to the overall operations of the city and works to create a strong working relationship between elected officials and staff.

City Hall Building – provides for the utilities, maintenance and repair of the City Hall building where all general government departments are located.

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Exercise Financial Discipline	To provide strong financial responsibility as stewards of the City of Ankeny budget	Total expenditures per capita	$2,260	$2,234	$2,317	$2,734	$2,664
		General fund expenditures per capita	$553	$574	$686	$683	$700
		Overall direction the City of Ankeny is taking – excellent or good [1]		70%			70%
	To prepare a budget that serves as a financial plan, operations guide and policy document	GFOA Distinguished Budget Presentation Award	Awarded	Awarded	Awarded	Awarded	Awarded

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Deliver Exceptional Service 	To manage development of the City in order to meet the public demands, needs and expectations	Capital spending as a percent of budgeted expenditures	29.08%	28.30%	25.34%	24.12%	29.55%
		Services provided by the City of Ankeny – excellent or good [1]		81%			81%
		Value of services for the taxes paid – excellent or good [1]		62%			62%
Enhance Quality of Life 	To manage the City consistent with the strategic goals of the City Council and the needs of the community	Property tax levy rate	$9.90	$9.90	$9.90	$9.90	$9.90
		Full-time equivalent employees per 1,000 population	4.88	4.92	4.82	4.89	4.90
		Overall quality of life in Ankeny – excellent or good [1]		91%			91%
Ensure Economic Vitality 	To ensure that the City is financially sound, demonstrating long-term stability and creditworthiness	General obligation (GO) bond rating [2]	Aa1	Aa1	Aa1	Aa1	Aa1
		Water revenue bond rating [2]	Aa2	Aa2	Aa2	Aa2	Aa2
		Sewer revenue bond rating [2]	Aa3	Aa3	Aa3	Aa3	Aa3
Provide Regional Leadership 	To actively participate in leading public interest organizations and advocate for polices that advance the interests of Ankeny citizens	Generally acting in the best interest of the community [1]		66%			66%

[1] *Triennial Citizen Survey results*

[2] *Moody's Investors Service rating*

Activity: **Cemetery**	Department: **City Manager**	Program: **Culture and Recreation**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	1,200	600	600	600	600	600
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ -**	**$ 1,200**	**$ 600**	**$ 600**	**$ 600**	**$ 600**	**$ 600**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Aviation Authority**	Department: **City Manager**	Program: **Public Works**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ 651,414	$ 681,792	$ 707,691	$ 734,794	$ 734,794	$ 759,291	$ 782,184
Non-Property Taxes	5,049	5,010	4,402	4,260	4,260	4,479	4,605
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	12,351	14,181	10,143	6,673	127,911	231,562	258,167
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ 668,814**	**$ 700,983**	**$ 722,236**	**$ 745,727**	**$ 866,965**	**$ 995,332**	**$ 1,044,956**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ 119,266	$ 224,740	$ 251,014
Contractual Services	669,455	702,928	724,016	745,736	747,708	770,638	793,981
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 669,455**	**$ 702,928**	**$ 724,016**	**$ 745,736**	**$ 866,974**	**$ 995,378**	**$ 1,044,995**
Personnel Summary:							
Airport Manager	-	-	-	-	1.00	1.00	1.00
Airport Maintenance Technician	-	-	-	-	1.00	1.00	1.00
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**2.00**	**2.00**	**2.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Housing Authority	Department: City Manager	Program: Community and Economic Development

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	28,454	18,707	38,968	14,237	14,237	42,000	12,210
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 28,454**	**$ 18,707**	**$ 38,968**	**$ 14,237**	**$ 14,237**	**$ 42,000**	**$ 12,210**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Mayor and City Council	Department: City Manager	Program: General Government

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 49,518	$ 49,496	$ 48,635	$ 49,509	$ 49,495	$ 49,500	$ 49,691
Contractual Services	153,879	444,989	122,561	132,658	152,782	145,407	188,907
Commodities	1,309	798	1,568	2,800	3,000	2,800	2,800
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 204,706**	**$ 495,283**	**$ 172,764**	**$ 184,967**	**$ 205,277**	**$ 197,707**	**$ 241,398**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **City Manager**	Department: **City Manager**	Program: **General Government**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	315	-	-	-	2,525	-	-
Total Revenues	**$ 315**	**$ -**	**$ -**	**$ -**	**$ 2,525**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 978,434	$1,091,916	$1,097,018	$1,188,388	$ 908,655	$1,165,375	$1,251,381
Contractual Services	35,720	53,290	42,270	84,726	182,419	68,937	69,327
Commodities	3,877	859	722	5,250	5,250	5,250	5,250
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,018,031**	**$1,146,065**	**$1,140,010**	**$1,278,364**	**$1,096,324**	**$1,239,562**	**$1,325,958**
Personnel Summary:							
City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Services Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant to the City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Budget Analyst	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Airport Manager	0.38	0.38	0.38	0.38	-	-	-
Total Full Time Equivalents	**5.38**	**5.38**	**5.38**	**5.38**	**5.00**	**5.00**	**5.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **City Hall Building**	Department: **City Manager**	Program: **General Government**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	46	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ 46**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	60,558	59,082	100,631	89,056	118,475	118,380	90,545
Commodities	8,922	9,610	9,985	15,303	29,832	15,974	15,829
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 69,480**	**$ 68,692**	**$ 110,616**	**$ 104,359**	**$ 148,307**	**$ 134,354**	**$ 106,374**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

City Clerk

The City Clerk is responsible for maintaining all public records, which consists of storage, scanning and retention of official records. In addition to records management, the Clerk's Office oversees and issues numerous licenses and permits.

Council Goal	Department Goal	Indicators	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Deliver Exceptional Service	To prepare City Council and Polk County Aviation Authority agendas and minutes	Number of meeting agendas and minutes prepared	56	56	59	58	56
		Percent of agendas and minutes timely published per code requirements	100%	100%	100%	100%	100%
	To provide records management including City Council and Polk County Aviation Authority action dispositions	Number of resolutions processed	626	517	554	530	500
		Number of ordinances codified	38	34	28	50	35
		Number of legal notices published	261	248	239	250	250
		Percent of legal notices timely published per code requirements	100%	100%	100%	100%	100%
		Number of open records requests completed [(1)]	167	183	218	225	225
	To monitor business and miscellaneous activities within the City through license and permit issuance	Number of license and permit applications received [(1)]	3,548	4,174	3,950	3,900	3,900

[(1)] *Reported for the fiscal year*

Activities and Accomplishments	
Recent Accomplishments	
	• Processed 3,950 permit applications (e.g., cigarette, beer and liquor, hunting, mobile food vendor, noise, peddler/solicitor, pet, solid waste and special events/block parties).
	• Reviewed and processed 218 public records requests.
	• Completed the conversion to a new agenda management software to be used by the City Council, Zoning Board of Adjustment, Plan and Zoning Commission and Polk County Aviation Authority.

	• Continued to identify obsolete records for disposal and convert the remaining documents into an electronic archiving system.
In Progress Activities	
	• Complete onboarding tasks for newly elected officials including open meeting/open records training.
	• Convert permit applications to website forms to improve service, security, efficiency and management.
	• Implement an online payment portal for permit and license fees.
	• Update website to be ADA compliant with the Department of Justice requirements for accessibility.
	• Review and implement a schedule for updating the records retention manual.
	• Convert to a new liquor license application website.
Upcoming Activities	
	• Continue to work towards ADA compliance.
	• Establish policy to codify annual legislative changes.
	• Collaborate with Public Works staff to implement electronic bid lettings.
Trends and Issues	
	• Increasing costs for required legal publications and codifying new and amended codes.
	• Ensuring all documents meet the new ADA accessibility standards, requiring a thorough review to achieve full compliance.
	• Increasing number of permits, requests and expectations related to the use of City services and staff.

Activity: **City Clerk**	Department: **City Clerk**	Program: **General Government**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	141,893	179,449	148,015	142,400	152,200	153,200	154,200
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	167	170	149	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	84	86	-	-	-	-	-
Total Revenues	**$ 142,144**	**$ 179,705**	**$ 148,164**	**$ 142,400**	**$ 152,200**	**$ 153,200**	**$ 154,200**
Expenditure Summary:							
Personal Services	$ 397,325	$ 424,246	$ 431,289	$ 477,613	$ 471,973	$ 499,627	$ 542,711
Contractual Services	51,235	74,344	58,400	99,916	110,576	116,176	116,889
Commodities	3,192	3,440	2,601	4,600	4,300	4,300	4,300
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 451,752**	**$ 502,030**	**$ 492,290**	**$ 582,129**	**$ 586,849**	**$ 620,103**	**$ 663,900**
Personnel Summary:							
City Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Records Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Finance

Finance is responsible for the accurate and timely recording of all financial transactions and safeguarding the City's assets. This includes accounts receivable, accounts payable, grant and debt management, administration of the City's accounting system, financial reporting and compliance with State and Federal financial reporting requirements.

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Exercise Financial Discipline 	To prepare financial reports that go beyond the minimum requirements to demonstrate transparency and full disclosure	GFOA Excellence in Financial Reporting Award	Awarded	Awarded	Awarded	Awarded	Awarded
	To make timely payments to vendors in an efficient, cost effective manner while protecting the City from fraud and waste	Number of accounts payable claims [1]	30,182	30,129	29,498	30,000	32,000
		Percent of accounts payable claims paid electronically [1]	67.84%	63.86%	64.63%	65.00%	65.63%
	To collect revenue in an efficient and cost-effective manner while providing outstanding customer service	Average number of utility billing accounts	28,388	29,518	30,427	31,400	32,400
		Percent of utility payments received electronically	80.50%	82.59%	87.76%	89.00%	91.00%

[1] *Reported for the calendar year*

Activities and Accomplishments	
Recent Accomplishments	
	• Received the GFOA Certificate of Achievement for Excellence in Financial Reporting for the Annual Comprehensive Financial Report.
	• Completed the fiscal year 2024 audit with an unmodified opinion.
	• Collaborated with the arbitrage rebate consultant to prepare arbitrage calculations for bonds at the five-year installment date.
In Progress Activities	
	• Document processes, cross-train team members and mentor staff on the duties and responsibilities of the Finance Officer to ensure smooth succession. Equip the team to manage ongoing projects, make informed decisions and maintain departmental efficiency and compliance.

	• Oversee the transition to a new vendor for utility bill print and mail services, ahead of the current contract's expiration in January 2026.
	• Finalize the 3% convenience and service fee for credit and debit card transactions.
	• Evaluate and analyze the results of the water and sewer cost rate study in collaboration with the Municipal Utilities department and consultant FCS group.
	• Ensure exceptional customer service in the Finance department, including utility billing, while managing a growing workload.
Upcoming Activities	
	• Hire a Procurement Coordinator and centralize purchasing to reduce departmental workload, achieve cost savings and improve oversight and compliance. This approach will streamline vendor management, standardize goods and services and free staff to focus on higher-priority initiatives, increasing overall efficiency.
	• Maintain internal audit procedures to ensure that proper controls are in place to protect the City's assets and ensure compliance with all laws and regulations.
Trends and Issues	
	• Uncertainty in the interest rate environment.
	• Unusually large amount of department turnover, causing disruptions and slowing down processes as new staff are trained.

Activity: **Finance**	Department: **Finance**	Program: **General Government**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$27,334,822	$28,804,246	$32,354,716	$33,665,226	$33,665,226	$35,712,547	$36,531,259
Non-Property Taxes	4,335,364	4,041,789	4,638,530	4,291,323	4,472,323	4,543,452	4,605,958
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	2,119,112	4,136,881	4,282,859	3,418,305	3,518,305	2,618,305	2,018,305
Intergovernmental	554,267	692,893	547,298	385,605	338,615	239,859	243,361
Service Charges	322	57	(75)	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	10,000	(3)	-	-	-	-	-
Total Revenues	**$34,353,887**	**$37,675,863**	**$41,823,328**	**$41,760,459**	**$41,994,469**	**$43,114,163**	**$43,398,883**
Expenditure Summary:							
Personal Services	$ 475,121	$ 531,852	$ 555,029	$ 591,053	$ 606,026	$ 614,298	$ 676,575
Contractual Services	68,223	71,650	76,573	85,680	86,080	90,480	96,980
Commodities	2,634	4,162	856	3,250	4,950	8,300	3,300
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 545,978**	**$ 607,664**	**$ 632,458**	**$ 679,983**	**$ 697,056**	**$ 713,078**	**$ 776,855**
Personnel Summary:							
Accounting Manager	-	-	-	-	1.00	1.00	1.00
Finance Officer	1.00	1.00	1.00	1.00	-	-	-
Accountant	1.00	1.00	1.00	1.63	1.63	1.63	1.63
Procurement Coordinator	-	-	-	-	1.00	1.00	1.00
Purchasing Coordinator	1.00	1.00	1.00	1.00	-	-	-
Accounting Clerk	1.63	1.63	1.63	1.00	1.63	1.63	1.63
Total Full Time Equivalents	**4.63**	**4.63**	**4.63**	**4.63**	**5.26**	**5.26**	**5.26**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Information Technology

Information Technology supports the network of the City including personal computers, printers and software utilized by all departments.

Council Goal	Department Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Deliver Exceptional Service 	To consolidate, maintain and update the computer network for uniformity, cost effectiveness and efficiency	Number of computers	583	574	570	575	575
		Number of computers replaced	106	147	122	130	135
		Number of supported computers per IT staff	167	164	163	164	144
		Number of supported staff per IT staff	230	241	240	244	213
		Number of printers	117	112	110	111	111
		Average number of days to apply security updates to systems	N/A	N/A	9	9	9
		Data network percent uptime	99.97%	99.96%	99.96%	99.95%	99.98%

Activities and Accomplishments

Recent Accomplishments

- Migrated on-premise Microsoft Outlook Exchange and Office 2019 to cloud-based Microsoft Outlook 365.
- Migrated timekeeping software from on-premise to the cloud for increased flexibility and security.
- Managed technology procurement and installation at Fire Station No. 4.
- Implemented privileged access management software.
- Implemented enhanced multi-factor authentication (MFA) and updated password requirements for all users.
- Conducted a network security risk assessment and penetration testing.
- Procured and deployed new and replacement security camera systems at the Prairie Ridge Aquatic Center and Kirkendall Public Library.

In Progress Activities

- Migrate Emergency Preparedness division to a different weather monitoring and alerting platform.
- Configure Microsoft OneDrive and Teams.
- Investigate and implement a password manager solution.
- Conduct routine replacements of computers, switches, wireless access points and multi-function copiers and printers.

	• Procure and deploy new and replacement security camera systems at City Hall, Senior Center and Public Services Building.
Upcoming Activities	
	• Migrate from Workgroup GIS to Enterprise GIS.
	• Replace network firewalls.
	• Engage third party to conduct an incident response tabletop exercise and penetration test.
	• Migrate Incode ERP solution to a new service and SQL database version.
	• Onboard and train a new GIS Coordinator and IT Technician.
	• Continue to develop comprehensive policies and procedures.
	• Move Library patron bulk email notices to a mass mailing service.
	• Collaborate with the Traffic Division to migrate the traffic signal management software to a newer platform.
Trends and Issues	
	• Strategic transition from on-premises infrastructure to cloud-based platforms to leverage maximum benefits in scalability, flexibility and security.
	• Evolving cybersecurity landscape requiring staff to adapt through the implementation of new policies, the deployment of advanced security tools and mandatory, updated awareness training.
	• The impact of Artificial Intelligence (AI) in the modern operational environment offering opportunities to improve efficiency, enhance decision-making and automate repetitive tasks, while also requiring safeguards to mitigate the risk of inadvertent data exposure.

Activity: **Information Technology**	Department: **Information Technology**	Program: **General Government**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	333,771	396,142	385,687	436,424	475,349	583,967	596,421
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	7,871	3,279	3,520	-	-	-	-
Total Revenues	**$ 341,642**	**$ 399,421**	**$ 389,207**	**$ 436,424**	**$ 475,349**	**$ 583,967**	**$ 596,421**
Expenditure Summary:							
Personal Services	$ 790,887	$ 857,328	$ 852,536	$ 890,493	$ 832,098	$ 1,036,086	$ 1,134,684
Contractual Services	279,187	324,330	469,032	611,003	825,093	941,379	953,795
Commodities	256,153	402,910	221,932	244,200	244,200	358,400	297,200
Capital Outlay	-	-	-	-	-	-	-
Debt Service	8,857	-	-	-	-	-	-
Total Expenditures	**$ 1,335,084**	**$ 1,584,568**	**$ 1,543,500**	**$ 1,745,696**	**$ 1,901,391**	**$ 2,335,865**	**$ 2,385,679**
Personnel Summary:							
IT Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Network Management Specialist	2.00	2.00	2.00	2.00	2.00	2.00	2.00
IT Technician	1.00	1.00	1.00	1.00	1.00	2.00	2.00
GIS Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GIS Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**6.00**	**6.00**	**6.00**	**6.00**	**6.00**	**7.00**	**7.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Hotel/Motel Tax Fund

Description of the Fund

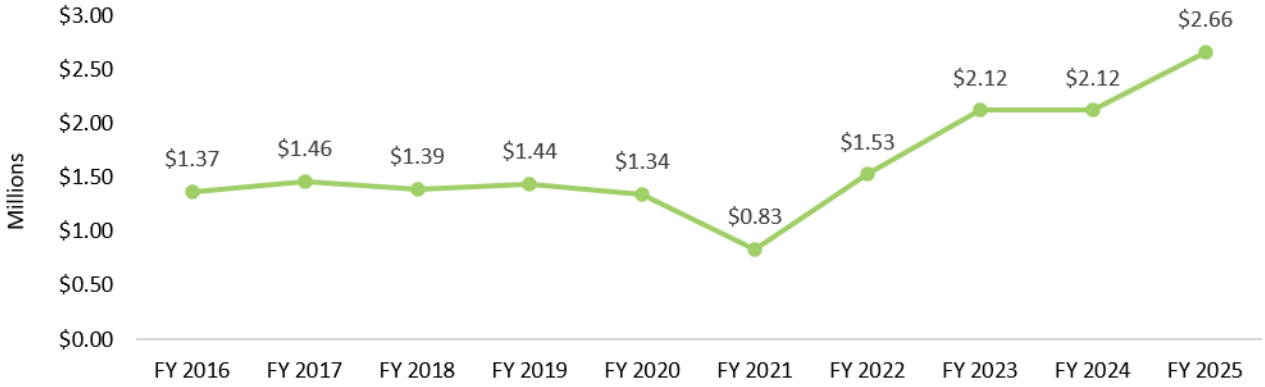
The fund accounts for hotel/motel tax revenues and their subsequent disbursement.

The City levies a 7% tax on hotel/motel rooms. These revenues are accounted for separately and allocated by the City Council during the budget process. The funds are allocated for the following purposes:

- To support Des Moines area and local cultural facilities and organizations.
- To support Des Moines area and local economic development efforts.
- To support City projects and activities related to cultural activities or economic development efforts.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Hotel/motel tax collections over the past ten years have been as follows:



For fiscal year 2027, the City anticipates receiving $2,611,000 in hotel/motel tax revenues, along with an additional $54,500 from interest income and private contributions. Total expenditures and transfers out for the year are projected at $2,540,275 to support cultural and recreational amenities and initiatives within the community and throughout the region. The largest allocations are to Bravo Greater Des Moines (BRAVO) and the Greater Des Moines Convention and Visitors Bureau (CVB), with each organization receiving 25% of annual hotel/motel tax collections, or $652,750.

Hotel/motel tax revenues must be spent in accordance with Iowa Code Chapter 423A, which requires that at least half of the revenues be used for cultural and recreational purposes. For fiscal year 2027, the hotel/motel tax budget allocates $2,344,275, or 92.28% of expenditures, to cultural and recreational purposes. An additional $196,000, or 7.72%, is allocated to other lawful purposes, including economic development, the intern program, support for Ankeny-based organizations and miscellaneous allocations.

Estimated Ending Fund Balance

The projected ending fund balance is $654,013, an increase of $125,225, or 23.68%, from the revised fiscal year 2026 budget. Recent legislative changes to property taxes prompted amendments to the 28E agreements with BRAVO and the Greater Des Moines Convention and Visitors Bureau (CVB), reducing each organization's share of hotel/motel tax collections from 28.57% to 25%. This change allows the City to retain additional revenues to support operations and capital improvement projects. The remaining fund balance is reserved for future allocations to cultural and economic development initiatives.

Looking Ahead to Fiscal Year 2028 and Beyond

Fiscal year 2028 projects an ending fund balance of $712,738, an increase of $58,725, or 8.98%, from the fiscal year 2027 ending fund balance. The higher fund balance provides the capacity to continue funding cultural, recreational and economic development initiatives while also supporting the Prairie Ridge Sports Complex Softball Netting project identified in the 2027 Capital Improvement Program.

Hotel/Motel Tax Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 385,264	$ 578,066	$ 787,540	$ 946,907	$ 1,137,853	$ 528,788	$ 654,013
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	17,235	45,642	62,793	51,000	56,000	47,000	43,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	2,000	-	-	-	-	7,500	-
Total Revenues	$ 19,235	$ 45,642	$ 62,793	$ 51,000	$ 56,000	$ 54,500	$ 43,000
Transfers In	2,119,476	2,120,556	2,659,074	2,362,000	2,535,000	2,611,000	2,689,000
Funds Available	$ 2,523,975	$ 2,744,264	$ 3,509,407	$ 3,359,907	$ 3,728,853	$ 3,194,288	$ 3,386,013
Expenditures:							
Personal Services	$ 42,053	$ 45,921	$ 51,787	$ 56,000	$ 64,000	$ 61,000	$ 61,000
Contractual Services	1,321,677	1,305,002	1,791,172	1,779,989	1,751,565	1,755,275	1,784,275
Commodities	2,549	1,607	625	5,000	5,000	5,000	5,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 1,366,279	$ 1,352,530	$ 1,843,584	$ 1,840,989	$ 1,820,565	$ 1,821,275	$ 1,850,275
Transfers Out	579,630	604,194	527,970	615,000	1,379,500	719,000	823,000
Ending Balance, June 30	$ 578,066	$ 787,540	$ 1,137,853	$ 903,918	$ 528,788	$ 654,013	$ 712,738

Hotel/Motel Tax Allocations

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue							
Balance Forward	$ 385,264	$ 578,066	$ 787,540	$ 946,907	$1,137,853	$ 528,788	$ 654,013
BRAVO Grant	-	-	-	-	-	7,500	-
Forgivable Loan Repayment	2,000	-	-	-	-	-	-
Hotel/Motel Tax	2,119,476	2,120,556	2,659,074	2,362,000	2,535,000	2,611,000	2,689,000
Interest	17,235	45,642	62,793	51,000	56,000	47,000	43,000
Total Revenue Available	**$2,523,975**	**$2,744,264**	**$3,509,407**	**$3,359,907**	**$3,728,853**	**$3,194,288**	**$3,386,013**
Chapter 423A.7.a - Appropriations							
Cultural and Entertainment Facilities							
Beats and Eats	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Bravo Greater Des Moines	605,565	605,873	649,060	674,857	687,540	652,750	672,250
Recreation							
Hawkeye Park Sports Complex Tennis Courts Reconstruction	-	-	-	-	462,500	-	-
High Trestle Trail Experience Park	300,000	293,000	100,000	-	10,000	400,000	-
High Trestle Trail Underpass Lighting	-	-	-	-	15,000	-	-
Prairie Ridge Sports Complex O & M	205,000	215,000	225,000	235,000	235,000	245,000	255,000
Prairie Ridge Sports Complex Baseball Infield Reconstruction	-	-	-	306,000	587,000	-	-
Prairie Ridge Sports Complex Softball Batting Cage Replacement	-	-	133,500	-	-	-	-
Prairie Ridge Sports Complex Softball Safety Netting	-	-	-	-	-	-	490,000
Tourism and Convention Business							
Ankeny Area Chamber of Commerce	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Des Moines Airport Authority	-	-	336,775	336,775	336,775	336,775	336,775
Greater Des Moines Convention & Visitors Bureau	605,565	605,873	702,850	674,857	633,750	652,750	672,250
Sister Cities	967	656	987	2,000	2,000	2,000	2,000
Total Chapter 423A.7.a - Appropriations	**$1,772,097**	**$1,775,402**	**$2,203,172**	**$2,284,489**	**$3,024,565**	**$2,344,275**	**$2,483,275**
Chapter 423A.7.b - Appropriations							
Ankeny Based Organizations							
Ankeny Art Center	$ 16,593	$ -	$ -	$ -	$ -	$ -	$ -
Ankeny Business & Industry Collaborative	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Ankeny Summerfest (in-kind contribution)	54,630	38,988	49,470	54,000	50,000	54,000	58,000
Uptown Ankeny Association	1,000	1,000	1,000	1,000	1,000	2,500	2,500
Uptown Ankeny Events (BRAVO grant)	-	-	-	-	-	10,000	-
Economic Development							
Greater Des Moines Partnership	30,000	36,000	36,000	36,000	36,000	44,000	44,000
Organization Operations							
Intern Program	42,053	45,921	51,787	56,000	64,000	61,000	61,000
Miscellaneous Allocations							
Community Entrance Signage	-	2,000	-	-	-	-	-
High Trestle Trail Joint Public Service Agreement	5,000	-	5,000	5,000	5,000	5,000	5,000
Mayor's Tree Lighting	10,549	10,807	12,625	15,000	15,000	15,000	15,000
Northwest Water Tower Design	-	7,000	-	-	-	-	-
Ragbrai (direct expenses)	-	35,206	-	-	-	-	-
Sesquicentennial (donation & in-kind contribution)	-	-	10,000	-	-	-	-
Uptown Streetscape Plan	9,587	-	-	-	-	-	-
Other Miscellaneous Allocations	1,900	1,900	-	2,000	2,000	2,000	2,000
Total Chapter 423A.7.b - Appropriations	**$ 173,812**	**$ 181,322**	**$ 168,382**	**$ 171,500**	**$ 175,500**	**$ 196,000**	**$ 190,000**
Total of All Appropriations	**$1,945,909**	**$1,956,724**	**$2,371,554**	**$2,455,989**	**$3,200,065**	**$2,540,275**	**$2,673,275**
Unappropriated Fund Balance	**$ 578,066**	**$ 787,540**	**$1,137,853**	**$ 903,918**	**$ 528,788**	**$ 654,013**	**$ 712,738**

SPECIAL REVENUE FUND

Fire Gift Fund

Description of the Fund

The fund accounts for donations specifically designated for the Fire Department.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

For fiscal year 2027, revenues total $6,000 from interest income and donations. Expenditures of $5,000 are allocated to miscellaneous activities.

Estimated Ending Fund Balance

The ending fund balance is projected to increase $1,000, or 2.95%, due to interest income.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Fire Gift Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 26,893	$ 33,104	$ 34,151	$ 35,551	$ 32,715	$ 33,915	$ 34,915
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	686	1,759	1,455	1,100	1,200	1,000	900
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	5,850	2,525	2,720	5,000	6,000	5,000	5,000
Total Revenues	$ 6,536	$ 4,284	$ 4,175	$ 6,100	$ 7,200	$ 6,000	$ 5,900
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 33,429	$ 37,388	$ 38,326	$ 41,651	$ 39,915	$ 39,915	$ 40,815
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	325	3,237	5,611	5,000	6,000	5,000	5,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 325	$ 3,237	$ 5,611	$ 5,000	$ 6,000	$ 5,000	$ 5,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 33,104	$ 34,151	$ 32,715	$ 36,651	$ 33,915	$ 34,915	$ 35,815

Hawkeye Park Player Fees Fund

Description of the Fund

The fund accounts for an improvement fee charged to adult leagues at the Hawkeye Park Sports Complex.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The fiscal year 2027 budget includes revenues of $700 from interest income and $6,000 from player fees. Budgeted expenditures total $31,230 and include regular maintenance activities, such as field lighting repairs and the replacement of infield materials, as well as capital improvements, including fence repairs and dugout pad replacement.

Estimated Ending Fund Balance

Fund balance at June 30, 2027, is projected to decrease $24,530, or 92.46%. This significant decrease is related to fence repairs and dugout pad replacement. The remaining fund balance is set aside for future improvements.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Hawkeye Park Player Fees Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 47,643	$ 37,851	$ 29,321	$ 22,175	$ 30,589	$ 26,530	$ 2,000
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	802	1,716	1,259	1,000	1,100	700	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	6,840	6,535	6,355	6,000	6,000	6,000	6,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 7,642	$ 8,251	$ 7,614	$ 7,000	$ 7,100	$ 6,700	$ 6,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 55,285	$ 46,102	$ 36,935	$ 29,175	$ 37,689	$ 33,230	$ 8,000
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	17,434	2,123	2,100	3,000	3,000	25,230	3,000
Commodities	-	14,658	4,246	8,159	8,159	6,000	5,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 17,434	$ 16,781	$ 6,346	$ 11,159	$ 11,159	$ 31,230	$ 8,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 37,851	$ 29,321	$ 30,589	$ 18,016	$ 26,530	$ 2,000	$ -

Police Gift Fund

Description of the Fund

The fund accounts for donations specifically designated for the Police Department.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

For fiscal year 2027, revenues are budgeted at $5,400 from interest income and donations. Expenditures of $5,000 are planned for the annual awards banquet and other miscellaneous activities.

Estimated Ending Fund Balance

The ending fund balance is projected to increase $400, or 2.79%, due to interest income.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Police Gift Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 10,036	$ 10,176	$ 23,674	$ 15,074	$ 13,853	$ 14,353	$ 14,753
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	224	828	863	700	500	400	400
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	3,850	23,495	3,300	5,000	5,000	5,000	5,000
Total Revenues	$ 4,074	$ 24,323	$ 4,163	$ 5,700	$ 5,500	$ 5,400	$ 5,400
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 14,110	$ 34,499	$ 27,837	$ 20,774	$ 19,353	$ 19,753	$ 20,153
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	3,375	3,492	3,134	4,000	4,000	4,000	4,000
Commodities	559	7,333	10,850	1,000	1,000	1,000	1,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 3,934	$ 10,825	$ 13,984	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 10,176	$ 23,674	$ 13,853	$ 15,774	$ 14,353	$ 14,753	$ 15,153

Road Use Tax Fund

Description of the Fund

The fund accounts for revenue sharing from state road use taxes. Road use tax revenue is generated through motor vehicle registration fees, motor vehicle fuel taxes, an excise tax imposed on the rental of automobiles and a use tax on trailers. The use of these funds is restricted to the construction, maintenance and supervision of public streets.

Road use taxes are shared by the state on a percentage basis between the primary road fund, secondary road fund, farm-to-market road fund and street construction fund according to the following percentages:

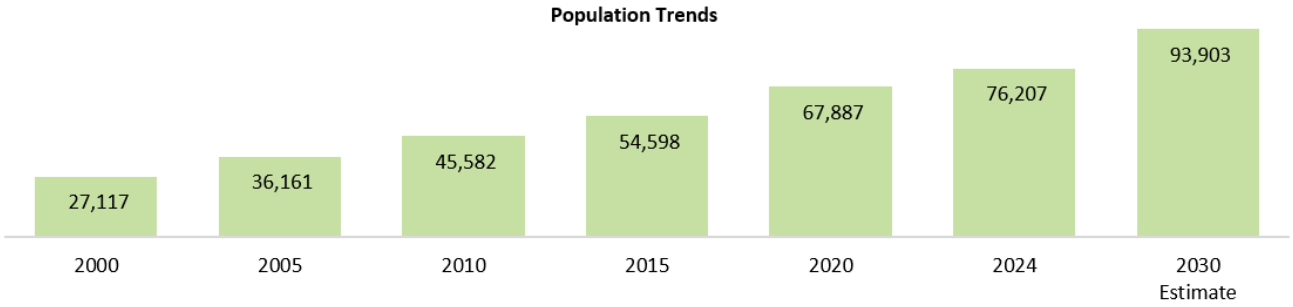
- Primary road fund (state) – 47.5 percent
- Secondary road fund (counties) – 24.5 percent
- Farm-to-market road fund (counties) – 8 percent
- Street construction fund (cities) – 20 percent

In addition, the Transportation Investment Moves the Economy in the 21st Century (TIME-21) fund provides additional revenue for road infrastructure costs. TIME-21 is funded by many of the same sources that contribute to the road use tax fund and is allocated according to the following percentages:

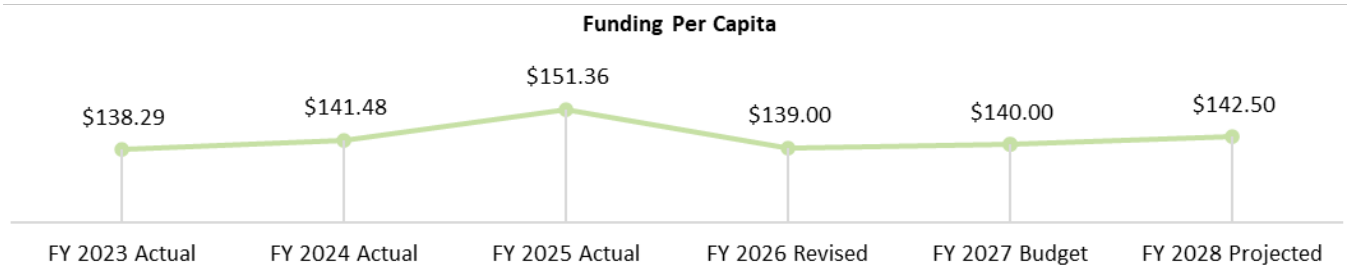
- Primary road fund (state) – 60 percent
- Secondary road fund (counties) – 20 percent
- Street construction fund (cities) – 20 percent

These funds are allocated to cities on a per capita basis, with each city's share determined by the population count reported by the U.S. Census Bureau. Population figures are updated every ten years through the decennial census or upon completion of a special census.

The graph below shows Ankeny's population trends since 2000:



Because road use tax revenues are generated from sources such as fuel taxes and vehicle registration fees, funding levels fluctuate with consumer activity. The graph below illustrates historical and projected per capita road use tax funding.



The Public Works Department is comprised of the following divisions and is funded by the road use tax fund.

Street Lighting – accounts for the cost of street lighting.

Public Works Engineering – provides administrative and technical leadership to the Public Works Department. In addition, provides planning and engineering expertise, coordination and guidance in the development of the City's infrastructure.

Public Works Operations – provides for the maintenance and repair of streets and roadways, snow and ice removal and the maintenance and repair of the City's motorized vehicles and equipment.

Snow and Ice Control – expenditures are tracked in a separate budget activity to identify the costs associated with snow and ice control. Those costs include overtime of the public works operations employees, salt, calcium chloride, equipment repairs and the senior citizen snow removal program.

Traffic Engineering – provides for the maintenance and operation of traffic signals and signs, pavement markings, city-owned street lighting and other fiber optic communications.

Council Goal	Fund Goals	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Upgrade Essential Infrastructure 	Design, construct, operate, maintain and improve the City's public works infrastructure	Lane miles of streets	591	592	603	611	621
		Number of cul-de-sacs	397	397	404	408	413
		Number of street lights	7,378	7,520	7,640	7,800	7,950
	Provide administrative and technical leadership to deliver high quality and sustainable public improvement projects on schedule and within budget	Planned value of CIP (in millions) [1]	$46.12	$57.38	$32.19	$50.73	$61.30
		Percent of capital projects completed on schedule and within budget	70%	70%	70%	60%	75%
	Improve traffic safety and mobility and reduce traffic congestion within the City	Number of traffic signals	82	85	85	89	92
		Traffic signal timing – excellent or good [2]		45%			50%
		Traffic flow on major streets – excellent or good [2]		37%			45%
	Provide well maintained and clean public streets and rights-of-way	Street repair – excellent or good [2]		38%			45%
	Clear City streets safely, efficiently and economically during winter weather events	Number of winter weather events	19	7	8	13	13
		Average lane miles per snow and ice control route	34.74	31.17	30.16	30.56	31.06
		Snow removal – excellent or good [2]		74%			80%

[1] *Calendar Year*

[2] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the following major CIP projects in 2025: SW Oralabor Road and SW State Street Intersection Improvements, NW Northlawn Area Utility Improvements – Phase 4, SE 8th Street – SE Sharon Drive to SE Trilein Drive PCC Reconstruction and NW Irvinedale Drive and NW 18th Street Intersection Improvements.
	• Began construction of the following major CIP projects in 2025: North Ankeny Boulevard Improvements – 1st Street to 11th Street and Fiber Optic Network Upgrade.
	• Applied for, obtained and used federal and state funding from various grant programs including STBG, TAP, ICAAP, TSIP, U-STEP and Pedestrian Curb Ramp Construction for CIP projects.
	• Added a Civil Engineering Technician II in the Public Works Engineering Division.
	• Completed construction of the following other CIP projects in 2025: Annual PCC Street Patching Program, SW State Street and NW 72nd Place Westbound Right Turn Lane and Traffic Signal Upgrade, Annual Asphalt Street Resurfacing Program, Pedestrian Ramp Improvements, Annual Pavement Preservation Program and SE Oralabor Road Traffic Signal Equipment Upgrades.
	• Updated the City's Debris Management Plan and it was received and filed by the City Council.
	• Continued extensive coordination with the Iowa Department of Transportation (DOT) on the North Ankeny Boulevard Improvements – 1st Street to 11th Street project, which began construction in 2025; and the South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street project, which is scheduled for construction in 2026 and 2027. These are two important traffic mobility, safety and pavement improvement projects for Ankeny and the Iowa DOT.
	• Implemented a new policy requiring improved pavement design standards for public streets constructed as part of development projects.
	• Completed annual public works infrastructure maintenance and repair work, including concrete street patching; pavement and sidewalk patching following Municipal Utilities' repairs; pothole patching; crack and joint cleaning and refilling; and right-of-way and median landscaping maintenance.
	• Completed the Transportation Master Plan and it was received and filed by the City Council.
	• Provided effective snow and ice removal from City streets in a safe, efficient, economical and timely manner. Used automated vehicle locating technology and the snow ordinance to improve the safety and efficiency of winter maintenance operations.
	• Successfully used a virtual bidding platform during the 2025 letting season to improve efficiency and identified process improvements for implementation during the 2026 letting season.
	• Continued quarterly utility coordination meetings with staff from the Public Works and Municipal Utilities Departments and representatives from private utility companies to improve communication and coordination on CIP projects and provide a forum to discuss utility issues.

In Progress Activities	
	• Complete construction of the following major CIP projects in 2026: North Ankeny Boulevard Improvements – 1st Street to 11th Street and Fiber Optic Network Upgrade.
	• Update the traffic impact study (TIS) process, requirements and related policies with the goal of making the TIS process more efficient and user-friendly for developers, their engineers and City staff, while helping ensure the overall process is as streamlined and predictable as possible.
	• Complete design and begin construction of the following major CIP projects in 2026: Westlawn Place Area Utility Improvements – Phase 1, South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street, West 1st Street Widening and Improvements – Phase 2, NW 9th Street – NW School Street to NW Logan Street PCC Reconstruction, SE Oralabor Road and SE Four Mile Drive Traffic Signal, NE Trilein Drive – NE 18th Street to NE Cambridge Court PCC Reconstruction and NE Chambers Parkway – NE Williamsburg Drive to NE 16th Street PCC Reconstruction.
	• Complete traffic signal timing updates in the SW/SE Oralabor Road and NE/SE Delaware Avenue corridors.
	• Complete the design of the Public Works Satellite Salt Storage Facility.
	• Procure and use specialized equipment for assistance with right-of-way maintenance and storm debris collection.
	• Complete concept studies and begin the design of the following major CIP projects scheduled for construction in 2027 or 2028: Interstate 35 and NE 36th Street Interchange Improvements, NW 18th Street Reconstruction – NW State Street to NW Ash Drive, SW Oralabor Road Intersection Improvements and South Ankeny Boulevard and SE Oralabor Road Intersection Improvements.
	• Develop a sidewalk inspection and repair program and begin its implementation in 2026.
	• Actively participate in the Des Moines Area MPO's Funding Review Committee to revise the STBG and TAP funding application process.
	• Complete the NW State Street – West 1st Street to NW 18th Street Corridor Improvements Study.
Upcoming Activities	
	• Request to promote the Lead Traffic Technician to Traffic Safety Supervisor and add a Traffic Technician in the Public Works Traffic Engineering Division and add an Equipment Operator in the Public Works Operations Division. These staffing changes are necessary to help with the increased workload, provide additional leadership and improve capacity for completing public works infrastructure, maintenance and repair work.
	• Complete the design and construction of CIP projects on schedule, within budget and without major delays due to utility conflicts and/or contractor performance issues.
	• Apply for and obtain external funding from various sources and programs for the construction of CIP projects.
	• Continue implementing the recommendations from the Transportation Master Plan. In particular, develop an Access Management Policy.
	• Construct the Public Works Satellite Salt Storage Facility.
	• Add technology, equipment and vehicles to improve staff productivity and efficiency and provide more flexibility in completing work.

	• Initiate planning and design of the Public Works Maintenance Facility Expansion project.
	• Evaluate infrastructure asset management systems to assess their capabilities, advantages and disadvantages and costs.
Trends and Issues	
	• Improving traffic safety and mobility along streets and at intersections continues to be a high priority for the department.
	• Street pavement infrastructure continues to expand due to land development and annexations.
	• The Public Works Maintenance Facility is more than 20 years old and is inadequate for the current needs of the Public Works Operations Division.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Fiscal year 2027 revenues are projected at $11,043,980, a decrease of $300,075, or 2.65%. The decrease is due to one-time reimbursements in fiscal year 2026, including a grant reimbursement from the Iowa Department of Transportation for the Interstate 35 and SE Corporate Woods Drive Interchange Justification Report and a partial reimbursement from the U.S. Census Bureau for the 2024 Special Census. In addition to operating revenues, the fiscal year 2027 budget includes a $12,000 transfer from the hotel/motel tax fund.

Budgeted expenditures total $10,106,880, including $774,000 for street lighting, $2,570,933 for public works engineering, $3,675,219 for public works operations, $1,214,421 for snow and ice control and $1,872,307 for traffic engineering. Additionally, budgeted transfers totaling $288,917 will be made to the debt service and capital projects funds.

Personnel changes include the addition of an Equipment Operator in the Public Works Operations Division, the promotion of the Lead Traffic Technician to Traffic Safety Supervisor and the addition of a Traffic Technician in the Public Works Traffic Engineering Division. Capital outlay expenditures in public works operations include the purchase of an asphalt distributor, an enclosed trailer and a tilt-bed trailer. In snow and ice control, capital outlay expenditures include the purchase of two single-axle dump trucks with snow plows. In traffic engineering, the budget includes the purchase of a 1/2 ton 4WD truck for the new Traffic Technician.

Estimated Ending Fund Balance

The City estimates the ending fund balance of the road use tax fund as of June 30, 2027, to be $11,659,215, an increase of $660,183, or 6.00%, from the revised fiscal year 2026 budget. The increase results from the carryover of capital equipment purchases in snow and ice control from fiscal year 2026.

Looking Ahead to Fiscal Year 2028 and Beyond

Long-term financial projections indicate that the road use tax fund will remain in a strong financial position throughout the forecast period. Although the fund balance is projected to decline from fiscal year 2029 through fiscal year 2031 as expenditures outpace revenue growth, reserves are expected to remain at adequate levels to support ongoing operations and capital needs.

Beginning in fiscal year 2032, revenues are projected to increase following the next U.S. Census Bureau population update, which is expected to increase the City's population from 76,207 to 93,903. Because road use tax revenues are distributed on a per capita basis, continued population growth is expected to enhance the fund's long-term revenue capacity and strengthen its financial position.

Road Use Tax Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 9,252,239	$ 9,930,750	$10,124,517	$ 8,863,378	$11,424,244	$10,999,032	$11,659,215
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	227,038	540,504	456,414	351,000	449,000	372,000	341,000
Intergovernmental	9,342,914	9,590,137	9,971,369	10,654,537	10,892,055	10,668,980	10,859,498
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	7,699	8,659	21,731	3,000	3,000	3,000	3,000
Total Revenues	$ 9,577,651	$10,139,300	$10,449,514	$11,008,537	$11,344,055	$11,043,980	$11,203,498
Transfers In	9,473	22,352	8,046	9,000	61,000	12,000	13,000
Funds Available	$18,839,363	$20,092,402	$20,582,077	$19,880,915	$22,829,299	$22,055,012	$22,875,713
Expenditures:							
Street Lighting	$ 656,933	$ 654,268	$ 691,568	$ 750,000	$ 750,000	$ 774,000	$ 798,000
Public Works Engineering	1,821,420	3,326,188	2,046,206	2,435,550	2,564,059	2,570,933	2,746,165
Public Works Operations	2,167,201	2,607,748	2,958,106	3,397,314	3,392,816	3,675,219	3,815,567
Snow and Ice Control	698,533	455,963	1,439,979	1,214,930	1,861,187	1,214,421	1,484,030
Traffic Engineering	1,201,943	1,386,968	1,734,224	1,745,228	1,874,622	1,872,307	2,017,539
Total Expenditures	$ 6,546,030	$ 8,431,135	$ 8,870,083	$ 9,543,022	$10,442,684	$10,106,880	$10,861,301
Transfers Out	2,362,583	1,536,750	287,750	1,087,583	1,387,583	288,917	288,333
Ending Balance, June 30	$ 9,930,750	$10,124,517	$11,424,244	$ 9,250,310	$10,999,032	$11,659,215	$11,726,079

Activity: **Street Lighting**	Department: **Public Works**				Program: **Public Works**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	650,530	644,323	685,185	735,000	735,000	759,000	783,000
Commodities	6,403	9,945	6,383	15,000	15,000	15,000	15,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 656,933**	**$ 654,268**	**$ 691,568**	**$ 750,000**	**$ 750,000**	**$ 774,000**	**$ 798,000**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Public Works Engineering**			Department: **Public Works**			Program: **Public Works**	
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	227,038	540,504	456,414	351,000	449,000	372,000	341,000
Intergovernmental	9,342,914	9,590,137	9,971,369	10,654,537	10,892,055	10,668,980	10,859,498
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	6,720	5,620	20,415	3,000	3,000	3,000	3,000
Total Revenues	**$ 9,576,672**	**$10,136,261**	**$10,448,198**	**$11,008,537**	**$11,344,055**	**$11,043,980**	**$11,203,498**
Expenditure Summary:							
Personal Services	$ 1,449,757	$ 1,617,469	$ 1,695,658	$ 1,974,353	$ 1,943,243	$ 2,080,383	$ 2,264,047
Contractual Services	286,557	1,622,339	284,050	330,924	479,141	405,740	404,394
Commodities	85,106	70,421	66,498	71,113	81,960	84,810	77,724
Capital Outlay	-	15,959	-	59,160	59,715	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 1,821,420**	**$ 3,326,188**	**$ 2,046,206**	**$ 2,435,550**	**$ 2,564,059**	**$ 2,570,933**	**$ 2,746,165**
Personnel Summary:							
Public Works Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
City Engineer	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Engineering Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineer II	2.00	2.00	2.00	3.00	3.00	3.00	3.00
Civil Engineer I	2.00	2.00	2.00	1.00	1.00	1.00	1.00
Civil Engineering Technician III	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineering Technician II	1.00	-	-	2.00	2.00	2.00	2.00
Civil Engineering Technician I	1.00	2.00	2.00	1.00	1.00	1.00	1.00
GIS Technician	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Clerk	0.56	0.56	0.56	0.56	0.56	0.56	0.56
Total Full Time Equivalents	**11.81**	**11.81**	**11.81**	**12.81**	**12.81**	**12.81**	**12.81**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
1/2 Ton 4WD Truck	1	2026	Purchase	$ 45,000	$ -	$ -
GPS Receiver	1	2026	Purchase	14,715	-	-
Total Capital Outlay				**$ 59,715**	**$ -**	**$ -**

Activity: **Public Works Operations**			Department: **Public Works**			Program: **Public Works**	
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	979	3,039	1,316	-	-	-	-
Total Revenues	**$ 979**	**$ 3,039**	**$ 1,316**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$1,249,244	$1,698,876	$1,752,845	$1,956,009	$1,883,350	$2,089,533	$2,290,395
Contractual Services	546,520	539,840	612,428	836,865	842,351	851,661	888,613
Commodities	179,540	356,162	295,856	487,940	560,115	586,025	599,059
Capital Outlay	191,897	12,870	296,977	116,500	107,000	148,000	37,500
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,167,201**	**$2,607,748**	**$2,958,106**	**$3,397,314**	**$3,392,816**	**$3,675,219**	**$3,815,567**
Personnel Summary:							
Operations Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Street Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lead Equipment Operator	3.00	3.00	4.00	4.00	4.00	4.00	4.00
Equipment Operator	11.00	12.00	12.00	12.00	12.00	13.00	13.00
Street Maintenance (3 Month)	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Total Full Time Equivalents	**16.50**	**17.50**	**18.50**	**18.50**	**18.50**	**19.50**	**19.50**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Concrete Drill	1	2026	Purchase	$ 11,000	$ -	$ -
Hydro Seeder	1	2026	Purchase	11,000	-	-
Power Tilt Knuckle Attachment	1	2026	Purchase	20,000	-	-
Rotating Grapple Attachment	1	2026	Purchase	20,000	-	-
Towable Grapple Trailer	1	2026	Purchase	45,000	-	-
Asphalt Distributor	1	2027	Purchase	-	120,000	-
Enclosed Trailer	1	2027	Purchase	-	14,000	-
Tilt Bed Trailer	1	2027	Purchase	-	14,000	-
Batwing Mower Attachment	1	2028	Purchase	-	-	24,000
Enclosed Trailer	1	2028	Purchase	-	-	13,500
Total Capital Outlay				**$ 107,000**	**$ 148,000**	**$ 37,500**

Activity: **Snow and Ice Control**	Department: **Public Works**				Program: **Public Works**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 203,093	$ 152,567	$ 57,434	$ 237,905	$ 237,878	$ 255,112	$ 274,859
Contractual Services	46,874	56,047	49,394	80,778	75,379	76,829	80,401
Commodities	131,596	230,597	132,214	255,247	253,930	272,480	478,770
Capital Outlay	316,970	16,752	1,200,937	641,000	1,294,000	610,000	650,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 698,533**	**$ 455,963**	**$ 1,439,979**	**$ 1,214,930**	**$ 1,861,187**	**$ 1,214,421**	**$ 1,484,030**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Single Axle Dump Truck with Snow Plow	1	2025	Purchase	$ 288,000	$ -	$ -
Tandem Axle Dump Truck with Snow Plow	1	2025	Purchase	331,000	-	-
Articulating Snow Wing Blade	1	2026	Purchase	22,000	-	-
Single Axle Dump Truck with Snow Plow	1	2026	Purchase	316,000	-	-
Tandem Axle Dump Truck with Snow Plow	1	2026	Purchase	337,000	-	-
Single Axle Dump Truck with Snow Plow	2	2027	Purchase	-	610,000	-
Single Axle Dump Truck with Snow Plow	1	2028	Purchase	-	-	320,000
Tandem Axle Dump Truck with Snow Plow	1	2028	Purchase	-	-	330,000
Total Capital Outlay				**$ 1,294,000**	**$ 610,000**	**$ 650,000**

Activity: **Traffic Engineering**			Department: **Public Works**			Program: **Public Works**	
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 709,634	$ 733,682	$ 817,051	$ 957,389	$ 929,860	$ 1,136,820	$ 1,232,069
Contractual Services	335,269	429,299	405,603	587,985	741,912	478,181	531,360
Commodities	137,243	158,200	160,037	186,854	189,850	212,306	189,610
Capital Outlay	19,797	65,787	351,533	13,000	13,000	45,000	64,500
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 1,201,943**	**$ 1,386,968**	**$ 1,734,224**	**$ 1,745,228**	**$ 1,874,622**	**$ 1,872,307**	**$ 2,017,539**
Personnel Summary:							
Traffic Engineering Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineer I	-	-	1.00	1.00	1.00	1.00	1.00
Engineering Traffic Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Traffic Safety Supervisor	-	-	-	-	-	1.00	1.00
Lead Traffic Technician	1.00	1.00	1.00	1.00	1.00	-	-
Traffic Technician	3.00	3.00	3.00	3.00	3.00	4.00	4.00
Total Full Time Equivalents	**6.00**	**6.00**	**7.00**	**7.00**	**7.00**	**8.00**	**8.00**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Utility Locator	1	2026	Purchase	$ 13,000	$ -	$ -
1/2 Ton 4WD Truck	1	2027	Purchase	-	45,000	-
1/2 Ton 4WD Truck	1	2028	Purchase	-	-	40,000
Utility Vehicle	1	2028	Purchase	-	-	24,500
Total Capital Outlay				**$ 13,000**	**$ 45,000**	**$ 64,500**

Police Seizure Fund

Description of the Fund

The fund accounts for proceeds received from asset seizures and forfeitures. Expenditures from the fund are restricted to Police Department activities.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

For fiscal year 2027, revenues total $15,000 from interest income, seizure activities and duty weapon reimbursements. Budgeted expenditures total $59,250 and include the purchase of patrol rifles, a tethered drone power system, and an electric car mover, as well as the replacement of tactical and ballistic vests.

Estimated Ending Fund Balance

The projected ending fund balance is $103,514, a decrease of $44,250, or 29.95%, resulting from the purchase and replacement of specialized equipment.

Looking Ahead to Fiscal Year 2028 and Beyond

Expenditures are generally limited to nonrecurring purchases due to the unpredictable nature of revenues in this fund.

Police Seizure Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 81,991	$ 99,391	$ 82,571	$ 103,149	$ 106,764	$ 147,764	$ 103,514
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	1,921	3,930	4,194	3,000	4,000	4,000	2,000
Intergovernmental	20,000	13,808	32,578	10,000	75,000	10,000	10,000
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	179	431	476	1,000	1,000	1,000	1,000
Total Revenues	$ 22,100	$ 18,169	$ 37,248	$ 14,000	$ 80,000	$ 15,000	$ 13,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 104,091	$ 117,560	$ 119,819	$ 117,149	$ 186,764	$ 162,764	$ 116,514
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	4,553	1,000	20,000	1,000	1,000
Commodities	4,700	34,989	8,502	16,900	19,000	29,250	21,625
Capital Outlay	-	-	-	-	-	29,000	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 4,700	$ 34,989	$ 13,055	$ 17,900	$ 39,000	$ 59,250	$ 22,625
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 99,391	$ 82,571	$ 106,764	$ 99,249	$ 147,764	$ 103,514	$ 93,889

Tax Increment Financing Fund

Description of the Fund

The fund accounts for property taxes collected on the incremental increase in assessed value within designated urban renewal areas. These revenues are restricted for use on projects within those areas. The purpose of urban renewal areas is to promote economic development by allowing cities to capture the increased valuation and reinvest the resulting tax revenue into infrastructure improvements, developer incentives and other initiatives that support growth and revitalization.

The City currently has the following urban renewal areas:

- Ankeny Economic Development Urban Renewal Area
- Ankeny 1991 Urban Renewal Area
- Ankeny Northeast Urban Renewal Area
- Corporate Woods Business Park Urban Renewal Area

These areas include key development corridors, including SE Delaware Avenue, Ankeny Boulevard, 1st Street, the industrial and office park areas on the southeast side, Prairie Trail and the NE 36th Street interchange at Interstate 35.

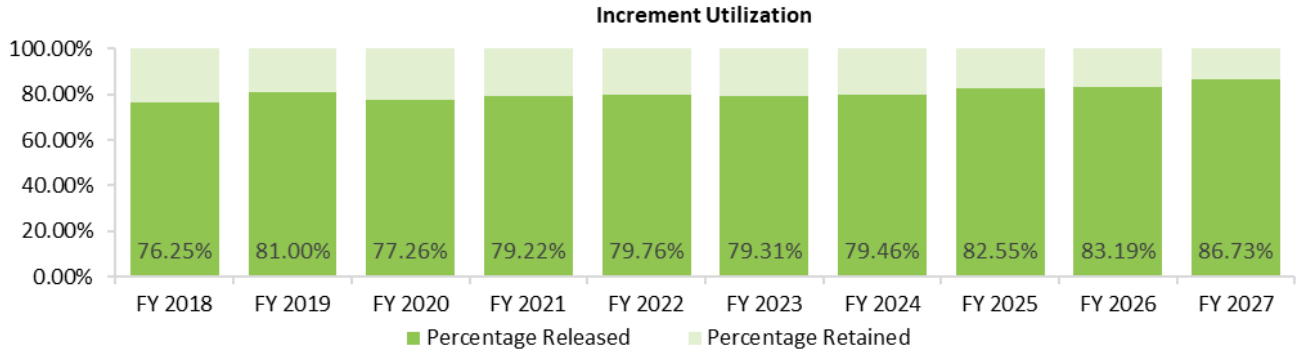
When an urban renewal area is established, a "base valuation" is set. As development occurs and property values increase, the City is allowed to collect taxes on the increased valuation ("increment") that would otherwise go to other taxing entities. These revenues are then invested in economic development within the area. The City may also release a portion of the increment to the other taxing entities.

Historically, these funds have been used to construct infrastructure in commercial and industrial developments and to provide financial incentives to attract or retain businesses within Ankeny.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The City's financial policy requires that a minimum of 40% of the incremental value within its urban renewal areas must be released to other taxing entities. Over the past five years, the City has returned an average of 82.25% of the available tax increment to taxing entities, including school districts and Polk County.

The incremental valuation released versus retained over the past ten years is as follows:



For fiscal year 2027, revenues are projected to be $8,023,949, with $7,855,949 from tax increment financing and $168,000 from interest income. Expenditures are budgeted at $2,128,864 for rebate payments. In addition, transfers out totaling $6,100,689 will move funds to the debt service fund to cover general obligation bonds related to tax increment financing projects.

Estimated Ending Fund Balance

The projected ending fund balance is $1,026,207, a decrease of $205,604, or 16.69%. The tax increment financing fund is a flow-through fund, and its balance often fluctuates based on the timing of revenues and expenditures.

Looking Ahead to Fiscal Year 2028 and Beyond

Based on existing rebate agreements and capital projects planned in the 2026-2030 Capital Improvement Program, the use of tax increment financing is projected to increase by 13.15% in fiscal year 2028. The City will continue to monitor the use of tax increment financing to ensure it remains an effective tool for supporting economic development while balancing the interests of all taxing entities.

Tax Increment Financing Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 2,163,404	$ 2,433,185	$ 3,369,937	$ 1,713,837	$ 1,898,492	$ 1,231,811	$ 1,026,207
Revenues:							
Property Taxes	$ 9,890,506	$ 10,346,451	$ 7,933,448	$ 8,322,035	$ 8,590,560	$ 7,855,949	$ 8,988,904
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	165,985	384,371	293,434	248,000	196,000	168,000	154,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	539,853	-	-	-	-	-
Total Revenues	$ 10,056,491	$ 11,270,675	$ 8,226,882	$ 8,570,035	$ 8,786,560	$ 8,023,949	$ 9,142,904
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 12,219,895	$ 13,703,860	$ 11,596,819	$ 10,283,872	$ 10,685,052	$ 9,255,760	$ 10,169,111
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	2,565,008	2,777,575	3,337,427	3,212,250	3,393,677	2,128,864	1,772,803
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 2,565,008	$ 2,777,575	$ 3,337,427	$ 3,212,250	$ 3,393,677	$ 2,128,864	$ 1,772,803
Transfers Out	7,221,702	7,556,348	6,360,900	6,054,139	6,059,564	6,100,689	8,074,773
Ending Balance, June 30	$ 2,433,185	$ 3,369,937	$ 1,898,492	$ 1,017,483	$ 1,231,811	$ 1,026,207	$ 321,535

Police and Fire Retirement Fund

Description of the Fund

The fund accounts for property taxes levied to support the City's required contributions to the Municipal Fire and Police Retirement System of Iowa (MFPRSI).

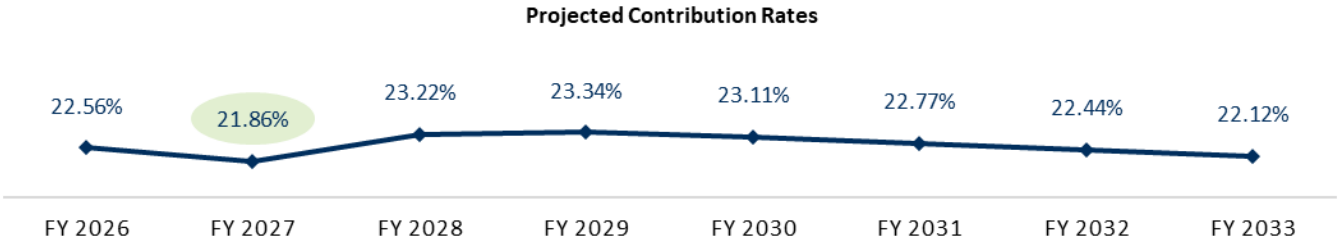
Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

In fiscal year 2019, the City increased the levy rate from $0.56 to $0.60 per $1,000 of taxable valuation, to offset rising contribution costs. In fiscal year 2021, as contribution rates stabilized, the levy rate was reduced from $0.60 to $0.55 per $1,000 of taxable valuation. In addition, the number of covered employees has increased by 77.66% since fiscal year 2018, placing additional pressure on the fund.

The following table provides a summary of covered employees, contribution rates and levy rates from fiscal years 2018 through 2027:

Fiscal Year	Covered Employees	Contribution Rates	Levy Rates	Increase (Decrease)
2018	94	25.68%	$0.56000	-
2019	115	26.02%	$0.60000	0.04000
2020	118	24.41%	$0.60000	-
2021	126	25.31%	$0.55000	(0.05000)
2022	129	26.18%	$0.55000	-
2023	137	23.90%	$0.55000	-
2024	151	22.98%	$0.55000	-
2025	153	22.66%	$0.55000	-
2026	163	22.56%	$0.55000	-
2027	167	21.86%	$0.55000	-

Based on MFPRSI's actuarial projections, the employer contribution rate will decrease from 22.56% to 21.86% in fiscal year 2027. The projected contribution rates for future fiscal years are as follows:



In fiscal year 2027, the police and fire retirement fund is projected to generate total revenues of $3,534,359. This includes $3,424,717 from property taxes, $19,849 from mobile home taxes and utility tax replacement, $16,000 from interest income and $73,793 from intergovernmental revenues. Intergovernmental revenues include cost-sharing contributions from the Ankeny Community School District for school resource officers (SRO) and state-funded business property tax credits.

Total expenditures for fiscal year 2027 are budgeted at $3,593,474. Of this amount, $3,550,474 is allocated to personal services for employer contributions and $43,000 is allocated to contractual services for medical costs. The number of covered employees will increase by four full-time equivalent (FTE) positions, including two police officers, one police sergeant (SRO), and one firefighter/paramedic.

Estimated Ending Fund Balance

The fund balance at June 30, 2027, is projected to be $1,316,174, reflecting a decrease of $59,115, or 4.30%. Fund balance reserves will be used to offset expenditures until employer contribution rates moderate or future levy rate adjustments are made.

Looking Ahead to Fiscal Year 2028 and Beyond

The police and fire retirement fund will continue to face upward pressure due to contribution rates, legislative efforts to expand benefits and the City's need to increase public safety staffing levels. With expenditures budgeted to exceed revenues, the City anticipates an increase in the levy rate in fiscal year 2028, which will be necessary to maintain a balanced and sustainable fund.

Police and Fire Retirement Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$1,728,234	$1,547,627	$1,549,547	$1,551,610	$1,521,051	$1,375,289	$1,316,174
Revenues:							
Property Taxes	$2,442,175	$2,552,663	$2,953,611	$3,134,545	$3,134,545	$3,424,717	$3,503,269
Non-Property Taxes	18,929	18,758	18,360	17,891	17,891	19,849	20,281
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	6,250	26,251	26,306	20,000	20,000	16,000	15,000
Intergovernmental	73,131	86,924	79,868	82,903	81,834	73,793	82,565
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	6,297	-	-	-	-	-	-
Total Revenues	$2,546,782	$2,684,596	$3,078,145	$3,255,339	$3,254,270	$3,534,359	$3,621,115
Transfers In	-	-	-	-	-	-	-
Funds Available	$4,275,016	$4,232,223	$4,627,692	$4,806,949	$4,775,321	$4,909,648	$4,937,289
Expenditures:							
Personal Services	$2,694,134	$2,658,452	$3,085,618	$3,428,256	$3,359,032	$3,550,474	$4,120,419
Contractual Services	33,255	24,224	21,023	37,000	41,000	43,000	45,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$2,727,389	$2,682,676	$3,106,641	$3,465,256	$3,400,032	$3,593,474	$4,165,419
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$1,547,627	$1,549,547	$1,521,051	$1,341,693	$1,375,289	$1,316,174	$ 771,870

Employee Benefits Fund

Description of the Fund

The fund accounts for property taxes levied to support employee benefits. Cities are allowed to levy for contributions under the Federal Insurance Contributions Act (FICA), the Iowa Public Employees Retirement System (IPERS), the Municipal Fire and Police Retirement System of Iowa (MFPRSI) and certain other employee benefits.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

For fiscal year 2027, the employee benefits levy will increase from $0.31673 to $0.49569 per $1,000 of taxable valuation to offset revenue losses in the combined general fund levy. Total revenues are projected at $3,121,479, including $3,086,542 from property taxes, $17,487 from mobile home taxes and utility tax replacement and $17,450 from state-funded business property tax credits. No expenditures are planned; however, transfers out of $3,121,479 are budgeted to support employee-related benefits costs in the general fund.

Estimated Ending Fund Balance

Fund balance at June 30, 2027, is projected to be $0, following the transfer of funds.

Looking Ahead to Fiscal Year 2028 and Beyond

Based on projected taxable valuation growth, the employee benefits levy is expected to decrease from $0.49569 to $0.49483 in fiscal year 2028, a reduction of $0.00086.

Employee Benefits Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Revenues:							
Property Taxes	$ -	$ -	$ 1,050,070	$ 1,805,099	$ 1,805,099	$ 3,086,542	$ 3,151,860
Non-Property Taxes	-	-	6,486	10,227	10,227	17,487	17,847
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	15,072	16,393	16,393	17,450	17,419
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ -	$ -	$ 1,071,628	$ 1,831,719	$ 1,831,719	$ 3,121,479	$ 3,187,126
Transfers In	-	-	-	-	-	-	-
Funds Available	$ -	$ -	$ 1,071,628	$ 1,831,719	$ 1,831,719	$ 3,121,479	$ 3,187,126
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	1,071,628	1,831,719	1,831,719	3,121,479	3,187,126
Ending Balance, June 30	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Landfill Postclosure Fund

Description of the Fund

The fund accounts for maintenance activities at the remediated landfill site to maintain the integrity of the containment features and monitor compliance with applicable environmental performance standards.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

During fiscal year 2011, the City received a one-time payment of $211,580 from John Deere Des Moines Works, representing its share of the future costs associated with maintaining the closed landfill site previously owned by both parties. Transfers out of $7,500 are budgeted for consulting, mowing and other services, including EPA-required monitoring and testing activities.

Estimated Ending Fund Balance

The fund balance is projected to decrease by $6,500, or 10.03%. The remaining fund balance is designated to fund John Deere Des Moines Works' share of future landfill monitoring and testing costs through transfers to the solid waste fund.

Looking Ahead to Fiscal Year 2028 and Beyond

Annual transfers are planned for the remainder of the monitoring and testing period or until the funds are depleted

Landfill Postclosure Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 88,852	$ 86,376	$ 79,002	$ 74,502	$ 77,793	$ 64,793	$ 58,293
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	1,897	4,444	3,521	2,000	2,000	1,000	1,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 1,897	$ 4,444	$ 3,521	$ 2,000	$ 2,000	$ 1,000	$ 1,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 90,749	$ 90,820	$ 82,523	$ 76,502	$ 79,793	$ 65,793	$ 59,293
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	4,373	11,818	4,730	15,000	15,000	7,500	15,000
Ending Balance, June 30	$ 86,376	$ 79,002	$ 77,793	$ 61,502	$ 64,793	$ 58,293	$ 44,293

Friends of the Ankeny Library Fund

Description of the Fund

The fund accounts for the collection and disbursement of funds for the Friends of the Ankeny Library. The Friends of the Ankeny Library is a separate legal entity created to enhance the library through fundraising and advocacy efforts. Funds are used to support library programs, events and special projects.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

In fiscal year 2027, revenues are projected at $45,000, including $43,000 from book sales and donations and $2,000 from interest income. Expenditures of $51,000 are budgeted to support Friends of the Ankeny Library activities and enhance library programs and services.

Estimated Ending Fund Balance

The fund balance at June 30, 2027, is projected to be $70,846, a decrease of $6,000, or 7.81%.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Friends of the Ankeny Library Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 88,989	$ 86,818	$ 82,704	$ 79,704	$ 82,846	$ 76,846	$ 70,846
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	1,722	3,806	3,061	2,000	2,000	2,000	2,000
Intergovernmental	-	-	5,000	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	43,002	43,497	43,421	44,000	43,000	43,000	43,000
Total Revenues	$ 44,724	$ 47,303	$ 51,482	$ 46,000	$ 45,000	$ 45,000	$ 45,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 133,713	$ 134,121	$ 134,186	$ 125,704	$ 127,846	$ 121,846	$ 115,846
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	32,378	38,102	28,503	35,000	34,000	34,000	34,000
Commodities	14,517	13,315	22,837	14,000	17,000	17,000	17,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 46,895	$ 51,417	$ 51,340	$ 49,000	$ 51,000	$ 51,000	$ 51,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 86,818	$ 82,704	$ 82,846	$ 76,704	$ 76,846	$ 70,846	$ 64,846

Park Dedication Fund

Description of the Fund

The fund accounts for payments from developers for the acquisition or development of park and recreational land when the dedication of parkland is not feasible or compatible with the overall subdivision plan.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The park dedication fund is projected to receive $9,000 in interest income. No expenditures are planned; however, transfers out of $100,000 are budgeted for the annual park development program.

Estimated Ending Fund Balance

The ending fund balance is projected to be $209,146, a decrease of $91,000, or 30.32%, as of June 30, 2027. The fund balance is used to support the annual park development program and neighborhood park development.

Looking Ahead to Fiscal Year 2028 and Beyond

The 2026-2030 Capital Improvement Program includes an annual transfer of $100,000 from the park dedication fund to the capital projects fund to support the annual park development program.

Park Dedication Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 532,661	$ 499,761	$ 432,008	$ 370,808	$ 384,614	$ 300,146	$ 209,146
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	11,774	25,715	19,846	13,000	13,000	9,000	5,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	35,326	6,532	32,760	-	2,532	-	-
Total Revenues	$ 47,100	$ 32,247	$ 52,606	$ 13,000	$ 15,532	$ 9,000	$ 5,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 579,761	$ 532,008	$ 484,614	$ 383,808	$ 400,146	$ 309,146	$ 214,146
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	80,000	100,000	100,000	100,000	100,000	100,000	100,000
Ending Balance, June 30	$ 499,761	$ 432,008	$ 384,614	$ 283,808	$ 300,146	$ 209,146	$ 114,146

Sports Complex Foundation Fund

Description of the Fund

The Sports Complex Foundation is a separate legal entity created to raise funds for the development of the Prairie Ridge Sports Complex. The Foundation is affiliated with the City of Ankeny and the Ankeny Girls Softball, Ankeny Junior Football, Ankeny Little League, Heartland Area Lacrosse and Iowa Rush Soccer youth athletic clubs. This public-private partnership operates through the Foundation, whose financial activities are managed by the City through the Sports Complex Foundation fund. The operations of the Prairie Ridge Sports Complex are accounted for in the City's general fund.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The fund is projected to receive $20,000 in fiscal year 2027 from interest income and user fees. No expenditures are planned for the fiscal year.

Estimated Ending Fund Balance

The ending fund balance is projected to be $222,061, an increase of 9.90%. Fund balance is being accumulated for future improvements.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Sports Complex Foundation Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 113,869	$ 131,474	$ 159,925	$ 180,925	$ 182,061	$ 202,061	$ 222,061
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	2,665	7,571	7,546	6,000	6,000	6,000	6,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	14,940	20,880	14,590	14,000	14,000	14,000	14,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 17,605	$ 28,451	$ 22,136	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 131,474	$ 159,925	$ 182,061	$ 200,925	$ 202,061	$ 222,061	$ 242,061
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 131,474	$ 159,925	$ 182,061	$ 200,925	$ 202,061	$ 222,061	$ 242,061

Ankeny Garden Club Fund

Description of the Fund

The fund accounts for donations to be used for the creation and maintenance of public gardens. The Ankeny Garden Club is an organization created for the purpose of planting and maintaining flowers and other plants in the City.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Total revenues of $2,175 are budgeted for fiscal year 2027, consisting of interest income and revenue from community garden plots located on the greenspace adjacent to the Hy-Vee store on North Ankeny Boulevard. Expenditures of $1,000 are budgeted to cover related costs.

Estimated Ending Fund Balance

The ending fund balance is projected to be $16,662, an increase of $1,175, or 7.59%.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Ankeny Garden Club Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 7,975	$ 9,567	$ 11,875	$ 13,150	$ 14,212	$ 15,487	$ 16,662
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	192	533	562	400	500	400	300
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,400	1,775	1,775	1,775	1,775	1,775	1,775
Total Revenues	$ 1,592	$ 2,308	$ 2,337	$ 2,175	$ 2,275	$ 2,175	$ 2,075
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 9,567	$ 11,875	$ 14,212	$ 15,325	$ 16,487	$ 17,662	$ 18,737
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	1,000	1,000	1,000	1,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 9,567	$ 11,875	$ 14,212	$ 14,325	$ 15,487	$ 16,662	$ 17,737

Miracle Park Fund

Description of the Fund

The fund accounts for donations to be used for the operation and maintenance of the Miracle League Field and All-Inclusive Playground. The fund was created through a transfer from the Ankeny Community Foundation following construction and acceptance of the project by the City.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The fiscal year 2027 budget includes $7,000 in revenues from interest income and donations. Expenditures of $10,000 have been allocated for maintenance activities.

Estimated Ending Fund Balance

Fund balance at June 30, 2027, is projected to be $71,861, a decrease of $3,000, or 4.01%. Fund balance is being accumulated for future operations and maintenance costs.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Miracle Park Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 61,799	$ 69,997	$ 73,085	$ 71,085	$ 77,861	$ 74,861	$ 71,861
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	1,451	3,697	3,272	2,000	2,000	2,000	1,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	7,066	6,020	8,755	5,000	5,000	5,000	5,000
Total Revenues	$ 8,517	$ 9,717	$ 12,027	$ 7,000	$ 7,000	$ 7,000	$ 6,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 70,316	$ 79,714	$ 85,112	$ 78,085	$ 84,861	$ 81,861	$ 77,861
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	319	5,998	1,720	5,000	2,000	5,000	5,000
Commodities	-	631	5,531	5,000	8,000	5,000	5,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 319	$ 6,629	$ 7,251	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 69,997	$ 73,085	$ 77,861	$ 68,085	$ 74,861	$ 71,861	$ 67,861

Dog Park Fund

Description of the Fund

The fund accounts for donations designated for the construction of a dog park. The Ankeny Dog Park was funded through a public-private partnership between the City and the Ankeny Dog Park Task Force.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Initial construction of the Ankeny Dog Park has been completed. For fiscal year 2027, revenues and expenditures are budgeted at $0. All operating costs are accounted for in the City's general fund, with expenditures offset by the sale of dog park passes.

Estimated Ending Fund Balance

The ending fund balance at June 30, 2027 is estimated to be $1,900, following the receipt of interest income and donations.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Dog Park Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 609	$ 1,377	$ 1,448	$ 1,823	$ 1,900	$ 1,900	$ 1,900
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	27	71	77	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	741	-	375	-	-	-	-
Total Revenues	$ 768	$ 71	$ 452	$ -	$ -	$ -	$ -
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 1,377	$ 1,448	$ 1,900	$ 1,823	$ 1,900	$ 1,900	$ 1,900
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 1,377	$ 1,448	$ 1,900	$ 1,823	$ 1,900	$ 1,900	$ 1,900

Parks and Recreation Scholarship Fund

Description of the Fund

The fund accounts for donations designated for Parks and Recreation scholarships.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

During fiscal year 2023, the City received a one-time donation of $27,174 from the Ankeny Leadership Institute to create a Parks and Recreation scholarship program. For fiscal year 2027, it is anticipated that scholarships totaling $3,000 will be awarded.

Estimated Ending Fund Balance

Fund balance at June 30, 2027, is projected to be $25,338, a decrease of $2,200, or 7.99%. Fund balance is being accumulated for future scholarships.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Parks and Recreation Scholarship Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ -	$ 27,174	$ 28,275	$ 24,475	$ 29,538	$ 27,538	$ 25,338
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	1,393	1,263	800	1,000	800	600
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	27,174	-	-	-	-	-	-
Total Revenues	$ 27,174	$ 1,393	$ 1,263	$ 800	$ 1,000	$ 800	$ 600
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 27,174	$ 28,567	$ 29,538	$ 25,275	$ 30,538	$ 28,338	$ 25,938
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	292	-	5,000	3,000	3,000	3,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ 292	$ -	$ 5,000	$ 3,000	$ 3,000	$ 3,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 27,174	$ 28,275	$ 29,538	$ 20,275	$ 27,538	$ 25,338	$ 22,938

Civic Trust Fund

Description of the Fund

The fund accounts for contributions from the Prairie Trail master developer to be used for civic improvements.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The Iowa State University Research Farm was a tract of land spanning more than 1,000 acres near the geographic center of Ankeny and surrounded by development on all sides. In the summer of 2005, the City purchased the Iowa State University Research Farm and sold the property to a master developer through a competitive bid process. DRA Properties submitted the winning proposal for the property.

The proposal included a contribution from the developer to a trust fund to support public improvements and municipal facilities within the project area. Under the agreement, the developer committed to contributing $1.25 for every $1.00 the City invested in infrastructure, up to a maximum contribution of $25 million. The proposal also included an initial developer contribution of $1 million. In addition, the developer agreed to donate ten acres of land within Prairie Trail to the City, which became the site of the Ankeny Police Department.

The civic trust fund agreement was amended in April 2008 to increase the combined financial commitment of the City and DRA Properties by $20 million. This amendment required the City to invest an additional $20 million in Prairie Trail infrastructure, with DRA Properties reimbursing 100 percent of the additional investment. As a result, the City's total investment increased to $40 million and DRA Properties' total reimbursement commitment increased to $45 million. The amendment also included an additional ten acres of land within Prairie Trail, which became the site of the Cascade Falls Aquatic Center.

Revenues from the civic trust fund agreement have been used to reconstruct Otter Creek Golf Course, develop Precedence and Des Moines Street Parks, and construct the Cascade Falls Aquatic Center, Ankeny Kirkendall Public Library and the Albaugh Family Senior Community Center.

Estimated Ending Fund Balance

The fund summary information is being provided for historical purposes. All commitments outlined in the civic trust fund agreement have been completed and the ending fund balance is projected to remain at $0.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Civic Trust Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$2,937,833	$ 322,833	$ -	$ -	$ -	$ -	$ -
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	17,268	-	-	-	-	-
Total Revenues	$ -	$ 17,268	$ -	$ -	$ -	$ -	$ -
Transfers In	-	-	-	-	-	-	-
Funds Available	$2,937,833	$ 340,101	$ -	$ -	$ -	$ -	$ -
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	2,615,000	340,101	-	-	-	-	-
Ending Balance, June 30	$ 322,833	$ -	$ -	$ -	$ -	$ -	$ -

DEBT SERVICE FUND

Debt Service Fund

Description of the Fund

The fund accounts for the accumulation of resources used to pay the principal, interest and other costs associated with the City's long-term debt. General obligation bonds are the most common type of debt issued by the City. These bonds are secured by the taxable valuation of all real property within the City.

There are two types of general obligation bonds: essential corporate purpose and general corporate purpose.

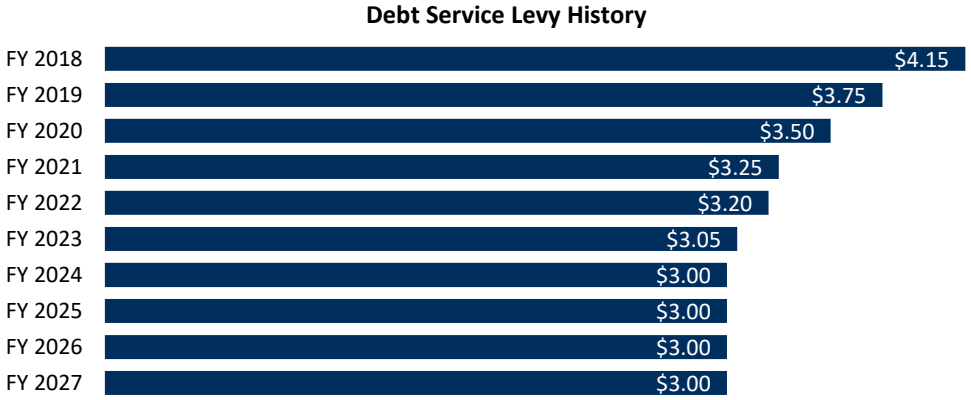
Essential corporate purpose debt is issued to finance basic City services, including street construction and repair; solid waste, sanitary sewer and water system construction and repair; police, fire and ambulance equipment; nuisance abatement and other purposes authorized by Chapter 384.24(3) of the Iowa Code.

General corporate purpose debt is issued to finance City buildings and recreational facilities. For example, bonds issued to construct, reconstruct or expand a fire station, city hall, community center, swimming pool or park are considered general corporate purpose debt, as described in Chapter 384.24(4) of the Iowa Code. This type of debt generally requires approval by at least 60 percent of voters in a public referendum.

For certain smaller general corporate debt issuances, state law does not require a bond referendum. However, residents may petition to require a referendum on the proposed borrowing. The threshold for these issuances is indexed annually to the Consumer Price Index (CPI). For 2025, the threshold for cities with a population exceeding 75,000 is $1,335,100.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The projected debt service levy for fiscal year 2027 is expected to remain at $3.00 per $1,000 of taxable property valuation, representing 30.30% of the City's total property tax levy of $9.90 per $1,000 of taxable property valuation. Although the debt service levy accounts for a significant portion of the overall property tax levy, the City has notably reduced the debt service levy over the past decade. The following table illustrates the City's debt service levy history:



Total fiscal year 2027 revenues, including transfers in, are budgeted at $28,749,471 to support debt service expenditures of $28,750,303 for principal, interest and paying agent fees. Property taxes are the primary revenue source and are projected to generate $19,546,830, an increase of $1,498,723, or 8.30%, over fiscal year 2026. The increase is primarily attributable to an 8.32% increase in debt service taxable property valuation. Additional revenues include $110,812 from mobile home taxes and utility replacement tax, $200,000 from interest income and $105,610 from state-funded business property tax credits. Transfers from the general, road use tax, tax increment financing, water, sewer and storm water funds total $8,786,219.

Debt service expenditures are budgeted at $28,750,303 for fiscal year 2027, an increase of $1,692,150, or 6.25%, compared with fiscal year 2026. The increase reflects the issuance of new debt to finance annual capital improvement projects and the accelerated repayment of existing debt. During fiscal year 2027, the City plans to issue $42,440,000 in general obligation bonds to finance projects included in the 2027 Capital Improvement Program.

Approximately 66% of the City's general obligation debt service is funded through the debt service property tax levy, while the remaining 34% is supported by non-property tax revenues. These funding sources include transfers from the general, road use tax, tax increment financing, water, sewer and storm water funds.

Estimated Ending Fund Balance

The fund balance is projected to decrease by $832, from $2,079,987 to $2,079,155. The remaining fund balance is reserved to meet future debt service obligations.

Debt Service Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 1,835,526	$ 1,890,978	$ 2,085,242	$ 2,113,792	$ 2,068,847	$ 2,079,987	$ 2,079,155
Revenues:							
Property Taxes	$14,611,968	$15,015,401	$17,016,365	$18,048,107	$ 18,048,107	$ 19,546,830	$ 20,078,553
Non-Property Taxes	104,974	102,327	100,147	100,130	100,130	110,812	113,608
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	108,608	273,368	270,518	223,000	233,000	200,000	175,000
Intergovernmental	276,946	304,402	238,074	158,797	158,797	105,610	105,610
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total Revenues	$15,102,496	$15,695,498	$17,625,104	$18,530,034	$ 18,540,034	$ 19,963,252	$ 20,472,771
Transfers In	9,158,442	9,525,673	8,442,055	8,524,650	8,529,259	8,786,219	10,605,081
Funds Available	$26,096,464	$27,112,149	$28,152,401	$29,168,476	$ 29,138,140	$ 30,829,458	$ 33,157,007
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	6,000	6,600	6,700	6,800	6,800	6,900	7,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service:							
Principal	19,340,000	20,450,000	21,625,000	22,600,000	22,690,000	24,380,000	25,360,000
Interest	4,859,486	4,570,307	4,451,854	4,448,675	4,361,353	4,363,403	5,651,278
Total Expenditures	$24,205,486	$25,026,907	$26,083,554	$27,055,475	$ 27,058,153	$ 28,750,303	$ 31,018,278
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 1,890,978	$ 2,085,242	$ 2,068,847	$ 2,113,001	$ 2,079,987	$ 2,079,155	$ 2,138,729

Looking Ahead to Fiscal Year 2028 and Beyond

Long-range projections indicate that the debt service levy is expected to remain at $3.00 through fiscal year 2028. Beginning in fiscal year 2029, the levy is projected to increase to $3.05, followed by annual increases of $0.05 through fiscal year 2035,

when it is anticipated to reach $3.35. The levy is expected to remain at that level thereafter. The 2026-2030 Capital Improvement Program includes plans for the future issuance of general obligation bonds as follows:

FY 2028	$50,730,000
FY 2029	38,095,000
FY 2030	38,980,000

Bond Rating

The City's general obligation bonds rating with Moody's Investors Service is Aa1. On May 7, 2025, Moody's Investors Service completed its annual review of the City's credit and affirmed an underlying rating of Aa1 to the City's general obligation bonds. The following table shows the comparable investment grade ratings for Moody's Investors Service.

Quality of Rating	Moody's Investors Service	Meaning
Best	Aaa	Minimal credit risk
High	Aa1	Very low credit risk
	Aa2	
	Aa3	
Upper Medium	A1	Low credit risk
	A2	
	A3	
Medium Grade	Baa1	May possess certain speculative characteristics
	Baa2	
	Baa3	

Debt Limit Projection and the Legal Debt Limit

The Iowa State Constitution limits outstanding debt for counties, municipalities and other political subdivisions to no more than 5% of the actual value of all taxable property within the corporate limits, based on the most recent state and county tax lists. The calculation of the City's legal debt limit is presented in the Debt Limit Projection table on the following page. This table provides debt limit projections through fiscal year 2030, consistent with the 2026-2030 Capital Improvement Program.

Debt Limit Projection

Based on Constitutional Limit:

Outstanding Debt

Issue Date	Maturity Date	Outstanding Debt
12/22/14	06/01/28	$ 6,390,000
03/31/16	06/01/28	1,020,000
05/25/16	06/01/26	925,000
05/31/17	06/01/27	1,865,000
05/30/18	06/01/28	5,060,000
05/28/19	06/01/29	8,190,000
06/09/20	06/01/30	5,285,000
06/09/21	06/01/31	10,285,000
05/25/22	06/01/37	19,970,000
06/21/23	06/01/33	8,160,000
06/20/24	06/01/34	11,485,000
06/18/25	06/01/35	19,010,000
	Rebate and Lease Agreements	5,056,657
	Total Outstanding Debt	$ 102,701,657

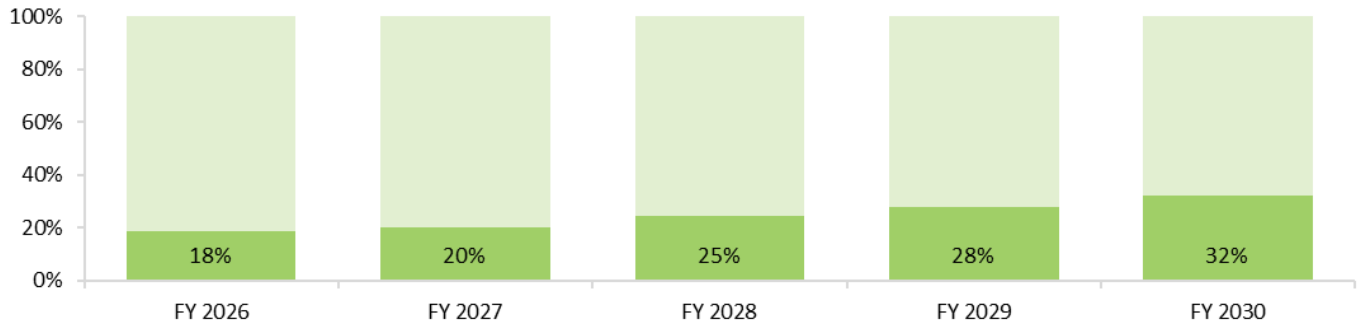
Projected Debt

Fiscal Year	Debt Addition	Debt Reduction	Change in Rebates	Net Change	Projected Outstanding Debt
2026	$ 21,910,000	$ 22,690,000	$ -	$ (780,000)	$ 101,921,657
2027	42,440,000	18,950,000	(1,619,445)	21,870,555	123,792,212
2028	50,730,000	17,365,000	(973,114)	32,391,886	156,184,098
2029	38,095,000	10,280,000	(447,635)	27,367,365	183,551,463
2030	38,980,000	6,205,000	(346,864)	32,428,136	215,979,599

Calculation of Legal Debt Limit

Fiscal Year	Assessed Value	Debt Limit Value (5%)	Projected Outstanding Debt	Unused Debt Limit	% of Debt Limit Used
2026	11,018,599,053	$ 550,929,953	$ 101,921,657	$ 449,008,296	18%
2027	12,368,997,669	618,449,883	123,792,212	494,657,671	20%
2028	12,737,600,694	636,880,035	156,184,098	480,695,937	25%
2029	13,117,261,809	655,863,090	183,551,463	472,311,627	28%
2030	13,508,312,758	675,415,638	215,979,599	459,436,039	32%

Projected Debt Limit



Summary of Principal and Interest Maturities

Annual debt service requirements for all outstanding indebtedness accounted for in the debt service fund are presented below:

	Total Debt Service Requirements			Net General Obligation Debt		
Fiscal Year	Principal	Interest	Total	Total Debt Service Abatements	Debt Service Levy	Total
2026	$ 22,690,000	$ 4,361,353	$ 27,051,353	$ 8,529,258	$ 18,522,095	$ 27,051,353
2027	18,950,000	3,364,381	22,314,381	8,008,114	14,306,267	22,314,381
2028	17,365,000	2,518,650	19,883,650	6,845,243	13,038,407	19,883,650
2029	10,280,000	1,748,025	12,028,025	4,549,894	7,478,131	12,028,025
2030	6,205,000	1,263,425	7,468,425	2,218,944	5,249,481	7,468,425
2031	5,690,000	967,325	6,657,325	1,836,693	4,820,632	6,657,325
2032	5,250,000	727,263	5,977,263	1,619,313	4,357,950	5,977,263
2033	4,395,000	495,063	4,890,063	1,265,063	3,625,000	4,890,063
2034	3,350,000	284,218	3,634,218	1,208,718	2,425,500	3,634,218
2035	2,415,000	144,918	2,559,918	1,058,418	1,501,500	2,559,918
2036	520,000	33,638	553,638	553,638	-	553,638
2037	535,000	17,388	552,388	552,388	-	552,388
	$ 97,645,000	$ 15,925,647	$113,570,647	$ 38,245,684	$ 75,324,963	$ 113,570,647

	Total Debt Service Abatements							
Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 4,821,506	$ 623,265	$ 612,076	$ 83,850	$ 87,583	$ 87,583	$ 87,583	$ 2,125,812
2027	4,379,207	620,825	608,556	85,350	88,917	88,917	88,917	2,047,425
2028	3,652,400	616,325	603,306	86,600	88,333	88,333	88,333	1,621,613
2029	1,833,400	621,525	607,307	88,400	88,400	88,400	88,400	1,134,062
2030	294,850	540,575	605,056	-	-	-	-	778,463
2031	48,500	503,775	606,806	-	-	-	-	677,612
2032	46,500	283,500	606,763	-	-	-	-	682,550
2033	49,500	88,950	605,713	-	-	-	-	520,900
2034	47,250	59,950	608,618	-	-	-	-	492,900
2035	-	57,750	606,918	-	-	-	-	393,750
2036	-	-	553,638	-	-	-	-	-
2037	-	-	552,388	-	-	-	-	-
	$ 15,173,113	$ 4,016,440	$ 7,177,145	$ 344,200	$ 353,233	$ 353,233	$ 353,233	$ 10,475,087

Note: The schedule represents current outstanding debt. The debt service fund summary will not match due to the issuance of additional bonds.

Debt to Maturity Schedules

General Obligation Refunding Capital Loan Notes, Series 2014G
Dated: December 22, 2014
Original Value: $22,450,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 1,925,000	$ 218,838	$ 2,143,838	3.250%
2027	2,140,000	156,275	2,296,275	3.500%
2028	2,325,000	81,375	2,406,375	3.500%
	$ 6,390,000	$ 456,488	$ 6,846,488	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

SE Corporate Woods Drive Sanitary Sewer	$ 1,100,000
Four Mile Basin Main Outfall Extension	645,500
Annual Sanitary Sewer Replacement Program	619,500
Annual Water Main Replacement Program	600,000
SW Prairie Trail Parkway	940,000
NW 36th Street Paving Project	3,500,000
NW Ash Drive Paving Project	2,300,400
NE 36th Street Interchange Justification Study	300,000
NW Weigel Drive Paving Project	196,000
Citywide Street Reconstruction	500,000
Annual Park Development Program	500,000
Park Land Acquisition	250,000
Four Mile Creek Stream Restoration Project	200,000
NW 9th Street/NW State Street Traffic Signal Project	250,000
Police Headquarters Building	14,500,000
Fire Station Headquarters Addition	2,700,000
Fire Station No. 2	3,900,000

General Obligation Refunding Bonds, Series 2016A
Dated: March 31, 2016
Original Value: $13,090,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 330,000	$ 26,425	$ 356,425	2.250%
2027	340,000	19,000	359,000	2.500%
2028	350,000	10,500	360,500	3.000%
	$ 1,020,000	$ 55,925	$ 1,075,925	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Fire Station Headquarters Addition	$ 1,800,000
Police Headquarters Building	3,000,000
Westside Landfill Closure	1,500,000
State Street Sewer Relocation	774,400
Police Station Sanitary Sewer Extension	460,000
State Street Water Main	1,060,000
Saylor Creek Tributary Improvements	3,400,000
Prairie Trail Street Improvements	3,245,000
Annual Park Development Program	700,000
Park Land Acquisition	100,000
Annual Sidewalk/Trail Construction Program	125,000
Traffic Signal Installations	275,000
Sawgrass Park Development	350,000
Annual Sanitary Sewer Replacement Program	400,000
NE 36th Street Interchange Justification Study	200,000
Citywide Street Reconstruction	500,000
Annual Asphalt Street Resurfacing Program	250,000
NE 36th Street/I-35 Interchange Project	500,000
NW Weigel Drive/NW 18th Street – Phase 2	2,347,000
West 1st Street Extension	5,273,300
NW 18th Street/I-35 Bridge Improvements	925,000
Storm Water Facility Improvements	250,000
Four Mile Creek Basin Main Outfall Extension	1,500,000
Annual Water Main Replacement Program	500,000

General Obligation Bonds, Series 2016B
Dated: May 25, 2016
Original Value: $13,000,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 925,000	$ 18,500	$ 943,500	2.000%
	$ 925,000	$ 18,500	$ 943,500	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 250,000
Annual PCC Street Patching Program	400,000
Annual Asphalt Street Resurfacing Program	300,000
Annual Street Replacement Program	500,000
Annual Traffic Signal Improvement Program	225,000
Fire Station No. 3	700,000
NW 13th Street RCB Culvert – Rock Creek	480,000
SW Vintage Parkway – SW Irvinedale Drive to SW Magazine Road	2,600,000
The District at Prairie Trail – Parking Lot Phase 3B and Merchant Street Extension	50,000
SW Prairie Trail Parkway – FFA Enrichment Center to SW School Street	400,000
The District at Prairie Trail – Street Extensions	75,000
Prairie Ridge Sports Complex – Field Improvements	56,000
Prairie Ridge Sports Complex – Drainage Improvements	72,000
Tributary A to Four Mile Creek Channel Improvements	450,000
Tradition Detention Basin and Channel Improvements	150,000
NE 36th Street Reconstruction	2,475,000
SE Oralabor Road and SE Delaware Avenue Intersection Improvements	400,000
Current Refunding of Series 2008B Bonds	4,105,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 341,700	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,300
	$ 341,700	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,300

General Obligation Bonds, Series 2017A
Dated: May 31, 2017
Original Value: $11,675,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 920,000	$ 43,081	$ 963,081	2.500%
2027	945,000	20,081	965,081	2.125%
	$ 1,865,000	$ 63,162	$ 1,928,162	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 250,000
Annual Sidewalk/Trail Construction Program	300,000
Annual PCC Street Patching Program	200,000
Annual Asphalt Street Resurfacing Program	164,000
Annual Pavement Preservation Program	150,000
Annual Street Replacement Program	300,000
Annual Traffic Signal Improvement Program	250,000
NE Delaware Avenue Pedestrian Bridge and Trail Connection	80,000
NE 54th Street Bridge Replacement and Trail Connection	50,000
NE Four Mile Drive RCB Culvert for Deer Creek	110,000
SW Vintage Parkway – SW Irvinedale Drive to SW Magazine Road	50,000
SW Des Moines Street Trunk Sewer – SW Prairie Trail Parkway to SW Magazine Road	50,000
SW Plaza Parkway and SW College Avenue Extension	170,000
The District at Prairie Trail – Parking Lot Phase 3B and Merchant Street Extension	750,000
The District at Prairie Trail – SW Campustown Drive and SW Merchant Street	2,750,000
SW Plaza Parkway and SW College Avenue Detention Basins	1,500,000
The District at Prairie Trail – SW Market Street	100,000
High Trestle Trail Extension – SW Ordnance Road to SE Oralabor Road	40,000
Tradition Detention Basin and Channel Improvements	830,000
SE Creekview Drive Paving and Drainage Improvements	50,000
NE 36th Street Reconstruction	2,950,000
SE Oralabor Road and SE Delaware Avenue Intersection Improvements	1,239,000
NW Irvinedale Drive Corridor Improvements	175,000
Ankeny Boulevard and 1st Street Intersection Improvements	100,000
South Ankeny Boulevard and SE Shurfine Drive/SW Prairie Trail Parkway Intersection Improvements	25,000
SE Corporate Woods Drive Turn Lane	130,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 533,906	$ -	$ -	$ -	$ -	$ -	$ -	$ 89,038
2027	536,157	-	-	-	-	-	-	91,912
	$ 1,070,063	$ -	$ -	$ -	$ -	$ -	$ -	$ 180,950

General Obligation Bonds, Series 2018A
Dated: May 30, 2018
Original Value: $17,970,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 1,620,000	$ 184,200	$ 1,804,200	5.000%
2027	1,700,000	103,200	1,803,200	3.000%
2028	1,740,000	52,200	1,792,200	3.000%
	$ 5,060,000	$ 339,600	$ 5,399,600	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 450,000
Annual Sidewalk/Trail Construction Program	305,000
Annual PCC Street Patching Program	760,000
Annual Asphalt Street Resurfacing Program	154,000
Annual Pavement Preservation Program	200,000
Annual Traffic Signal Improvement Program	290,000
Fire Station No. 3	2,550,000
Library and Ankeny Public Services Library Remodel	3,800,000
NE Delaware Avenue Pedestrian Bridge and Sidewalk Connection	550,000
NE 54th Street Bridge Replacement and Trail Connection	100,000
NE Four Mile Drive RCB Culvert for Deer Creek	975,000
SW Plaza Parkway and SW College Avenue Extension	2,460,000
SW Des Moines Street Trunk Sewer – SW Magazine Road to SW Elm Street	414,000
SW Des Moines Street – SW Prairie Trail Parkway to SW Magazine Road	390,000
The District at Prairie Trail – SW Market Street	1,240,000
SW Prairie Trail Parkway Sidewalk Improvements	125,000
SW State Street and SW Magazine Road Intersection Improvements	650,000
Hawkeye Park Sports Complex – Field Lighting	50,000
High Trestle Trail Extension – SW Ordnance Road to SE Oralabor Road	120,000
SE Creekview Drive Drainage and Paving Improvements	525,000
East 1st Street and I-35 Interchange Reconstruction	65,000
NW Irvinedale Drive and NW 5th Street Intersection Improvements	2,550,000
Ankeny Boulevard and 1st Street Intersection Improvements	350,000
South Ankeny Boulevard and SE Shurfine Drive/SW Prairie Trail Parkway Intersection Improvements	275,000
West 1st Street Widening and Improvements – Phase 1	100,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 662,850	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2027	663,100	-	-	-	-	-	-	-
2028	664,350	-	-	-	-	-	-	-
	$ 1,990,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -

General Obligation Bonds, Series 2019A
Dated: May 28, 2019
Original Value: $20,740,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 1,900,000	$ 366,650	$ 2,266,650	5.000%
2027	2,005,000	271,650	2,276,650	5.000%
2028	2,095,000	171,400	2,266,400	4.000%
2029	2,190,000	87,600	2,277,600	4.000%
	$ 8,190,000	$ 897,300	$ 9,087,300	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 300,000
Annual PCC Street Patching Program	777,000
Annual Asphalt Street Resurfacing Program	150,000
Annual Pavement Preservation Program	250,000
Annual Traffic Signal Improvement Program	660,000
Ankeny Public Services Library Remodel	4,700,000
NE Delaware Avenue Pedestrian Bridge and Sidewalk Connection	220,000
NE 54th Street Bridge Replacement and Trail Connection	150,000
SW Des Moines Street – SW Prairie Trail Parkway to SW Magazine Road	4,730,000
SW Des Moines Street – SW Magazine Road to SW 11th Street	3,900,000
High Trestle Trail Extension – SW Ordnance Road to SE Oralabor Road	1,040,000
Wildflower Detention Basin Improvements	75,000
Tradition Park Detention Basin Flood Repair	235,000
North Creek Channel Flood Repair	167,908
Westwinds Channel Flood Repair	200,000
SE Creekview Drive Drainage and Paving Improvements	1,025,000
East 1st Street and I-35 Interchange Reconstruction	469,666
South Ankeny Boulevard and SE Shurfine Drive/SW Prairie Trail Parkway Intersection Improvements	2,700,000
NW 18th Street Extension – NW Weigel Drive to NW Abbie Drive	50,000
West 1st Street Widening and Improvements – Phase 1	650,000
SE Hulsizer Road Realignment	325,000
SW Oralabor Road and DMACC Boulevard Intersection Improvements	200,000
North Ankeny Boulevard and Georgetown Boulevard Intersection Improvements	260,000
SW State Street Paving Improvements	75,000
South Ankeny Boulevard and Magazine Road Safety Improvements	10,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 1,156,900	$ 77,550	$ -	$ 83,850	$ 87,583	$ 87,583	$ 87,583	$ 77,550
2027	1,158,400	79,300	-	85,350	88,917	88,917	88,917	79,300
2028	1,157,400	75,800	-	86,600	88,333	88,333	88,333	75,800
2029	1,159,600	78,000	-	88,400	88,400	88,400	88,400	78,000
	$ 4,632,300	$ 310,650	$ -	$ 344,200	$ 353,233	$ 353,233	$ 353,233	$ 310,650

General Obligation Bonds, Series 2020A
Dated: June 9, 2020
Original Value: $17,520,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 1,540,000	$ 248,950	$ 1,788,950	5.000%
2027	1,500,000	171,950	1,671,950	5.000%
2028	715,000	96,950	811,950	5.000%
2029	750,000	61,200	811,200	4.000%
2030	780,000	31,200	811,200	4.000%
	$ 5,285,000	$ 610,250	$ 5,895,250	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 550,000
Annual Sidewalk/Trail Construction Program	100,000
Annual PCC Street Patching Program	940,000
Annual Asphalt Street Resurfacing Program	190,000
Annual Pavement Preservation Program	250,000
Annual Street Replacement Program	815,000
Annual Traffic Signal Improvement Program	1,065,000
Prairie Ridge Sports Complex – Drainage Improvements	80,000
Prairie Ridge Sports Complex – Tee Ball Field	154,000
High Trestle Trail Trailhead and Parking Lot	325,000
Dog Park Parking Lot Expansion	125,000
High Trestle Trail Extension – SE Magazine Road to SE Oralabor Road	150,000
Wildflower Detention Basin Improvements	480,000
North Creek Channel Flood Repair	241,000
SE 3rd Street Area Storm Sewer Improvements	160,000
East 1st Street and I-35 Interchange Reconstruction	966,666
NW 18th Street Extension – NW Weigel Drive to NW Spruce Drive	460,000
West 1st Street Widening and Improvements – Phase 1	410,000
North Ankeny Boulevard Landscaping and Median Improvements	50,000
SE Hulsizer Road Realignment	2,213,554
SW State Street Reconstruction – SW Ordnance Road to West 1st Street (Northbound Lanes)	1,275,000
South Ankeny Boulevard and Magazine Road Safety Improvements	60,000
West 1st Street Joint Utility Trench	495,000
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	40,000
SE Delaware Avenue Widening	15,000
SE Delaware Avenue and SE Corporate Woods Drive Intersection Improvements	60,000
SW Oralabor Road and SW State Street Safety Improvements	35,000
West 1st Street Temporary Traffic Signals	125,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 553,550	$ 31,150	$ -	$ -	$ -	$ -	$ -	$ 430,450
2027	444,550	29,900	-	-	-	-	-	431,450
2028	249,800	28,650	-	-	-	-	-	96,450
2029	248,800	32,400	-	-	-	-	-	97,200
2030	249,600	31,200	-	-	-	-	-	93,600
	$ 1,746,300	$ 153,300	$ -	$ -	$ -	$ -	$ -	$ 1,149,150

General Obligation Bonds, Series 2021A
Dated: June 9, 2021
Original Value: $25,045,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 2,655,000	$ 494,700	$ 3,149,700	5.000%
2027	2,800,000	361,950	3,161,950	5.000%
2028	2,930,000	221,950	3,151,950	5.000%
2029	605,000	75,450	680,450	5.000%
2030	635,000	45,200	680,200	4.000%
2031	660,000	19,800	679,800	3.000%
	$ 10,285,000	$ 1,219,050	$ 11,504,050	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 297,000
Annual Sidewalk/Trail Construction Program	225,000
Annual PCC Street Patching Program	1,150,000
Annual Asphalt Street Resurfacing Program	200,000
Annual Pavement Preservation Program	250,000
Annual Traffic Signal Improvement Program	1,015,000
NE Four Mile Drive RCB Culvert – Deer Creek	66,000
High Trestle Trail Trailhead and Parking Lot	31,000
High Trestle Trail Extension – SE Magazine Road to SE Oralabor Road	1,550,000
Oralabor Gateway Trail – SW State Street Grade-Separated Crossing	35,000
East 1st Street and I-35 Interchange Reconstruction	666,667
NE Delaware Avenue Reconstruction – NE 5th Street to NE 18th Street	250,000
NW 18th Street Extension – NW Weigel Drive to NW Spruce Drive	2,486,000
West 1st Street Widening and Improvements – Phase 1	2,160,000
South Ankeny Boulevard and Magazine Road Safety Improvements	130,000
NW 26th Street Widening	250,000
NW 36th Street and NW State Street Interim Improvements	50,000
NW 18th Street Reconstruction – NW Ash Drive to North Ankeny Boulevard	50,000
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	375,000
SE Delaware Avenue Widening	100,000
SE Delaware Avenue and SE Corporate Woods Drive Intersection Improvements	550,000
SW Oralabor Road and SW State Street Safety Improvements	120,000
Current Refunding of Series 2013A and 2013B Bonds	14,375,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 1,149,100	$ 228,200	$ -	$ -	$ -	$ -	$ -	$ 495,000
2027	1,155,500	229,450	-	-	-	-	-	499,650
2028	1,157,100	230,200	-	-	-	-	-	504,000
2029	-	230,450	-	-	-	-	-	-
2030	-	230,200	-	-	-	-	-	-
2031	-	226,600	-	-	-	-	-	-
	$ 3,461,700	$ 1,375,100	$ -	$ -	$ -	$ -	$ -	$ 1,498,650

General Obligation Bonds, Series 2022A
Dated: May 25, 2022
Original Value: $31,665,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 3,105,000	$ 889,675	$ 3,994,675	5.000%
2027	3,155,000	734,425	3,889,425	5.000%
2028	3,300,000	576,675	3,876,675	5.000%
2029	3,500,000	411,675	3,911,675	5.000%
2030	1,400,000	236,675	1,636,675	5.000%
2031	1,470,000	166,675	1,636,675	2.875%
2032	1,515,000	124,413	1,639,413	3.000%
2033	475,000	78,963	553,963	3.125%
2034	490,000	64,118	554,118	3.000%
2035	505,000	49,418	554,418	3.125%
2036	520,000	33,638	553,638	3.125%
2037	535,000	17,388	552,388	3.250%
	$ 19,970,000	$ 3,383,738	$ 23,353,738	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 305,000
Annual Sidewalk/Trail Construction Program	200,000
Annual PCC Street Patching Program	506,000
Annual Asphalt Street Resurfacing Program	340,000
Annual Pavement Preservation Program	357,000
Annual Traffic Signal Improvement Program	950,000
Annual Street Replacement Program	39,000
NE Four Mile Drive RCB Culvert for Deer Creek	266,000
High Trestle Trail Experience Park	200,000
High Trestle Trail Extension – SE Magazine Road to SE Oralabor Road	100,000
Oralabor Gateway Trail – SW State Street Grade-Separated Crossing	185,000
Rock Creek Trail and Native Plantings	180,000
Four Mile Creek Channel Stabilization – NE 47th Street to NE 54th Street	20,000
High Trestle Trail Channel Stabilization – Phase 1	275,000
High Trestle Trail Channel Stabilization – Phase 2	50,000
Tributary to Four Mile Creek Channel Stabilization	40,000
SE 3rd Street Area Trunk Storm Sewer Improvements	820,000
Westwinds Storm Sewer Extension	190,000
West 1st Street Widening and Improvements – Phase 1	1,485,000
NW 36th Street and NW State Street Interim Improvements	785,000
NW 18th Street Reconstruction – NW Ash Drive to North Ankeny Boulevard	305,000
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	4,322,000
SE Delaware Avenue Widening	1,016,000
SW Oralabor Road and SW State Street Safety Improvements	200,000
SW State Street Reconstruction – SW Ordnance Road to West 1st Street (Southbound Lanes)	75,000
Uptown Parking Improvements	180,000
NE 36th Street Reconstruction – Interstate 35 to NE Four Mile Drive	5,942,681
Current Refunding of Series 2014A and 2014B Bonds	14,660,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 376,750	$ 189,725	$ 552,306	$ -	$ -	$ -	$ -	$ 423,962
2027	376,250	192,725	554,806	-	-	-	-	427,213
2028	375,000	190,225	551,306	-	-	-	-	424,463
2029	378,000	192,475	552,057	-	-	-	-	430,962
2030	-	189,225	551,806	-	-	-	-	161,213
2031	-	190,725	550,556	-	-	-	-	158,962
2032	-	190,550	552,763	-	-	-	-	159,650
2033	-	-	553,963	-	-	-	-	-
2034	-	-	554,118	-	-	-	-	-
2035	-	-	554,418	-	-	-	-	-
2036	-	-	553,638	-	-	-	-	-
2037	-	-	552,388	-	-	-	-	-
	$ 1,506,000	$ 1,335,650	$ 6,634,125	$ -	$ -	$ -	$ -	$ 2,186,425

General Obligation Bonds, Series 2023B
Dated: June 21, 2023
Original Value: $13,790,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 855,000	$ 408,000	$ 1,263,000	5.000%
2027	900,000	365,250	1,265,250	5.000%
2028	940,000	320,250	1,260,250	5.000%
2029	990,000	273,250	1,263,250	5.000%
2030	1,040,000	223,750	1,263,750	5.000%
2031	1,090,000	171,750	1,261,750	5.000%
2032	1,145,000	117,250	1,262,250	5.000%
2033	1,200,000	60,000	1,260,000	5.000%
	$ 8,160,000	$ 1,939,500	$ 10,099,500	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 365,000
Annual Sidewalk/Trail Construction Program	210,000
Annual PCC Street Patching Program	1,490,000
Annual Asphalt Street Resurfacing Program	475,000
Annual Pavement Preservation Program	350,000
Annual Traffic Signal Improvement Program	875,000
Fire Station No. 4	700,000
NE Frisk Drive Bridge over Deer Creek	90,000
NE 62nd Street RCB Culvert for Four Mile Creek Tributary	75,000
Prairie Ridge Sports Complex Tennis Courts Overlay	260,000
Tributary to Four Mile Creek Channel Stabilization	250,000
NE Delaware Avenue Reconstruction – NE 5th Street to NE 18th Street	2,170,000
North Ankeny Boulevard and 18th Street Intersection Improvements	240,000
NW 36th Street Asphalt Overlay – NW Weigel Drive to NW Irvinedale Drive	115,000
SW Oralabor Road and SW Edgewood Lane Intersection Improvements	50,000
NW 18th Street Reconstruction – NW Ash Drive to North Ankeny Boulevard	5,400,000
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	125,000
NW Irvinedale Drive and NW 18th Street Intersection Improvements	100,000
Uptown Parking Improvements	272,000
NW Weigel Drive Asphalt Overlay – NW 18th Street to NW 36th Street	130,000
North Ankeny Boulevard Improvements – 1st Street to 11th Street	250,000
NW State Street Extension Preliminary Design	500,000
South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street	200,000
SW Magazine Road and SW State Street Intersection Capacity Improvements	60,000
Fiber Optic Network Upgrade	200,000
SE Corporate Woods Drive and SE Crosswinds Drive Traffic Signal	40,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ -	$ 30,250	$ -	$ -	$ -	$ -	$ -	$ 29,250
2027	-	34,250	-	-	-	-	-	28,250
2028	-	33,000	-	-	-	-	-	27,250
2029	-	31,750	-	-	-	-	-	31,250
2030	-	30,500	-	-	-	-	-	30,000
2031	-	29,250	-	-	-	-	-	28,750
2032	-	33,000	-	-	-	-	-	27,500
2033	-	31,500	-	-	-	-	-	26,250
	$ -	$ 253,500	$ -	$ -	$ -	$ -	$ -	$ 228,500

General Obligation Bonds, Series 2024A
Dated: June 20, 2024
Original Value: $16,260,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 4,575,000	$ 574,250	$ 5,149,250	5.000%
2027	720,000	345,500	1,065,500	5.000%
2028	760,000	309,500	1,069,500	5.000%
2029	800,000	271,500	1,071,500	5.000%
2030	840,000	231,500	1,071,500	5.000%
2031	880,000	189,500	1,069,500	5.000%
2032	920,000	145,500	1,065,500	5.000%
2033	970,000	99,500	1,069,500	5.000%
2034	1,020,000	51,000	1,071,000	5.000%
	$ 11,485,000	$ 2,217,750	$ 13,702,750	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 720,000
Annual Sidewalk/Trail Construction Program	225,000
Annual PCC Street Patching Program	1,650,000
Annual Asphalt Street Resurfacing Program	375,000
Annual Pavement Preservation Program	700,000
Annual Street Replacement Program	875,000
Annual Traffic Signal Improvement Program	1,514,000
NE 62nd Street RCB Culvert for Four Mile Creek Tributary	700,000
Sawgrass Park Dam Improvements	90,000
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	130,000
SE 3rd Street Area Trunk Storm Sewer Improvements	540,000
NW 17th Street Storm Sewer and Pavement Improvements	20,000
SW Des Moines Street Utility Improvements	78,333
NE Delaware Avenue Reconstruction - NE 5th Street to NE 18th Street	4,100,000
NW 36th Street and NW Weigel Drive Asphalt Overlay	2,300,000
SW Oralabor Road and SW Edgewood Lane Intersection Improvements	50,000
NW Irvinedale Drive and NW 18th Street Intersection Improvements	375,000
West 1st Street Widening and Improvements - Phase 2	400,000
North Ankeny Boulevard Improvements - 1st Street to 11th Street	465,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	150,000
SW Magazine Road and SW State Street Intersection Improvements	475,000
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	200,000
Fiber Optic Network Upgrade	650,000
SE Corporate Woods Drive and SE Crosswinds Drive Traffic Signal	405,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ 46,750	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,250
2027	45,250	-	-	-	-	-	-	97,000
2028	48,750	-	-	-	-	-	-	98,750
2029	47,000	-	-	-	-	-	-	100,250
2030	45,250	-	-	-	-	-	-	101,500
2031	48,500	-	-	-	-	-	-	97,500
2032	46,500	-	-	-	-	-	-	98,500
2033	49,500	-	-	-	-	-	-	99,250
2034	47,250	-	-	-	-	-	-	99,750
	$ 424,750	$ -	$ -	$ -	$ -	$ -	$ -	$ 892,750

General Obligation Bonds, Series 2025A
Dated: June 18, 2025
Original Value: $19,010,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 2,340,000	$ 888,084	$ 3,228,084	5.000%
2027	2,745,000	815,100	3,560,100	5.000%
2028	2,210,000	677,850	2,887,850	5.000%
2029	1,445,000	567,350	2,012,350	5.000%
2030	1,510,000	495,100	2,005,100	5.000%
2031	1,590,000	419,600	2,009,600	5.000%
2032	1,670,000	340,100	2,010,100	5.000%
2033	1,750,000	256,600	2,006,600	5.000%
2034	1,840,000	169,100	2,009,100	4.000%
2035	1,910,000	95,500	2,005,500	5.000%
	$ 19,010,000	$ 4,724,384	$ 23,734,384	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 700,000
Annual Sidewalk/Trail Construction Program	260,000
Annual PCC Street Patching Program	1,700,000
Annual Asphalt Street Resurfacing Program	450,000
Annual Pavement Preservation Program	600,000
Annual Street Replacement Program	1,500,000
Annual Traffic Signal Improvement Program	1,065,000
Sunrise Park Parking Lot Overlay	150,000
Sawgrass Park Dam Improvements	700,000
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	536,500
SE 3rd Street Area Trunk Storm Sewer Improvements	545,000
Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street	439,000
Four Mile Creek Channel Stabilization – Heritage Park	138,000
SW Des Moines Street Utility Improvements	461,667
NW Irvinedale Drive and NW 18th Street Intersection Improvements	4,650,000
NW 18th Street Reconstruction – NW State Street to NW Ash Drive	200,000
North Ankeny Boulevard Improvements – 1st Street to 11th Street	2,143,000
South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street	175,000
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	400,000
Interstate 35 and NE 36th Street Interchange Improvements	450,000
Local Public Streets Enhanced Pavement Design Standards	1,500,000
Fiber Optic Network Upgrade	890,000
Uptown Lighting Fixture Upgrades	115,000
SW Magazine Road and SW District Drive Traffic Signal	60,000
SW Walnut Street and SW Ordnance Road Water Main, including Uptown Parking Improvements	375,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2026	$ -	$ 66,390	$ 59,770	$ -	$ -	$ -	$ -	$ 414,012
2027	-	55,200	53,750	-	-	-	-	392,650
2028	-	58,450	52,000	-	-	-	-	394,900
2029	-	56,450	55,250	-	-	-	-	396,400
2030	-	59,450	53,250	-	-	-	-	392,150
2031	-	57,200	56,250	-	-	-	-	392,400
2032	-	59,950	54,000	-	-	-	-	396,900
2033	-	57,450	51,750	-	-	-	-	395,400
2034	-	59,950	54,500	-	-	-	-	393,150
2035	-	57,750	52,500	-	-	-	-	393,750
	$ -	$ 588,240	$ 543,020	$ -	$ -	$ -	$ -	$ 3,961,712

BUSINESS TYPE ACTIVITIES/ ENTERPRISE FUNDS

Solid Waste Fund

Description of the Fund

The fund is an enterprise fund that accounts for solid waste activities. A monthly fee is collected from each household through the utility bill to cover expenses related to curbside recycling, special programs (e.g., leaf drop-off, spring clean-up, tree and branch drop-off, Christmas tree recycling and storm damage clean-up) and landfill postclosure costs.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Fiscal year 2027 revenues are projected at $21,000 from interest income and $1,678,000 from service charges. In addition, transfers totaling $7,500 are budgeted from the landfill postclosure fund to cover John Deere Des Moines Works' share of the costs to maintain and monitor the remediated landfill in Prairie Trail. Budgeted expenditures include $108,027 for overtime associated with special programs and $1,573,000 for recycling and landfill maintenance.

Monthly solid waste fees will increase by $0.14, from $5.24 to $5.38, effective July 1, 2026. The increase reflects Metro Waste Authority's rate adjustment for curbside recycling services. The monthly solid waste fee consists of $4.78 for curbside recycling, $0.55 for special programs and $0.05 to support the annual maintenance costs of the remediated landfill.

Estimated Ending Fund Balance

The fund balance at June 30, 2027, is budgeted at $690,547, an increase of 3.83% from the revised fiscal year 2026 budget. This increase reflects continued customer growth and the $0.14 per month increase in the monthly solid waste fee.

Looking Ahead to Fiscal Year 2028 and Beyond

Metro Waste Authority adjusts curbside recycling fees annually based on changes in the nationally published Consumer Price Index (CPI) and the compressed natural gas index, as provided in its collection services contract with Waste Management. Based on current projections, the monthly solid waste fee is expected to increase from $5.38 to $5.52 per household in fiscal year 2028.

Solid Waste Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 151,468	$ 459,781	$ 542,770	$ 573,494	$ 642,623	$ 665,074	$ 690,547
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	6,080	26,230	25,774	21,000	25,000	21,000	19,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,356,941	1,446,446	1,511,543	1,592,000	1,571,000	1,678,000	1,788,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$1,363,021	$1,472,676	$1,537,317	$1,613,000	$1,596,000	$1,699,000	$1,807,000
Transfers In	4,373	11,818	4,730	15,000	15,000	7,500	15,000
Funds Available	$1,518,862	$1,944,275	$2,084,817	$2,201,494	$2,253,623	$2,371,574	$2,512,547
Expenditures:							
Personal Services	$ 67,767	$ 83,218	$ 57,272	$ 100,402	$ 100,402	$ 108,027	$ 116,198
Contractual Services	991,314	1,318,287	1,384,922	1,504,000	1,484,480	1,573,000	1,690,000
Commodities	-	-	-	-	3,667	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$1,059,081	$1,401,505	$1,442,194	$1,604,402	$1,588,549	$1,681,027	$1,806,198
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 459,781	$ 542,770	$ 642,623	$ 597,092	$ 665,074	$ 690,547	$ 706,349

Water Fund

Description of the Fund

The fund accounts for the operation and maintenance of the City's water utility infrastructure, including water towers, pump stations, aquifer storage and recovery wells and water mains and supports the provision of water service to the community. The City does not produce its own water but instead purchases water from Central Iowa Water Works.

For budget management purposes, the fund is divided into the following activities:

Water Deposits – accounts for customer deposits held for municipal utility services.

Water Administration – responsible for the administration and management of the City's water distribution system.

Water Maintenance – responsible for the operation, maintenance and repair of the City's water distribution system.

Water Sinking – accounts for debt service payments associated with the water utility.

Council Goal	Fund Goals	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Upgrade Essential Infrastructure	Provide a high-quality potable water storage and distribution system	Above ground storage – millions of gallons	4.00	4.50	4.50	7.00	7.00
		Miles of active, city owned water main	354	359	366	371	376
		Number of mainline water valves	5,293	5,483	5,632	5,782	5,932
		Number of fire hydrants	5,040	5,188	5,321	5,471	5,621
		Drinking water – excellent or good [1]		84%			85%
	Design, construct, operate, maintain and improve the City's water utility infrastructure	Number of service work orders	8,688	7,912	8,481	8,500	8,700
		Number of system repairs	98	100	154	150	150
		Number of water main breaks	16	20	25	25	25
		Number of fire hydrants flushed	1,728	765	1,282	1,500	2,000
	Provide accurate, clear and timely information for the City's water users	Average daily water consumption – millions of gallons	6.93	6.86	6.74	7.00	7.50
		Peak day as a percent of purchased capacity	146.42%	143.06%	69.80%	82.78%	86.09%
		Water loss percentage [2]	10.98%	13.19%	16.16%	14.50%	12.50%

[1] *Triennial Citizen Survey results*
[2] *Calendar Year*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the following major CIP projects in 2025: High Trestle Trail Overlay – West 1st Street to NW 18th Street, NE 36th and NE 38th Street Water Main Loop, SW Walnut Street and SW Ordnance Road Water Main, including Uptown Parking Improvements and installation of a flow meter at the Delaware Pump Station.
	• Completed the Annual Water Main Replacement Program, including $73,949 in cost sharing for oversized water mains (pipes 12 inches and larger).
	• Responded to 8,481 customer service work orders, including 792 new meter installations and 683 meter replacements, processed 14,512 utility locates, collected more than 3,000 water samples for testing, completed 155 excavations and repaired 33 fire hydrants.
	• Updated the Lead Service Line Inventory, reducing the number of unknown service lines from approximately 6,600 to 2,500. This generated approximately 3,300 notification letters to residents due to multi-tenant properties.
	• Managed aquifer storage and recovery (ASR) well cycles to meet peak water demands, including supplying water from the City's ASR wells to assist Central Iowa Water Works during the irrigation ban resulting from elevated nitrate levels in groundwater and rivers.
	• Painted 340 fire hydrants and exercised 129 water valves.
In Progress Activities	
	• Complete construction of the Northwest Water Tower.
	• Complete the design and letting phases of the Elevated Water Storage Tower No. 4.
	• Identify and prioritize new and replacement public utility infrastructure projects for the Annual Water Main Replacement Program, as well as projects to be completed in-house for system repairs and maintenance.
	• Continue the water meter replacement program as existing meters and related equipment reach the end of their service lives.
	• Educate and train new utility operators to acquire the knowledge and experience necessary to obtain State of Iowa certifications, supporting employee development and staff retention.
	• Complete the ongoing limited registration testing for ASR Well No. 3, which is now operational and conduct the first injection and recovery cycles.
	• Comply with all Iowa Department of Natural Resources (DNR) requirements for the decommissioning of ASR Well No. 1 following the failure of the pump and motor.
	• Continue preventive maintenance activities to keep the City's water utility infrastructure operating as efficiently and reliably as possible.
	• Continue updating the Lead Service Line Inventory in accordance with the U.S. Environmental Protection Agency's Lead and Copper Rule Revisions (LCRR), which require public water systems to identify and publicly disclose the locations of lead, non-lead and unknown service lines.

	• Continue active membership in the American Public Works Association (APWA), American Water Works Association (AWWA), Central Iowa Water Works (CIWW), Iowa Association of Water Agencies (IAWA), Iowa Water Environment Association (IAWEA) and Iowa Rural Water Association (IRWA).
Upcoming Activities	
	• Set operational goals to proactively exercise 10% of all water valves and paint 5% of all fire hydrants annually.
	• Install a flow meter at the Magazine Pump Station, as required by the 2022 Iowa DNR Sanitary Survey.
	• Plan and coordinate the flushing and testing of the Northwest Water Tower in preparation for placing it into service this spring to meet system demand.
Trends and Issues	
	• Increasing need to replace aging water meters and automatic meter reading (AMR) equipment as they reach the end of their service lives.
	• Evaluate the City's ownership and maintenance responsibilities for water service lines extending from the water main to the curb stop.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Fiscal year 2027 revenues are projected to be $29,032,292. This total includes an 8% increase in water usage rates and a 4% increase in availability fees, effective April 1, 2026. This adjustment exceeds the originally projected increase of 6% for water usage rates and 4% for availability fees due to an estimated 14% decline in water consumption during fiscal year 2026, resulting in a revenue reduction of $2,109,744. The decline in water consumption resulted from the Central Iowa Water Works (CIWW) lawn watering ban, implemented on June 12, 2025, in response to elevated nitrate levels in the source water supply. Purchased water costs for fiscal year 2026 are expected to decrease by $362,992, offsetting only a portion of the revenue loss.

The approved rate adjustments are necessary to:

- Fund the cost of water purchases from Central Iowa Water Works (CIWW) and meet related debt service obligations.
- Maintain and upgrade the City's water infrastructure to ensure reliable and efficient service.
- Expand the water distribution system to accommodate continued growth and meet increasing demand while complying with U.S. Environmental Protection Agency (EPA) and Iowa Department of Natural Resources (DNR) water treatment and distribution standards.

Water usage and availability fees remain the fund's primary operating revenue, accounting for 71.46% of total revenues, as detailed in the Water Fund Revenue Summary. Other financing sources provide 19.83% of total revenues and are a significant funding source for the annual capital improvement program. The fiscal year 2027 budget also includes a $2,000 transfer from the hotel/motel tax fund.

Water Fund Revenue Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Interest	$ 24,000	$ 105,000	$ 105,223	$ 80,000	$ 125,000	$ 97,000	$ 90,000
Lease/Rent Payments	82,534	56,144	56,744	60,725	60,528	62,949	65,467
Capital Grants	-	-	-	750,000	750,000	-	-
Water Usage	13,850,632	15,460,204	15,858,730	16,559,770	14,450,026	16,230,269	17,703,977
Temporary Water Usage	79,960	54,460	75,020	60,000	60,000	60,000	60,000
Illegal Water Usage	3,360	-	2,035	-	-	-	-
Hook Up Fees	308,782	263,502	299,542	200,000	200,000	200,000	200,000
Availability Fees	3,589,191	3,810,091	4,094,002	4,203,820	4,300,333	4,517,070	4,744,731
Billing Fees	27,692	29,060	34,903	28,000	28,000	28,000	28,000
Unapplied Credits	7,879	(4,310)	(684)	-	-	-	-
Miscellaneous Service Charges	140,629	169,199	154,356	151,000	151,000	161,000	171,000
Salvage Sales	-	-	5,771	-	-	-	-
Meter Sales	434,881	414,112	466,957	431,000	431,000	436,000	441,000
Deposits	190,643	192,087	177,691	203,000	223,000	223,000	223,000
Refunds	10,482	12,449	15,791	10,000	10,000	10,000	10,000
Other Reimbursements	320	6,580	481	-	-	-	-
Overages/Shortages	2	(55)	(96)	-	-	-	-
Sales Tax	63	22	171	-	-	-	-
Excise Tax	982,146	1,087,401	1,125,223	1,250,000	1,129,000	1,249,000	1,351,000
Miscellaneous	2,930	-	-	-	-	-	-
Other Financing Sources	3,143,057	11,666,401	3,914,507	15,822,878	21,222,363	5,758,004	5,444,825
Total	$ 22,879,183	$ 33,322,347	$ 26,386,367	$ 39,810,193	$ 43,140,250	$ 29,032,292	$ 30,533,000

Budgeted expenditures for fiscal year 2027 total $27,429,162, including $174,000 for water deposit refunds, $12,345,780 for water administration, $3,543,949 for water maintenance, $4,419,433 for water sinking (debt service) and $6,946,000 for capital improvement projects. In addition, $680,917 is budgeted for transfers to the general, debt service and storm water funds.

On January 1, 2025, the City became a founding member of Central Iowa Water Works, a new regional water utility. Membership required a capital contribution of $17,725,432, which was budgeted in fiscal year 2026. This significant one-time investment was funded with $9,044,000 in Water Revenue Capital Loan Notes and $8,681,432 in available cash. The investment increased the City's purchased water capacity from 8.28 million gallons per day (MGD) to 15.026 MGD and is expected to increase further to 17.441 MGD upon completion of the Saylorville Water Treatment Plant expansion and the associated capacity allocation.

Personnel authorized for the fiscal year 2027 budget will remain unchanged. Capital outlay expenditures include the purchase of a light-duty 4WD truck and a trench safety box in water maintenance.

To support planned capital improvements, the City anticipates issuing $5,945,000 in Water Revenue Bonds to finance projects included in the 2027 Capital Improvement Program. These projects include:

- SE 3rd Street Area Collection Storm Sewer Improvements
- SW Linden Street and SW Sharmin Drive Water Main Improvements
- SW Irvinedale Elevated Storage Tank Repaint
- Elevated Water Storage Tower No. 4

The water fund consists of the unrestricted water fund and the restricted capital projects, water deposits and water sinking funds. The water sinking fund is required by revenue bond covenants to maintain a balance equal to the lesser of: (1) maximum annual debt service; (2) 10% of the original principal amount of bonds outstanding; or (3) 125% of average annual debt service. The water sinking fund also requires a monthly deposit of a portion of the succeeding year's principal and interest maturities. The required balances in the water sinking fund are considered "restricted" funds because the City is required to maintain these balances even if it requires raising water rates. The following provides a summary of the unrestricted and restricted fund balances for the past ten years:

Fiscal Year	Water Fund	Capital Projects	Water Deposits	Water Sinking	Percent Restricted
2016	$5,351,476	$ -	$210,015	$954,694	17.87%
2017	6,628,100	-	222,011	1,128,794	16.93%
2018	8,823,402	-	240,902	1,498,051	16.46%
2019	10,686,026	-	283,664	2,103,233	18.26%
2020	12,777,560	-	319,277	2,161,659	16.26%
2021	16,895,578	7,210,064	338,252	1,753,989	35.51%
2022	15,451,557	7,636,056	384,519	1,397,521	37.87%
2023	18,433,148	3,197,930	406,262	1,940,827	23.13%
2024	21,759,117	5,662,175	433,824	3,069,450	29.64%
2025	24,731,811	4,330,856	434,166	3,018,710	23.94%

Estimated Ending Fund Balance

The estimated ending fund balance of the water fund at June 30, 2027, is $27,804,639. This represents an increase of $924,213, or 3.44%, following the one-time capital contribution to Central Iowa Water Works.

Looking Ahead to Fiscal Year 2028 and Beyond

Long-term projections include the following rates adjustments:

April 1, 2027	8.00%
April 1, 2028	8.00%
April 1, 2029	8.00%
April 1, 2030	8.00%
April 1, 2031	8.00%

Rate increases are necessary to maintain adequate debt service coverage, defined as cash flow remaining after debt obligations and cash as a percentage of operations and maintenance (net of depreciation). This cash flow supports transfers to other funds, capital projects and strengthens the fund's liquidity. From fiscal years 2028 through 2032, debt service coverage is projected to range from 1.77 to 2.26 times net revenues for revenue debt and from 1.74 to 2.26 times for total debt. The City's financial targets are 1.75 times for revenue debt and 1.10 times for total debt. It is also important to monitor cash as a percentage of operations and maintenance (net of depreciation). During that same period, this metric is projected to range from 107% to 114%, exceeding the City's financial target of 50% to 75%.

The 2026-2030 Capital Improvement Program (CIP) includes the planned issuance of $5,620,000 in Water Revenue Bonds in fiscal year 2028, $4,320,000 in Water Revenue Bonds in fiscal year 2029 and $3,495,000 in Water Revenue Bonds in fiscal year 2030 to fund the following projects:

- Public Works Maintenance Facility Expansion
- SW Linden Street and SW Sharmin Drive Water Main Improvements
- NW Irvinedale Drive and NW 36th Street Water Main Loop
- SW Irvinedale Elevated Storage Tank Repaint

- Aquifer Storage and Recovery Well No. 2 Rehabilitation
- SW Oralabor Road Transmission Main
- NW State Street Water Main Improvements
- North Ankeny Boulevard and NE 72nd Street Water Main Loop

Water Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 24,869,653	$ 23,978,168	$ 30,924,568	$ 31,368,142	$ 32,515,543	$ 26,880,426	$ 27,804,639
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	106,534	161,144	161,967	140,725	185,528	159,949	155,467
Intergovernmental	-	-	-	750,000	750,000	-	-
Service Charges	18,008,125	19,782,206	20,517,904	21,202,590	19,189,359	21,196,339	22,907,708
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,621,467	1,712,596	1,791,989	1,894,000	1,793,000	1,918,000	2,025,000
Other Financing Sources	3,143,057	11,666,401	3,914,507	15,822,878	21,222,363	5,758,004	5,444,825
Total Revenues	$ 22,879,183	$ 33,322,347	$ 26,386,367	$ 39,810,193	$ 43,140,250	$ 29,032,292	$ 30,533,000
Transfers In	7,532	1,754	376,011	1,000	2,000	2,000	2,000
Funds Available	$ 47,756,368	$ 57,302,269	$ 57,686,946	$ 71,179,335	$ 75,657,793	$ 55,914,718	$ 58,339,639
Expenditures:							
Water Deposits	$ 168,900	$ 164,525	$ 177,350	$ 182,000	$ 174,000	$ 174,000	$ 174,000
Water Administration	10,245,155	11,528,580	11,188,318	28,720,114	28,709,755	12,345,780	13,278,129
Water Maintenance	2,386,375	2,495,695	2,666,279	3,368,243	3,463,973	3,543,949	3,898,224
Water Sinking	1,592,287	1,956,233	3,039,214	3,705,682	3,722,811	4,419,433	4,919,119
Capital Outlay	8,857,114	9,576,585	6,745,826	7,490,878	10,787,245	6,946,000	5,056,000
Total Expenditures	$ 23,249,831	$ 25,721,618	$ 23,816,987	$ 43,466,917	$ 46,857,784	$ 27,429,162	$ 27,325,472
Transfers Out	528,369	656,083	1,354,416	1,877,916	1,919,583	680,917	3,672,472
Ending Balance, June 30	$ 23,978,168	$ 30,924,568	$ 32,515,543	$ 25,834,502	$ 26,880,426	$ 27,804,639	$ 27,341,695

Activity: **Water Deposits**	Department: **Municipal Utilities**				Program: **Enterprise**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	190,643	192,087	177,691	203,000	223,000	223,000	223,000
Total Revenues	**$ 190,643**	**$ 192,087**	**$ 177,691**	**$ 203,000**	**$ 223,000**	**$ 223,000**	**$ 223,000**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	168,900	164,525	177,350	182,000	174,000	174,000	174,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 168,900**	**$ 164,525**	**$ 177,350**	**$ 182,000**	**$ 174,000**	**$ 174,000**	**$ 174,000**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Water Administration**	Department: **Municipal Utilities**				Program: **Enterprise**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	106,534	161,144	161,967	140,725	185,528	159,949	155,467
Intergovernmental	-	-	-	750,000	750,000	-	-
Service Charges	18,008,125	19,782,206	20,517,904	21,202,590	19,189,359	21,196,339	22,907,708
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,430,824	1,520,509	1,614,231	1,691,000	1,570,000	1,695,000	1,802,000
Total Revenues	**$19,545,483**	**$21,463,859**	**$22,294,102**	**$23,784,315**	**$21,694,887**	**$23,051,288**	**$24,865,175**
Expenditure Summary:							
Personal Services	$ 351,762	$ 372,058	$ 437,321	$ 471,275	$ 463,221	$ 502,356	$ 547,118
Contractual Services	1,915,786	2,287,819	2,226,509	19,708,966	20,073,403	2,496,269	2,666,364
Commodities	7,977,607	8,868,703	8,524,488	8,539,873	8,173,131	9,347,155	10,064,647
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$10,245,155**	**$11,528,580**	**$11,188,318**	**$28,720,114**	**$28,709,755**	**$12,345,780**	**$13,278,129**
Personnel Summary:							
Municipal Utilities Director	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Civil Engineering Technician II	-	0.50	0.50	0.50	0.50	0.50	0.50
GIS Technician	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Customer Service Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Customer Service Representative	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Clerk	0.57	0.57	0.57	0.57	0.57	0.57	0.57
Total Full Time Equivalents	**3.32**	**3.82**	**3.82**	**3.82**	**3.82**	**3.82**	**3.82**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Water Maintenance	Department: Municipal Utilities				Program: Enterprise		
	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	67	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ 67**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$1,218,262	$1,338,188	$1,422,448	$1,615,487	$1,606,236	$1,711,290	$1,867,408
Contractual Services	135,599	179,051	277,668	283,554	387,599	431,912	440,241
Commodities	903,577	961,831	834,304	1,257,402	1,258,338	1,346,995	1,387,075
Capital Outlay	128,937	16,625	131,859	211,800	211,800	53,752	203,500
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,386,375**	**$2,495,695**	**$2,666,279**	**$3,368,243**	**$3,463,973**	**$3,543,949**	**$3,898,224**
Personnel Summary:							
Utilities Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities Supervisor	-	1.00	1.00	1.00	1.00	1.00	1.00
Utilities Operator IV	1.00	-	-	-	-	-	-
Utilities Operator III	3.00	3.00	4.00	4.00	4.00	4.00	4.00
Utilities Operator II	6.00	7.00	4.00	4.00	4.00	4.00	6.00
Utilities Operator I	-	-	1.00	2.00	2.00	2.00	-
Utilities Operator Assistant	-	-	1.00	1.00	1.00	1.00	1.00
Utility Locator	0.83	0.83	0.83	0.83	-	-	-
Water Maintenance (8 Month)	-	-	-	-	0.67	0.67	0.67
Total Full Time Equivalents	**11.83**	**12.83**	**12.83**	**13.83**	**13.67**	**13.67**	**13.67**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Hydro Seeder	1	2026	Purchase	$ 11,000	$ -	$ -
Tandem Axle Dump Truck	1	2026	Purchase	194,000	-	-
Utility Locator	1	2026	Purchase	6,800	-	-
Light-Duty 4WD Truck	1	2027	Purchase	-	38,752	-
Trench Safety Box	1	2027	Purchase	-	15,000	-
1/2 Ton 4WD Regular Cab Truck	1	2028	Purchase	-	-	47,000
Hydro Vacuum Excavator Trailer	1	2028	Purchase	-	-	145,000
Utility Locator	1	2028	Purchase	-	-	11,500
Total Capital Outlay				**$ 211,800**	**$ 53,752**	**$ 203,500**

Activity: **Water Sinking**	Department: **Municipal Utilities**				Program: **Enterprise**		
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Bond Proceeds	-	325,572	-	-	-	316,004	297,686
Total Revenues	**$ -**	**$ 325,572**	**$ -**	**$ -**	**$ -**	**$ 316,004**	**$ 297,686**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	8,908	24,882	35,431	55,370	68,211	79,655	76,773
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	1,583,379	1,931,351	3,003,783	3,650,312	3,654,600	4,339,778	4,842,346
Total Expenditures	**$1,592,287**	**$1,956,233**	**$3,039,214**	**$3,705,682**	**$3,722,811**	**$4,419,433**	**$4,919,119**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Capital Outlay Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Water Mains							
Annual Water Main Replacement Program	$ 411,409	$ 569,514	$ 832,302	$ 1,212,500	$ 1,387,222	$ 1,565,000	$ 1,350,000
High Trestle Trail Transmission Main – Phase 1	1,618,342	3,401,214	19,127	-	75,156	-	-
Irvinedale Drive Transmission Main – Phase 3	9,227	75,539	-	-	-	-	-
Saylorville Feeder Main Purchase Capacity	-	603,150	-	-	-	-	-
South Ankeny Boulevard Transmission Main	763,118	2,346,892	4,402	-	-	-	-
NW 36th Street and NW Weigel Drive Water Main Loop	118,244	-	-	-	-	-	-
SW Walnut Street and SW Ordnance Road Water Main, including Uptown Parking Improvements	-	90,590	379,075	725,000	1,168,806	-	-
High Trestle Trail Transmission Main – Phase 2	374	-	-	-	-	-	-
NE 36th Street and NE 38th Street Water Main Loop	12,437	270,615	1,354,923	-	3,374	-	-
Centennial Estates Water Main Cost Share	152,131	-	-	-	-	-	-
North Ankeny Boulevard Water Main – NE 41st Street to Unity Point	129,771	-	-	-	-	-	-
SW Linden Street and SW Sharmin Drive Water Main Improvements	-	-	-	32,000	-	35,000	362,500
NW Irvinedale Drive and NW 36th Street Water Main Loop	-	-	-	-	-	-	10,000
Total Water Mains	**$ 3,215,053**	**$ 7,357,514**	**$ 2,589,829**	**$ 1,969,500**	**$ 2,634,558**	**$ 1,600,000**	**$ 1,722,500**
Water Towers/Storage							
Aquifer Storage and Recovery Well No. 1 Replacement	$ 5,189,365	$ 248,913	$ 59,944	$ -	$ 178,774	$ -	$ -
Northwest Water Tower	445,471	1,682,550	3,757,323	2,633,878	4,938,173	-	-
SE Delaware Ground Storage Tank Repaint	7,225	277,336	5,350	-	4,125	-	-
SE Magazine Ground Storage Tank Repaint	-	10,272	318,650	-	21,745	-	-
SW Irvinedale Elevated Storage Tank Repaint	-	-	-	-	-	46,000	643,500
Elevated Water Storage Tower No. 4	-	-	14,730	2,775,000	2,889,870	5,180,000	2,590,000
Aquifer Storage and Recovery Well No. 2 Rehabilitation	-	-	-	-	-	-	100,000
SCADA System Upgrade	-	-	-	112,500	120,000	120,000	-
Total Water Towers/Storage	**$ 5,642,061**	**$ 2,219,071**	**$ 4,155,997**	**$ 5,521,378**	**$ 8,152,687**	**$ 5,346,000**	**$ 3,333,500**
Total	**$ 8,857,114**	**$ 9,576,585**	**$ 6,745,826**	**$ 7,490,878**	**$10,787,245**	**$ 6,946,000**	**$ 5,056,000**

Capital Budget Impact on Operating Budget

Although the City prepares the capital budget separately from the operating budget, the two are closely linked. These connections include the ongoing operating, maintenance and repair costs associated with new or renovated facilities and infrastructure. In some cases, capital improvement program projects also require additional personnel to operate or maintain new facilities. On the other hand, capital improvement program projects may generate new revenues through user fees for the use of new or renovated facilities or produce operational savings through increased efficiencies.

The fiscal year 2027 operating costs shown below have been incorporated into the City's adopted operating budget. In addition to the current year's operating budget impacts, future operating costs associated with current and planned projects are identified during the capital budget process to support long-range financial planning.

Project	2026-27 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
Annual Water Main Replacement Program	$ 1,565,000	$ -	$ -	$ 500	$ 500
SW Linden Street and SW Sharmin Drive Water Main Improvements	35,000	-	-	-	-
SW Irvinedale Elevated Storage Tank Repaint	46,000	-	-	-	-
Elevated Water Storage Tower No. 4	5,180,000	-	-	15,400	15,400
SCADA System Upgrade	120,000	-	-	-	-
Total	**$ 6,946,000**	**$ -**	**$ -**	**$ 15,900**	**$ 15,900**

Bond Rating

The City's water revenue bonds rating with Moody's Investors Service is Aa2. On May 13, 2024, Moody's Investors Service completed its review of the City's credit and affirmed an underlying rating of Aa2 to the City's water revenue bonds. The following table shows the comparable investment grade ratings for Moody's Investors Service.

Quality of Rating	Moody's Investors Service	Meaning
Best	Aaa	Minimal credit risk
High	Aa1	Very low credit risk
	Aa2	
	Aa3	
Upper Medium	A1	Low credit risk
	A2	
	A3	
Medium Grade	Baa1	May possess certain speculative characteristics
	Baa2	
	Baa3	

Water Fund Debt Service Summary

Fiscal Year	Principal	Interest	Total
2026	$ 2,641,000	$ 1,013,600	$ 3,654,600
2027	2,713,000	1,096,086	3,809,086
2028	2,803,000	1,017,471	3,820,471
2029	2,888,000	938,571	3,826,571
2030	2,802,000	859,417	3,661,417
2031	2,882,000	782,752	3,664,752
2032	2,963,000	703,340	3,666,340
2033	3,050,000	624,595	3,674,595
2034	2,618,000	543,367	3,161,367
2035	2,236,000	475,402	2,711,402
2036	2,018,000	418,574	2,436,574
2037	2,072,000	369,994	2,441,994
2038	2,124,000	319,929	2,443,929
2039	2,181,000	268,499	2,449,499
2040	1,891,000	215,518	2,106,518
2041	1,935,000	174,894	2,109,894
2042	1,809,000	133,272	1,942,272
2043	1,852,000	93,586	1,945,586
2044	1,337,000	52,906	1,389,906
2045	693,000	20,958	713,958
	$ 45,508,000	$ 10,122,733	$ 55,630,733

Note: The schedule represents current debt outstanding. The water fund summary will not match due to the issuance of additional bonds.

Debt to Maturity Schedules

Revenue Bonds, Series 2017B
Dated: May 31, 2017
Original Value: $1,605,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 150,000	$ 16,269	$ 166,269	2.250%
2027	145,000	12,894	157,894	2.375%
2028	155,000	9,450	164,450	3.000%
2029	160,000	4,800	164,800	3.000%
	$ 610,000	$ 43,413	$ 653,413	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Ash Tower Transmission Main	$ 150,000
NW Booster Station	1,200,000
NW 18th Street Water Main Extension	112,000
SE Magazine Road Water Main Improvements	80,000

Revenue Bonds, Series 2018B
Dated: May 30, 2018
Original Value: $5,990,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 400,000	$ 117,831	$ 517,831	5.000%
2027	420,000	97,831	517,831	3.000%
2028	435,000	85,231	520,231	3.000%
2029	445,000	72,181	517,181	3.000%
2030	460,000	58,831	518,831	3.000%
2031	475,000	45,031	520,031	3.000%
2032	485,000	30,781	515,781	3.125%
2033	500,000	15,627	515,627	3.125%
	$ 3,620,000	$ 523,344	$ 4,143,344	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

SE Creekview Drive Drainage and Paving Improvements	$ 425,000
NW Irvinedale Drive and NW 5th Street Intersection Improvements	300,000
Ash Tower Transmission Main	2,100,000
NW Booster Station	2,222,000
Irvinedale Drive Transmission Main – Phase 1	225,000
Trestle Ridge Estates 24" Water Main	130,000
Ash Tower Repair and Repaint	50,000
Concept and Site Study for Future NW Water Tower	375,000

Revenue Bonds, Series 2019B
Dated: May 28, 2019
Original Value: $5,090,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 320,000	$ 131,950	$ 451,950	5.000%
2027	340,000	115,950	455,950	5.000%
2028	355,000	98,950	453,950	4.000%
2029	370,000	84,750	454,750	4.000%
2030	385,000	69,950	454,950	4.000%
2031	400,000	54,550	454,550	4.000%
2032	415,000	38,550	453,550	3.000%
2033	430,000	26,100	456,100	3.000%
2034	440,000	13,200	453,200	3.000%
	$ 3,455,000	$ 633,950	$ 4,088,950	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

East 1st Street and I-35 Interchange Reconstruction	$ 641,234
South Ankeny Boulevard & SE Shurfine Drive/SW Prairie Trail Parkway Intersection Improvements	150,000
SE Magazine Road Water Main Improvements	555,000
Irvinedale Drive Transmission Main – Phase 1	2,800,000
NW State Street Water Main Improvements – Phase 1	125,000
Irvinedale Drive Transmission Main – Phase 2	255,000
NW Irvinedale Drive Water Main Improvements	125,000
SW Water Tower Interior Repaint	450,000

Revenue Bonds, Series 2020B
Dated: June 9, 2020
Original Value: $3,375,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 220,000	$ 59,575	$ 279,575	3.000%
2027	225,000	52,975	277,975	3.000%
2028	230,000	46,225	276,225	3.000%
2029	240,000	39,325	279,325	2.000%
2030	240,000	34,525	274,525	2.000%
2031	245,000	29,725	274,725	2.125%
2032	250,000	24,519	274,519	2.250%
2033	260,000	18,893	278,893	2.250%
2034	265,000	13,044	278,044	2.375%
2035	270,000	6,750	276,750	2.500%
	$ 2,445,000	$ 325,556	$ 2,770,556	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

East 1st Street and I-35 Interchange Reconstruction	$ 750,000
Irvinedale Drive Transmission Main – Phase 2	2,500,000
NW Irvinedale Drive Water Main – Trestle Ridge Estates Plat 3 to NW 36th Street	100,000

Revenue Capital Loan Notes, Series 2021B
Dated: April 23, 2021
Original Value: $2,865,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 128,000	$ 41,563	$ 169,563	1.750%
2027	130,000	39,323	169,323	1.750%
2028	133,000	37,047	170,047	1.750%
2029	135,000	34,720	169,720	1.750%
2030	138,000	32,358	170,358	1.750%
2031	141,000	29,943	170,943	1.750%
2032	144,000	27,475	171,475	1.750%
2033	147,000	24,955	171,955	1.750%
2034	149,000	22,383	171,383	1.750%
2035	152,000	19,775	171,775	1.750%
2036	156,000	17,115	173,115	1.750%
2037	159,000	14,385	173,385	1.750%
2038	161,000	11,600	172,600	1.750%
2039	164,000	8,785	172,785	1.750%
2040	167,000	5,915	172,915	1.750%
2041	171,000	2,993	173,993	1.750%
	$ 2,375,000	$ 370,335	$ 2,745,335	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Irvinedale Drive Transmission Main – Phase 3	$ 1,813,685
NW 36th Street and NW Weigel Drive Water Main Loop	1,051,315

Revenue Capital Loan Notes, Series 2023A
Dated: April 21, 2023
Original Value: $5,783,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 248,000	$ 92,785	$ 340,785	1.750%
2027	252,000	88,445	340,445	1.750%
2028	258,000	84,035	342,035	1.750%
2029	263,000	79,520	342,520	1.750%
2030	268,000	74,918	342,918	1.750%
2031	273,000	70,228	343,228	1.750%
2032	279,000	65,450	344,450	1.750%
2033	284,000	60,565	344,565	1.750%
2034	290,000	55,598	345,598	1.750%
2035	296,000	50,523	346,523	1.750%
2036	302,000	45,343	347,343	1.750%
2037	308,000	40,058	348,058	1.750%
2038	314,000	34,668	348,668	1.750%
2039	320,000	29,173	349,173	1.750%
2040	327,000	23,573	350,573	1.750%
2041	333,000	17,850	350,850	1.750%
2042	340,000	12,023	352,023	1.750%
2043	347,000	6,070	353,070	1.750%
	$ 5,302,000	$ 930,825	$ 6,232,825	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

High Trestle Trail Transmission Main	$ 5,783,000

Revenue Capital Loan Notes, Series 2023C
Dated: May 19, 2023
Original Value: $3,248,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 145,000	$ 54,338	$ 199,338	1.750%
2027	148,000	51,800	199,800	1.750%
2028	151,000	49,210	200,210	1.750%
2029	154,000	46,568	200,568	1.750%
2030	157,000	43,873	200,873	1.750%
2031	160,000	41,125	201,125	1.750%
2032	163,000	38,325	201,325	1.750%
2033	167,000	35,473	202,473	1.750%
2034	170,000	32,550	202,550	1.750%
2035	173,000	29,575	202,575	1.750%
2036	177,000	26,548	203,548	1.750%
2037	180,000	23,450	203,450	1.750%
2038	184,000	20,300	204,300	1.750%
2039	188,000	17,080	205,080	1.750%
2040	191,000	13,790	204,790	1.750%
2041	195,000	10,448	205,448	1.750%
2042	199,000	7,035	206,035	1.750%
2043	203,000	3,550	206,550	1.750%
	$ 3,105,000	$ 545,038	$ 3,650,038	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

South Ankeny Boulevard Transmission Main	$ 3,248,000

Revenue Capital Loan Notes, Series 2023D
Dated: December 22, 2023
Original Value: $11,103,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 466,000	$ 178,602	$ 644,602	1.750%
2027	475,000	178,150	653,150	1.750%
2028	485,000	169,838	654,838	1.750%
2029	495,000	161,350	656,350	1.750%
2030	505,000	152,688	657,688	1.750%
2031	515,000	143,850	658,850	1.750%
2032	525,000	134,838	659,838	1.750%
2033	535,000	125,650	660,650	1.750%
2034	546,000	116,288	662,288	1.750%
2035	557,000	106,733	663,733	1.750%
2036	568,000	96,985	664,985	1.750%
2037	579,000	87,045	666,045	1.750%
2038	591,000	76,913	667,913	1.750%
2039	603,000	66,570	669,570	1.750%
2040	615,000	56,018	671,018	1.750%
2041	627,000	45,255	672,255	1.750%
2042	640,000	34,283	674,283	1.750%
2043	653,000	23,079	676,079	1.750%
2044	666,000	11,655	677,655	1.750%
	$ 10,646,000	$ 1,965,790	$ 12,611,790	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Northwest Water Tower	$ 11,103,000

Revenue Bonds, Series 2024B
Dated: June 20, 2024
Original Value: $3,780,0000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 185,000	$ 164,900	$ 349,900	5.000%
2027	190,000	155,650	345,650	5.000%
2028	200,000	146,150	346,150	5.000%
2029	210,000	136,150	346,150	5.000%
2030	220,000	125,650	345,650	5.000%
2031	230,000	114,650	344,650	5.000%
2032	245,000	103,150	348,150	5.000%
2033	255,000	90,900	345,900	5.000%
2034	270,000	78,150	348,150	5.000%
2035	285,000	64,650	349,650	5.000%
2036	295,000	50,400	345,400	4.000%
2037	310,000	38,600	348,600	4.000%
2038	320,000	26,200	346,200	4.000%
2039	335,000	13,400	348,400	4.000%
	$ 3,550,000	$ 1,308,600	$ 4,858,600	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Saylorville Feeder Main Purchase Capacity	$ 604,000
NE 36th Street and NE 38th Street Water Main Loop	2,300,000
SE Magazine Ground Storage Tank Repaint	726,000

Revenue Capital Loan Notes, Series 2025
Dated: August 22, 2025
Original Value: $1,356,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 50,000	$ 33,287	$ 83,287	3.120%
2027	50,000	40,747	90,747	3.120%
2028	52,000	39,187	91,187	3.120%
2029	55,000	37,565	92,565	3.120%
2030	56,000	35,849	91,849	3.120%
2031	58,000	34,102	92,102	3.120%
2032	60,000	32,292	92,292	3.120%
2033	62,000	30,420	92,420	3.120%
2034	64,000	28,486	92,486	3.120%
2035	66,000	26,489	92,489	3.120%
2036	68,000	24,430	92,430	3.120%
2037	70,000	22,308	92,308	3.120%
2038	72,000	20,124	92,124	3.120%
2039	74,000	17,878	91,878	3.120%
2040	77,000	15,569	92,569	3.120%
2041	79,000	13,166	92,166	3.120%
2042	82,000	10,702	92,702	3.120%
2043	84,000	8,143	92,143	3.120%
2044	87,000	5,522	92,522	3.120%
2045	90,000	2,806	92,806	3.120%
	$ 1,356,000	$ 479,072	$ 1,835,072	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

SW Walnut Street and SW Ordinance Road Water Main	$ 1,356,000

Revenue Capital Loan Notes, Series 2025C
Dated: December 19, 2025
Original Value: $9,044,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2026	$ 329,000	$ 122,501	$ 451,501	3.010%
2027	338,000	262,322	600,322	3.010%
2028	349,000	252,148	601,148	3.010%
2029	361,000	241,643	602,643	3.010%
2030	373,000	230,777	603,777	3.010%
2031	385,000	219,549	604,549	3.010%
2032	397,000	207,961	604,961	3.010%
2033	410,000	196,011	606,011	3.010%
2034	424,000	183,670	607,670	3.010%
2035	437,000	170,908	607,908	3.010%
2036	452,000	157,754	609,754	3.010%
2037	466,000	144,149	610,149	3.010%
2038	482,000	130,122	612,122	3.010%
2039	497,000	115,614	612,614	3.010%
2040	514,000	100,654	614,654	3.010%
2041	530,000	85,183	615,183	3.010%
2042	548,000	69,230	617,230	3.010%
2043	565,000	52,735	617,735	3.010%
2044	584,000	35,729	619,729	3.010%
2045	603,000	18,150	621,150	3.010%
	$ 9,044,000	$ 2,996,810	$ 12,040,810	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

CIWW Asset Transfer	$ 9,044,000

Sewer Fund

Description of the Fund

The fund accounts for the operation and maintenance of the City's sanitary sewer utility infrastructure, including the sanitary sewer collection system and related facilities.

For budget management purposes, the fund is divided into the following activities:

Sewer Administration – responsible for the administration and management of the City's sanitary sewer collection system and pumping stations.

Sewer Maintenance – responsible for the operation, maintenance and repair of the City's sanitary sewer collection system and pumping stations.

Sewer Sinking – accounts for debt service payments associated with the sanitary sewer utility.

Council Goal	Fund Goals	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Upgrade Essential Infrastructure 	Provide a high-quality sanitary sewer collection and conveyance system	Miles of sanitary sewer	309	312	318	323	328
		Number of sanitary sewer manholes	6,886	6,971	7,142	7,250	7,400
		Average daily sewer produced (MGD)	7.749	7.945	8.374	8.500	8.600
	Design, construct, operate, maintain and improve the City's sanitary sewer utility infrastructure	Number of service work orders	22	35	35	40	45
		Sewer services – excellent or good [(1)]		91%			90%
	Eliminate sanitary sewer backups and surcharges	Miles of sanitary sewer cleaned	55.0	71.0	89.4	96.9	98.4
		Sewer cleaning performance (20% annual target)	89%	114%	140%	150%	150%
		Miles of sanitary sewer televised	46.3	56.4	65.6	67.8	68.9
		Sewer televising performance (20% annual target)	75%	90%	105%	105%	105%

[(1)] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the following major CIP projects in 2025: Four Mile Creek Trunk Sewer – Phase 2 and Manhole Repairs.
	• Cleaned 89 miles of sanitary sewer, camera-inspected 66 miles of sanitary sewer, acoustically inspected 764 sanitary sewer lines, responded to 35 service calls, repaired 83 manhole inverts, installed 21 internal pipe

	patches, applied root control treatment to 20 sections of sanitary sewer pipe and cleaned and rebuilt check valves at the Saylor Creek Lift Station.
	• Completed emergency repairs to the force main at the Saylor Creek Lift Station with assistance from contractors. A bypass pumping system was installed to convey 1.5 MGD (million gallons per day) for seven days while repairs were completed. During this time, the wet well and all pump impellers were cleaned and the surge valve was repaired.
	• Rehabilitated 89 manholes through lining and 34 manholes through grouting to reduce inflow and infiltration (I&I) into the sanitary sewer system as part of the Manhole Repairs project.
In Progress Activities	
	• Complete construction of the following major CIP projects in 2026: SE 3rd Street Trunk Sewer Extension and Otter Creek Trunk Sewer – Phase 4.
	• Complete the design and letting phases of the Deer Creek Trunk Sewer Extension – Phase 1 and Cured-In-Place Pipe (CIPP) Lining.
	• Begin the design of Deer Creek Trunk Sewer Extension – Phase 2.
	• Identify and prioritize new and replacement public utility infrastructure projects for the Annual Sanitary Sewer Replacement Program, as well as projects to be completed in-house for system repairs and maintenance.
	• Educate and train new utility operators to acquire the knowledge and experience necessary to obtain State of Iowa certifications, supporting employee development and staff retention.
	• Continue preventive maintenance activities to keep the City's sanitary sewer utility infrastructure operating as efficiently and reliably as possible.
	• Complete the final construction season of the Sump Pump Discharge Elimination Program. To date, 20 of the 35 notified property owners have participated. One additional construction season will be provided for compliance before monthly fines are assessed.
	• Prepare plans and specifications for the 2026 CIPP Lining project for bidding this winter, with construction scheduled for the spring and summer.
	• Continue Sanitary Sewer Evaluation Studies (SSES) to reduce I&I through flow monitoring, manhole inspections and closed-circuit television (CCTV) inspections.
	• Continue work on the North Four Mile Creek Sanitary Sewer Study to evaluate the future build-out of the northwest quadrant of the City.
	• Continue active membership in the American Public Works Association (APWA) and Wastewater Reclamation Authority (WRA).
Upcoming Activities	
	• Work with IT and GIS staff to re-establish the use of tablets for sanitary sewer cleaning, service calls, manhole inspections, repairs and workflow tracking.
	• Continue succession planning to address upcoming retirements and provide training opportunities for staff to qualify for promotion.

	• Review the inspection report for the force main downstream of the Saylor Creek Lift Station.
	• Request to add a shared Utilities Operator II position to support the Sewer Maintenance and Storm Water Administration Divisions. These staffing changes are necessary to help with the increased workload, provide additional leadership and improve capacity for completing public works infrastructure, maintenance and repair work.
Trends and Issues	
	• Prepare for the retirement of two Utility Operator III positions, representing more than 50 years of combined institutional knowledge. Replacing this expertise and training new staff will be a significant challenge for the division.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Fiscal year 2027 revenues are projected to be $20,155,279, reflecting a 4.50% increase in sewer usage rates and availability fees, effective July 1, 2026. This adjustment is lower than the originally projected increase of 7.50% for sewer usage rates and availability fees due to a 1.10% decrease in sanitary sewer flows to the Des Moines Wastewater Reclamation Authority (WRA) for fiscal year 2027. The reduction in flows decreases the City's share of the WRA's operating and debt service costs.

The approved rate adjustments are necessary to fund:

- Operations, maintenance and related debt service for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), and
- Infrastructure improvements and system expansion in accordance with EPA and DNR wastewater treatment standards.

Primary operating revenues from sewer usage and availability fees account for 96.46% of total sewer fund revenues, as detailed in the Sewer Fund Revenue Summary. In addition, the fiscal year 2027 budget includes a $1,000 transfer from the hotel/motel tax fund.

Sewer Fund Revenue Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Interest	$ 14,250	$ 94,500	$ 108,922	$ 82,000	$ 84,000	$ 70,000	$ 55,000
Sewer Usage	10,019,648	9,597,819	10,215,955	10,523,849	11,083,781	11,698,376	12,347,051
Hook Up Fees	299,199	886,353	606,438	300,000	300,000	300,000	300,000
Availability Fees	6,426,175	6,534,713	6,756,739	7,166,000	7,336,115	7,742,903	8,172,247
Miscellaneous Service Charges	60,519	60,576	51,995	60,000	52,000	52,000	52,000
Refunds	53	-	-	-	-	-	-
Other Reimbursements	-	9,649	-	-	-	-	-
Legal Settlements/Damages	2,780	-	-	-	-	-	-
Sales Tax	262,457	260,283	255,460	300,000	276,000	292,000	309,000
Total	$17,085,081	$17,443,893	$17,995,509	$18,431,849	$19,131,896	$20,155,279	$21,235,298

Budgeted expenditures for fiscal year 2027 total $19,067,309, including $11,108,398 for sewer administration, $2,112,411 for sewer maintenance and $5,846,500 for capital improvement projects. In addition, $580,917 is budgeted for transfers to the general, debt service and storm water funds.

Personnel changes for fiscal year 2027 include the addition of a Utilities Operator II position in sewer maintenance, which will be shared with storm water administration. Capital outlay expenditures include the replacement of two manhole monitors and the purchase of a CCTV sewer inspection system in sewer maintenance. All sewer projects included in the 2027 Capital Improvement Program are funded through the operating budget as capital outlay and include the following:

- Trestle Ridge Trunk Sewer Cost Share
- SW Irvinedale Drive Sanitary Sewer Replacement
- Deer Creek Trunk Sewer Extension – Phase 2

The sewer fund consists of the unrestricted sewer fund and the restricted capital projects and sewer sinking funds. The sewer sinking fund is required by revenue bond covenants to maintain a balance equal to the lesser of: (1) maximum annual debt service; (2) 10% of the original principal amount of bonds outstanding; or (3) 125% of average annual debt service. The sewer sinking fund also requires a monthly deposit of a portion of the succeeding year's principal and interest maturities. The required balances in the sewer sinking fund are considered "restricted" funds because the City is required to maintain these balances even if it requires raising sewer rates. The following provides a summary of the unrestricted and restricted fund balances for the past ten years:

Fiscal Year	Sewer Fund	Capital Projects	Sewer Sinking	Percent Restricted
2016	$12,510,210	$ -	$1,641,514	11.60%
2017	12,885,182	-	1,361,482	9.56%
2018	12,224,465	-	1,268,066	9.40%
2019	13,382,362	-	971,893	6.77%
2020	15,211,030	-	823,719	5.13%
2021	14,157,060	4,871,788	824,252	28.69%
2022	16,120,867	5,730,974	-	26.23%
2023	15,745,997	7,564,216	-	32.45%
2024	18,689,434	7,753,981	-	29.32%
2025	23,659,097	5,053,055	-	17.60%

Estimated Ending Fund Balance

The estimated ending fund balance of the sewer fund at June 30, 2027, is $28,908,926, an increase of $508,053, or 1.79%.

Looking Ahead to Fiscal Year 2028 and Beyond

Long-term projections include the following rates adjustments:

July 1, 2027	4.50%
July 1, 2028	4.50%
July 1, 2029	4.50%
July 1, 2030	5.50%
July 1, 2031	5.50%

Rate increases are necessary to maintain adequate debt service coverage, defined as cash flow remaining after debt obligations. This cash flow supports transfers to other funds, capital projects and strengthens the fund's liquidity. From fiscal years 2028 through 2032, debt service coverage is projected to range from 1.72 to 2.04 times net revenues for revenue debt and from 1.72 to 2.01 times for total debt. The City's financial targets are 1.75 times for revenue debt and 1.10 times for total debt. It is also important to monitor cash as a percentage of operations and maintenance (net of depreciation). During that same period, this metric is projected to range from 358% to 402%, exceeding the City's financial target of 50% to 75%. Projected declines in debt service coverage ratios underscore the need for sewer rate increases over the next five years to

maintain adequate debt service coverage.

Debt service coverage requirements in the sewer fund result in the accumulation of a significant fund balance. To maximize the use of these funds, it is recommended that projects included in the 2026-2030 Capital Improvement Program (CIP) be financed through the operating budget rather than through the issuance of debt. These projects include:

- Sanitary Sewer Dead-End Elimination
- Clover Ridge Trunk Sewer Extension

Sewer Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$21,851,841	$23,310,213	$26,443,414	$26,652,032	$28,712,151	$28,400,873	$28,908,926
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	14,250	94,500	108,922	82,000	84,000	70,000	55,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	16,805,541	17,079,461	17,631,127	18,049,849	18,771,896	19,793,279	20,871,298
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	265,290	269,932	255,460	300,000	276,000	292,000	309,000
Other Financing Sources	-	-	-	-	-	-	-
Total Revenues	$17,085,081	$17,443,893	$17,995,509	$18,431,849	$19,131,896	$20,155,279	$21,235,298
Transfers In	-	1,025	726	1,000	1,000	1,000	1,000
Funds Available	$38,936,922	$40,755,131	$44,439,649	$45,084,881	$47,845,047	$48,557,152	$50,145,224
Expenditures:							
Sewer Administration	$11,515,860	$ 8,086,398	$ 9,150,922	$10,395,128	$10,454,156	$11,108,398	$13,104,655
Sewer Maintenance	1,219,517	1,529,001	1,626,233	2,211,090	2,192,148	2,112,411	1,946,220
Sewer Sinking	-	-	-	-	-	-	-
Capital Outlay	2,403,749	4,106,234	3,950,926	4,581,893	4,798,287	5,846,500	4,260,500
Total Expenditures	$15,139,126	$13,721,633	$14,728,081	$17,188,111	$17,444,591	$19,067,309	$19,311,375
Transfers Out	487,583	590,084	999,417	1,877,917	1,999,583	580,917	6,529,035
Ending Balance, June 30	$23,310,213	$26,443,414	$28,712,151	$26,018,853	$28,400,873	$28,908,926	$24,304,814

Activity: Sewer Administration	Department: Municipal Utilities				Program: Enterprise		
	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	14,250	94,500	108,922	82,000	84,000	70,000	55,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	16,805,541	17,079,461	17,631,127	18,049,849	18,771,896	19,793,279	20,871,298
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	265,290	269,932	255,460	300,000	276,000	292,000	309,000
Total Revenues	**$17,085,081**	**$17,443,893**	**$17,995,509**	**$18,431,849**	**$19,131,896**	**$20,155,279**	**$21,235,298**
Expenditure Summary:							
Personal Services	$ 318,801	$ 329,703	$ 392,356	$ 421,879	$ 420,640	$ 459,112	$ 501,184
Contractual Services	11,179,754	7,727,908	8,743,439	9,951,997	10,015,714	10,621,182	12,582,789
Commodities	17,305	28,787	15,127	21,252	17,802	28,104	20,682
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$11,515,860**	**$ 8,086,398**	**$ 9,150,922**	**$10,395,128**	**$10,454,156**	**$11,108,398**	**$13,104,655**
Personnel Summary:							
Municipal Utilities Director	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Civil Engineering Technician II	-	0.50	0.50	0.50	0.50	0.50	0.50
GIS Technician	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Customer Service Representative	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Administrative Clerk	0.56	0.56	0.56	0.56	0.56	0.56	0.56
Total Full Time Equivalents	**3.31**	**3.81**	**3.81**	**3.81**	**3.81**	**3.81**	**3.81**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Sewer Maintenance	Department: Municipal Utilities				Program: Enterprise		
	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 906,367	$1,152,081	$1,263,799	$1,324,208	$1,302,620	$1,414,315	$1,544,628
Contractual Services	166,205	247,690	98,545	154,980	157,081	177,982	181,161
Commodities	85,483	129,230	145,811	151,442	151,042	153,298	154,487
Capital Outlay	61,462	-	118,078	580,460	581,405	366,816	65,944
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,219,517**	**$1,529,001**	**$1,626,233**	**$2,211,090**	**$2,192,148**	**$2,112,411**	**$1,946,220**
Personnel Summary:							
Utilities Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities Supervisor	-	1.00	1.00	1.00	1.00	1.00	1.00
Utilities Operator III	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Utilities Operator II	6.00	7.00	4.00	4.00	4.00	5.50	5.50
Utilities Operator I	-	-	3.00	3.00	3.00	2.00	2.00
Total Full Time Equivalents	**9.00**	**11.00**	**11.00**	**11.00**	**11.00**	**11.50**	**11.50**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Combination Jet Vacuum Machine	1	2026	Purchase	$ 561,000	$ -	$ -
Manhole Monitors	2	2026	Purchase	14,816	-	-
Snow Plow	1	2026	Purchase	5,589	-	-
CCTV Sewer Inspection System	1	2027	Purchase	-	352,000	-
Manhole Monitors	2	2027	Purchase	-	14,816	-
1/2 Ton 4WD Truck	1	2028	Purchase	-	-	46,658
Utility Vehicle	1	2028	Purchase	-	-	19,286
Total Capital Outlay				**$ 581,405**	**$ 366,816**	**$ 65,944**

Activity: **Sewer Sinking**	Department: **Municipal Utilities**	Program: **Enterprise**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Capital Outlay Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Sanitary Sewers							
Annual Sanitary Sewer Replacement Program	$1,033,685	$ 503,336	$1,528,498	$1,757,500	$2,082,884	$2,157,500	$1,927,500
Otter Creek Trunk Sewer – Phase 3	36,116	-	-	-	-	-	-
Otter Creek Trunk Sewer – Phase 4	15,410	62,262	-	995,828	958,552	812,500	-
Four Mile Creek Trunk Sewer	129,670	2,510,667	1,935,391	-	-	-	-
SE 3rd Street Trunk Sewer Extension	599,378	547,780	487,037	334,815	488,051	-	-
West Outfall Basin Sanitary Sewer Improvements	4,700	-	-	-	-	-	-
Canyon Landing Sanitary Sewer Cost Share	537,600	-	-	-	-	-	-
Trestle Ridge Trunk Sewer Cost Share	-	-	-	325,000	-	325,000	425,000
NE Crestmoor Sanitary Sewer Replacement	47,190	482,189	-	-	-	-	-
Deer Creek Trunk Sewer Extension – Phase 1	-	-	-	1,162,500	1,143,800	892,500	-
SW Irvinedale Drive Sanitary Sewer Replacement	-	-	-	6,250	-	59,000	58,000
Sanitary Sewer Dead-End Elimination	-	-	-	-	-	-	375,000
Deer Creek Trunk Sewer Extension – Phase 2	-	-	-	-	125,000	1,600,000	1,475,000
Total Sanitary Sewers	**$2,403,749**	**$4,106,234**	**$3,950,926**	**$4,581,893**	**$4,798,287**	**$5,846,500**	**$4,260,500**

Capital Budget Impact on Operating Budget

Although the City prepares the capital budget separately from the operating budget, the two are closely linked. These connections include the ongoing operating, maintenance and repair costs associated with new or renovated facilities and infrastructure. In some cases, capital improvement program projects also require additional personnel to operate or maintain new facilities. On the other hand, capital improvement program projects may generate new revenues through user fees for the use of new or renovated facilities or produce operational savings through increased efficiencies.

The fiscal year 2027 operating costs shown below have been incorporated into the City's adopted operating budget. In addition to the current year's operating budget impacts, future operating costs associated with current and planned projects are identified during the capital budget process to support long-range financial planning.

Project	2026-27 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
Annual Sanitary Sewer Replacement Program	$ 2,157,500	$ -	$ -	$ -	$ -
Otter Creek Trunk Sewer – Phase 4	812,500	-	-	-	-
Trestle Ridge Trunk Sewer Cost Share	325,000	-	-	-	-
Deer Creek Trunk Sewer Extension – Phase 1	892,500	-	-	-	-
SW Irvinedale Drive Sanitary Sewer Replacement	59,000	-	-	-	-
Deer Creek Trunk Sewer Extension – Phase 2	1,600,000	-	-	-	-
Total	**$ 5,846,500**	**$ -**	**$ -**	**$ -**	**$ -**

Storm Water Fund

Description of the Fund

The fund accounts for the storm water utility including activities related to public education, street cleaning, drainage improvements and regulatory compliance.

For budget management purposes, the fund is divided into the following activities:

Storm Water Administration – is responsible for management of the City's storm water utility including regulatory compliance and public education.

Street Cleaning – is responsible for clearing debris from the City's streets in order to improve storm water quality.

Council Goal	Fund Goals	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Upgrade Essential Infrastructure	Comply with the requirements of the Iowa DNR NPDES permit for the City's MS4	Number of Construction Site Erosion and Sediment Control (COSESCO) permits inspected	759	575	535	550	550
	Provide a high-quality storm water management system	Miles of storm sewer	314	323	341	351	361
		Number of storm sewer intakes, manholes and outlets	15,450	15,976	16,655	17,105	17,555
	Design, construct, maintain and improve the City's storm water utility infrastructure	Storm water drainage – excellent or good [1]		85%			85%
	Develop, implement and promote storm water and water quality improvement initiatives	Number of public education outreach programs	23	22	31	25	26
		Number of storm water best management practices (BMP) reimbursement program participants	37	49	34	35	36
		Amount reimbursed from BMP program	$15,799	$16,779	$17,274	$20,000	$22,000
	Remove debris from City streets and the storm water management system in order to provide a safe transportation network and cleaner storm water	Tons of debris cleared from street cleaning	349	337	340	345	345
		Number of storm sewer intakes cleaned	360	260	807	450	500
		Cleanliness of Ankeny – excellent or good [1]		90%			90%

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the SE 3rd Street Area Trunk Storm Sewer Improvements – Phase 2.
	• Began construction of the following major CIP projects in 2025: SW Des Moines Street Utility Improvements, Sawgrass Park Dam Improvements and Four Mile Creek Channel Stabilization – Heritage Park.
	• Added a Civil Engineering Technician I position in the Storm Water Administration Division.
	• Completed construction of the following other CIP projects in 2025: Vintage Business Park – North Lake Maintenance – Phase 2 and Storm Sewer Repairs.
	• Completed annual public works infrastructure maintenance and repair work, including storm sewer intake replacement, street sweeping and storm sewer pipe repairs.
In Progress Activities	
	• Complete construction of the following major CIP projects in 2026: SW Des Moines Street Utility Improvements, Sawgrass Park Dam Improvements and Four Mile Creek Channel Stabilization – Heritage Park.
	• Complete the design and begin construction of the following major CIP projects in 2026: Westlawn Place Area Utility Improvements – Phase 1, NW 17th Street Storm Sewer and Pavement Improvements, Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street and Four Mile Creek and Tributary Channel Stabilization – NE 47th Street to NE 54th Street.
Upcoming Activities	
	• Request to add a shared Utilities Operator II position to support the Sewer Maintenance and Storm Water Administration Divisions. This staffing change is necessary to help with the increased workload, provide additional leadership and improve capacity for completing public works infrastructure, maintenance and repair work.
Trends and Issues	
	• The number of storm water facility and storm sewer repair projects, as well as maintenance activities, continues to increase due to the age and condition of the infrastructure.
	• Storm water utility infrastructure continues to expand as a result of new development and annexations.
	• Storm water utility repair and maintenance activities (e.g., storm sewer pipe televising and cleaning) are currently reactive in nature. This work is completed using a combination of contractors and staff and equipment from the Storm Water Administration and Sewer Maintenance Divisions.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

For fiscal year 2027, revenues are projected to total $7,307,597, including $72,000 from storm water permits, $141,000 from interest income, $5,097,597 from storm water utility fees, $127,000 from miscellaneous revenues and $1,870,000 from bond proceeds. In addition, $100,000 is budgeted for transfers from the water fund to support the SE 3rd Street Area Collection Storm Sewer Improvements.

Storm water rates will increase by $1.00 per equivalent residential unit (ERU) and the maximum ERU for commercial, industrial and multi-family properties will increase from 100 ERU to 110 ERU, effective July 1, 2026. This adjustment is consistent with the originally projected biennial increase of $1.00 per ERU. The rate increase supports system maintenance through the addition of a shared Utilities Operator II position and provides funding for future projects identified in the Storm Water Management Study and Master Plan.

Budgeted expenditures total $6,944,225, including $1,482,583 for storm water administration, $279,316 for street cleaning and $5,182,326 for capital improvement projects. In addition, $2,341,708 is budgeted for transfers to the debt service fund.

Personnel changes for fiscal year 2027 include the addition of a Utilities Operator II position in storm water administration, which will be shared with sewer maintenance. Capital outlay expenditures include the purchase of a compact tractor with a brush mower and a storm sewer jetting head for storm water administration, as well as equipment reserve payments for the street sweeper purchased in fiscal year 2023 for street cleaning. General obligation bonds totaling $1,900,000, to be repaid with storm water revenues, are planned to fund projects included in the 2027 Capital Improvement Program. These projects include:

- SE 3rd Street Area Collection Storm Sewer Improvements
- Diamond Hills Greenway Stream Stabilization
- Saylor Creek Tributary Channel Improvements
- SW Linden Street Storm Sewer Improvements

Estimated Ending Fund Balance

The estimated ending fund balance of the storm water fund at June 30, 2027, is $4,800,283, a decrease of $1,878,336, or 28.12%, from the revised fiscal year 2026 budget. The decrease reflects the increased capital expenditures planned in the 2026-2030 Capital Improvement Program.

Looking Ahead to Fiscal Year 2028 and Beyond

Long-term projections include the following rates adjustments:

July 1, 2027	$0.45/ERU	Commercial, industrial & multi-family cap: 120 ERU
July 1, 2028	$0.45/ERU	Commercial, industrial & multi-family cap: 130 ERU
July 1, 2029	$0.45/ERU	Commercial, industrial & multi-family cap: 140 ERU
July 1, 2030	$0.45/ERU	Commercial, industrial & multi-family cap: 150 ERU
July 1, 2031	$0.45/ERU	Commercial, industrial & multi-family cap: 160 ERU

The critical need in the storm water fund is the ability to fund future storm water projects as identified in the Storm Water Management Study and Master Plan. The 2026-2030 Capital Improvement Program includes the following projects:

- SE 3rd Street Area Collection Storm Sewer Improvements
- Diamond Hills Greenway Stream Stabilization
- Four Mile Creek Channel Stabilization – East 1st Street
- Saylor Creek Tributary Channel Improvements
- SW Linden Street Storm Sewer Improvements

These projects are financed through general obligation bonds and the related debt service is paid from storm water revenues.

Storm Water Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$4,836,405	$4,347,600	$ 4,953,558	$ 6,173,184	$ 8,033,065	$ 6,678,619	$ 4,800,283
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	97,220	73,760	79,361	72,000	93,000	72,000	72,000
Use of Money & Property	70,903	166,196	162,649	130,000	168,000	141,000	129,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	3,423,284	3,496,365	4,197,835	4,339,469	4,392,578	5,097,597	5,186,477
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	80,471	79,577	87,886	110,000	112,000	127,000	129,000
Other Financing Sources	250,000	858,333	2,820,167	2,400,833	2,324,500	1,870,000	5,080,000
Total Revenues	$3,921,878	$4,674,231	$ 7,347,898	$ 7,052,302	$ 7,090,078	$ 7,307,597	$ 10,596,477
Transfers In	-	156,667	1,118,333	1,131,667	1,076,000	100,000	-
Funds Available	$8,758,283	$9,178,498	$13,419,789	$14,357,153	$16,199,143	$14,086,216	$ 15,396,760
Expenditures:							
Storm Water Administration	$ 925,109	$ 920,396	$ 1,057,351	$ 1,319,639	$ 1,282,372	$ 1,482,583	$ 1,495,020
Street Cleaning	175,792	249,869	222,208	273,254	271,506	279,316	257,109
Capital Outlay	1,724,641	1,434,200	2,026,610	5,066,240	5,840,834	5,182,326	5,397,500
Total Expenditures	$2,825,542	$2,604,465	$ 3,306,169	$ 6,659,133	$ 7,394,712	$ 6,944,225	$ 7,149,629
Transfers Out	1,585,141	1,620,475	2,080,555	2,126,628	2,125,812	2,341,708	2,178,709
Ending Balance, June 30	$4,347,600	$4,953,558	$ 8,033,065	$ 5,571,392	$ 6,678,619	$ 4,800,283	$ 6,068,422

Activity: Storm Water Administration	Department: Public Works				Program: Enterprise		
	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	97,220	73,760	79,361	72,000	93,000	72,000	72,000
Use of Money & Property	70,903	166,196	162,649	130,000	168,000	141,000	129,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	3,423,284	3,496,365	4,197,835	4,339,469	4,392,578	5,097,597	5,186,477
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	80,335	79,577	87,886	110,000	112,000	127,000	129,000
Total Revenues	**$3,671,742**	**$3,815,898**	**$4,527,731**	**$4,651,469**	**$4,765,578**	**$5,437,597**	**$5,516,477**
Expenditure Summary:							
Personal Services	$ 624,754	$ 674,049	$ 700,391	$ 871,700	$ 828,690	$ 952,544	$1,037,900
Contractual Services	250,726	233,787	312,402	370,456	377,616	481,001	438,178
Commodities	12,509	12,560	8,333	21,483	20,066	20,023	18,942
Capital Outlay	37,120	-	36,225	56,000	56,000	29,015	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 925,109**	**$ 920,396**	**$1,057,351**	**$1,319,639**	**$1,282,372**	**$1,482,583**	**$1,495,020**
Personnel Summary:							
Storm Water and Environmental Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Environmental/Civil Engineer II	-	-	1.00	1.00	1.00	1.00	1.00
Environmental/Civil Engineer I	1.00	1.00	-	-	-	-	-
Storm Water Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineering Technician II	-	-	-	1.00	-	-	-
Civil Engineering Technician I	-	-	-	-	1.00	1.00	1.00
Storm Water Engineering Technician II	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Storm Water Engineering Technician I	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities Operator II	-	-	-	-	-	0.50	0.50
Total Full Time Equivalents	**5.00**	**5.00**	**5.00**	**6.00**	**6.00**	**6.50**	**6.50**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
1/2 Ton 4WD Truck	1	2026	Purchase	$ 45,000	$ -	$ -
Hydro Seeder	1	2026	Purchase	11,000	-	-
Compact Tractor with Brush Mower	1	2027	Purchase	-	21,015	-
Storm Sewer Jetting Head	1	2027	Purchase	-	8,000	-
Total Capital Outlay				**$ 56,000**	**$ 29,015**	**$ -**

Activity: **Street Cleaning**	Department: **Public Works**	Program: **Enterprise**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 84,638	$ 99,399	$ 100,444	$ 111,957	$ 111,915	$ 115,694	$ 123,752
Contractual Services	21,477	42,061	19,869	44,253	44,331	45,476	46,833
Commodities	36,958	42,971	36,457	51,606	49,822	52,708	53,805
Capital Outlay	-	-	-	-	-	-	-
Debt Service	32,719	65,438	65,438	65,438	65,438	65,438	32,719
Total Expenditures	**$ 175,792**	**$ 249,869**	**$ 222,208**	**$ 273,254**	**$ 271,506**	**$ 279,316**	**$ 257,109**
Personnel Summary:							
Equipment Operator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Street Sweeper	1	2023	Reserve	$ 65,438	$ 65,438	$ 32,719
Total Capital Outlay				**$ 65,438**	**$ 65,438**	**$ 32,719**

Capital Outlay Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Storm Water							
Annual Storm Water Replacement Program	$ 355,892	$ 154,550	$ 799,787	$1,332,500	$1,610,581	$2,042,500	$1,872,500
Tradition Park Detention Basin Flood Repair	(135,373)	-	-	-	-	-	-
Sawgrass Park Dam Improvements	-	11,942	113,229	350,000	410,964	-	-
Four Mile Creek and Tributary Channel Stabilization – NE 47th Street to NE 54th Street	40,848	7,114	11,574	531,500	483,712	475,000	-
High Trestle Trail Channel Stabilization – Phase 1	579,242	267,182	17,831	-	10,815	-	-
Tributary to Four Mile Creek Stabilization	194,615	33,891	55,138	-	41,500	-	-
SE 3rd Street Area Trunk Storm Sewer Improvements	681,100	610,174	532,191	368,240	528,039	-	-
SE 3rd Street Area Collection Storm Sewer Improvements	-	358	-	95,000	100,000	825,000	1,405,000
Westwinds Storm Sewer Extension	5,817	237,952	185	-	-	-	-
SE Creekview Drive Wetland	2,500	870	8,928	-	-	-	-
Diamond Hills Greenway Stream Stabilization	-	-	-	-	-	50,000	85,000
Four Mile Creek Channel Stabilization – East 1st Street	-	-	-	-	-	-	75,000
Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street	-	-	-	477,000	450,000	450,000	-
Saylor Creek Tributary Channel Improvements	-	-	-	95,000	165,000	275,000	1,022,500
Four Mile Creek Channel Stabilization – Heritage Park	-	-	-	184,500	304,000	-	-
NW 17th Street Storm Sewer and Pavement Improvements	-	8,500	-	470,000	500,000	500,000	-
SW Des Moines Street Utility Improvements	-	101,667	487,747	1,162,500	1,236,223	339,826	-
SE Four Mile Drive Culvert Repair	-	-	-	-	-	125,000	-
SW Linden Street Storm Sewer Improvements	-	-	-	-	-	100,000	937,500
Total Storm Water	**$1,724,641**	**$1,434,200**	**$2,026,610**	**$5,066,240**	**$5,840,834**	**$5,182,326**	**$5,397,500**

Capital Budget Impact on Operating Budget

Although the City prepares the capital budget separately from the operating budget, the two are closely linked. These connections include the ongoing operating, maintenance and repair costs associated with new or renovated facilities and infrastructure. In some cases, capital improvement program projects also require additional personnel to operate or maintain new facilities. On the other hand, capital improvement program projects may generate new revenues through user fees for the use of new or renovated facilities or produce operational savings through increased efficiencies.

The fiscal year 2027 operating costs shown below have been incorporated into the City's adopted operating budget. In addition to the current year's operating budget impacts, future operating costs associated with current and planned projects are identified during the capital budget process to support long-range financial planning.

Project	2026-27 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
Annual Storm Water Replacement Program	$ 2,042,500	$ -	$ (14,000)	$ -	$ (14,000)
Four Mile Creek and Tributary Channel Stabilization – NE 47th Street to NE 54th Street	475,000	-	20,000	-	20,000
SE 3rd Street Area Collection Storm Sewer Improvements	825,000	-	-	-	-
Diamond Hills Greenway Stream Stabilization	50,000	-	-	-	-
Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street	450,000	-	15,000	-	15,000
Saylor Creek Tributary Channel Improvements	275,000	-	-	-	-
NW 17th Street Storm Sewer and Pavement Improvements	500,000	-	(6,000)	-	(6,000)
SW Des Moines Street Utility Improvements	339,826	-	(9,000)	-	(9,000)
SE Four Mile Drive Culvert Repair	125,000	-	(2,000)	-	(2,000)
SW Linden Street Storm Sewer Improvements	100,000	-	-	-	-
Total	**$ 5,182,326**	**$ -**	**$ 4,000**	**$ -**	**$ 4,000**

Golf Course Fund

Description of the Fund

The fund accounts for the operations and activities of the City's 18-hole Otter Creek Golf Course.

For budget management purposes, the fund is divided into the following activities:

Golf Course Maintenance – responsible for the maintenance and upkeep of the golf course, grounds and facilities.

Golf Course Pro Shop – responsible for the management of the clubhouse and golf course operations.

Golf Course Banquet Services – responsible for the management of the Tin Cup Bar and Grille, a full-service restaurant, and the Pinnacle Club banquet facilities.

Council Goal	Fund Goal	Indicators	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Enhance Quality of Life	To maintain greens, tees, roughs and common areas including irrigation, plant health and pest prevention services	Golf course acreage	200.6	200.6	200.6	200.6	200.6
		Maintenance expenditures per acre [1]	$3,316	$3,442	$3,598	$4,143	$4,297
	To provide customers a great experience while playing the golf course and to develop lifelong golfers	Number of rounds of golf played	33,148	35,306	36,265	36,627	36,993
		Utilization of available tee times	57%	60%	60%	61%	62%
		Junior Golf Program participants	340	340	340	340	340
	To provide outstanding banquet services to citizens and businesses	Number of banquet rentals	73	81	65	65	75

[1] *Reported for the fiscal year*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed renovations to the Otter Creek Golf Course clubhouse, including new carpet, paint, wall coverings, bridal suite, audio/visual upgrades and exterior doors.
	• Continued to operate as a premier public golf course, with 36,627 rounds played in 2025, an increase from 36,265 rounds in 2024.
In Progress Activities	
	• Complete exterior renovations to the Otter Creek Golf Course clubhouse, including exterior painting of the clubhouse, driving range building, pump house, dumpster enclosure and restroom.

Upcoming Activities	
	• Complete the replacement of the golf cart fleet (70 carts).
Trends and Issues	
	• Record golf rounds continue to increase demand on course facilities and infrastructure, requiring additional maintenance to preserve course conditions.
	• Recruiting, training and retaining qualified seasonal staff.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The golf course fund is projected to generate $2,745,000 in revenues for fiscal 2027. Membership fees, greens fees and cart rental account for 50.05%; food and beverage and beer and alcohol sales for 22.91%; driving range for 8.12% and pro shop merchandise sales for 5.36% as detailed in the Golf Course Fund Revenue Summary.

Golf Course Fund Revenue Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Interest	$ 32,591	$ 104,588	$ 115,008	$ 92,000	$ 119,000	$ 99,000	$ 90,000
Commissions	1,051	1,008	3,432	1,000	1,000	1,000	1,000
Facility Rental	28,729	24,291	18,643	27,000	21,000	22,000	23,000
Equipment Rental	3,604	3,230	3,645	3,000	3,000	3,000	3,000
Membership Fees	109,799	110,772	112,831	112,000	110,000	112,000	114,000
Greens Fees	757,386	824,833	871,453	717,000	791,000	799,000	807,000
Recreation Programming	27,770	28,930	28,772	26,000	28,000	28,000	28,000
Trail Fees	(3,826)	3,826	-	-	-	-	-
Driving Range	216,763	224,926	247,012	202,000	220,000	223,000	226,000
Cart Rental	446,538	470,217	501,143	427,000	458,000	463,000	468,000
Gift Certificates	3,447	10,517	4,575	-	-	-	-
Miscellaneous Service Charges	26,649	25,582	59,201	74,000	60,000	60,000	60,000
Pro Shop Merchandise	150,417	141,340	154,435	130,000	145,000	147,000	149,000
Food and Beverage	292,505	306,141	288,601	270,000	290,000	293,000	296,000
Beer and Alcohol Sales	332,814	332,115	356,616	313,000	332,000	336,000	340,000
Salvage Sales	-	38	-	-	-	-	-
Program Sponsorships	2,144	2,035	2,080	2,000	-	-	-
Refunds	-	598	40	-	-	-	-
Other Reimbursements	1,172	2,288	1,243	1,000	1,000	1,000	1,000
Overages/Shortages	(1,145)	(1,372)	(432)	-	-	-	-
Sales Tax	46,635	48,454	53,349	43,000	47,000	48,000	49,000
Miscellaneous	98,678	96,318	100,390	100,000	110,000	110,000	110,000
Total	$2,573,721	$2,760,675	$2,922,037	$2,540,000	$2,736,000	$2,745,000	$2,765,000

Budgeted expenditures for fiscal year 2027 total $2,695,406, including $861,892 for golf course maintenance, $851,895 for the golf course pro shop and $981,619 for golf course banquet services. Personnel authorized in the fiscal year 2027 budget will remain unchanged. Capital outlay expenditures include the replacement of a tee mower and a utility vehicle for golf course maintenance and the replacement of a driving range picker for the golf course pro shop. Equipment reserve payments continue for numerous pieces of equipment used in golf course maintenance and the golf course pro shop, including the golf cart fleet replaced in fiscal year 2023.

Estimated Ending Fund Balance

Actual revenues have consistently exceeded expenditures in recent years, reflecting steady customer demand and effective cost management. The estimated ending fund balance of the golf course fund at June 30, 2027, is $3,250,674, an increase of $49,594, or 1.55%, from the revised fiscal year 2026 budget. This positive trend reflects the fund's continued financial stability.

Looking Ahead to Fiscal Year 2028 and Beyond

The golf course fund is well positioned to continue its strong financial performance. Continued investments in course maintenance, clubhouse improvements and customer experience are expected to support both stable play volume and strong banquet activity. Together, these investments position the golf course fund for sustained financial strength while enhancing the long-term value of the facility for the community.

Golf Course Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$1,276,187	$1,823,641	$2,410,754	$2,285,254	$2,930,368	$3,201,080	$ 3,250,674
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	65,975	133,117	140,728	123,000	144,000	125,000	117,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,584,526	1,699,603	1,824,987	1,558,000	1,667,000	1,685,000	1,703,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	923,220	927,955	956,322	859,000	925,000	935,000	945,000
Total Revenues	$2,573,721	$2,760,675	$2,922,037	$2,540,000	$2,736,000	$2,745,000	$ 2,765,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$3,849,908	$4,584,316	$5,332,791	$4,825,254	$5,666,368	$5,946,080	$ 6,015,674
Expenditures:							
Golf Course Maintenance	$ 665,176	$ 690,424	$ 721,838	$ 824,355	$ 831,074	$ 861,892	$ 915,252
Golf Course Pro Shop	680,032	749,502	732,371	802,722	811,510	851,895	890,381
Golf Course Banquet Services	681,059	733,636	948,214	793,845	822,704	981,619	876,440
Total Expenditures	$2,026,267	$2,173,562	$2,402,423	$2,420,922	$2,465,288	$2,695,406	$ 2,682,073
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$1,823,641	$2,410,754	$2,930,368	$2,404,332	$3,201,080	$3,250,674	$ 3,333,601

Activity: Golf Course Maintenance	Department: Parks and Recreation	Program: Enterprise

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,172	1,275	1,243	1,000	1,000	1,000	1,000
Total Revenues	**$ 1,172**	**$ 1,275**	**$ 1,243**	**$ 1,000**	**$ 1,000**	**$ 1,000**	**$ 1,000**
Expenditure Summary:							
Personal Services	$ 379,041	$ 387,559	$ 416,993	$ 513,151	$ 511,006	$ 533,278	$ 573,840
Contractual Services	91,664	54,137	66,050	72,383	81,428	78,841	105,237
Commodities	136,081	135,989	148,719	188,694	188,763	185,564	190,952
Capital Outlay	22,415	82,836	66,321	34,654	34,404	59,034	45,223
Debt Service	35,975	29,903	23,755	15,473	15,473	5,175	-
Total Expenditures	**$ 665,176**	**$ 690,424**	**$ 721,838**	**$ 824,355**	**$ 831,074**	**$ 861,892**	**$ 915,252**
Personnel Summary:							
Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Mechanic	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Groundskeeper	-	-	1.00	1.00	1.00	1.00	1.00
GC Maintenance (10 Month)	1.66	1.66	-	-	-	-	-
GC Maintenance (8 Month)	2.00	2.00	2.66	2.66	2.66	2.66	2.66
GC Maintenance (4 Month)	0.66	0.66	0.66	0.66	0.66	0.66	0.66
Total Full Time Equivalents	**6.32**	**6.32**	**6.32**	**6.32**	**6.32**	**6.32**	**6.32**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Fairway Mower	1	2021	Reserve	$ 5,123	$ -	$ -
Fairway Mower	1	2022	Reserve	10,350	5,175	-
Heavy-Duty Utility Vehicle	1	2026	Purchase	34,404	-	-
Tee Mower	1	2027	Purchase	-	47,263	-
Utility Vehicle	1	2027	Purchase	-	11,771	-
Heavy-Duty Utility Vehicle	1	2028	Purchase	-	-	35,163
Utility Vehicle	1	2028	Purchase	-	-	10,060
Total Capital Outlay				**$ 49,877**	**$ 64,209**	**$ 45,223**

Activity: Golf Course Pro Shop	Department: Parks and Recreation	Program: Enterprise

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	36,415	108,365	121,810	95,000	122,000	102,000	93,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,560,516	1,677,405	1,805,906	1,525,000	1,647,000	1,665,000	1,683,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	198,739	191,747	209,657	175,000	192,000	195,000	198,000
Total Revenues	**$1,795,670**	**$1,977,517**	**$2,137,373**	**$1,795,000**	**$1,961,000**	**$1,962,000**	**$1,974,000**
Expenditure Summary:							
Personal Services	$ 308,610	$ 347,309	$ 353,586	$ 382,605	$ 380,848	$ 395,678	$ 418,234
Contractual Services	201,042	210,816	203,649	245,501	252,046	260,459	271,484
Commodities	126,308	156,003	139,762	139,242	143,242	145,384	147,772
Capital Outlay	-	-	-	-	-	15,000	-
Debt Service	44,072	35,374	35,374	35,374	35,374	35,374	52,891
Total Expenditures	**$ 680,032**	**$ 749,502**	**$ 732,371**	**$ 802,722**	**$ 811,510**	**$ 851,895**	**$ 890,381**
Personnel Summary:							
Head Golf Professional	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Golf Carts	70	2023	Reserve	$ 35,374	$ 35,374	$ 17,687
Driving Range Picker	1	2027	Purchase	-	15,000	-
Golf Carts	70	2028	Reserve	-	-	35,204
Total Capital Outlay				**$ 35,374**	**$ 50,374**	**$ 52,891**

Activity:	Department:	Program:
Golf Course Banquet Services	**Parks and Recreation**	**Enterprise**

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	29,559	24,751	18,918	28,000	22,000	23,000	24,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	24,009	22,198	19,081	33,000	20,000	20,000	20,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	723,309	734,932	745,423	683,000	732,000	739,000	746,000
Total Revenues	**$ 776,877**	**$ 781,881**	**$ 783,422**	**$ 744,000**	**$ 774,000**	**$ 782,000**	**$ 790,000**
Expenditure Summary:							
Personal Services	$ 376,464	$ 411,333	$ 426,868	$ 449,370	$ 466,316	$ 478,844	$ 498,881
Contractual Services	83,866	94,609	273,542	116,933	116,678	253,091	128,487
Commodities	220,729	227,694	216,994	227,542	238,542	249,684	249,072
Capital Outlay	-	-	30,810	-	1,168	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 681,059**	**$ 733,636**	**$ 948,214**	**$ 793,845**	**$ 822,704**	**$ 981,619**	**$ 876,440**
Personnel Summary:							
Food & Beverage Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2025-26 Revised	2026-27 Budget	2027-28 Projected
Clubhouse Furniture	Various	2025	Purchase	$ 1,168	$ -	$ -
Total Capital Outlay				**$ 1,168**	**$ -**	**$ -**

CAPITAL PROJECTS FUND

Special Assessments Fund

Description of the Fund

The fund accounts for the collection of special assessments levied against properties to help finance public improvements that directly benefit the assessed properties. Special assessment revenues are used to offset construction costs or debt service payments associated with these improvements.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The special assessments fund generates revenue through scheduled assessment collections. However, collections on agricultural properties are deferred until development occurs, making the timing of revenues difficult to predict. As a result, no revenues or expenditures are budgeted for fiscal year 2027. Transfers out totaling $500,000 are budgeted to fund the NW 36th Street Widening – NW Abilene Road to NW Ash Drive project.

Estimated Ending Fund Balance

Following the transfer of funds, the ending fund balance is budgeted at $1,967,293 as of June 30, 2027, a decrease of $500,000, or 20.27%.

Looking Ahead to Fiscal Year 2028 and Beyond

Fund balance will be transferred to the capital projects fund for future special assessment projects.

Special Assessments Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ -	$ 22,158	$1,559,434	$2,762,924	$2,790,608	$2,467,293	$1,967,293
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	277,158	1,537,276	1,231,174	-	76,685	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 277,158	$1,537,276	$1,231,174	$ -	$ 76,685	$ -	$ -
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 277,158	$1,559,434	$2,790,608	$2,762,924	$2,867,293	$2,467,293	$1,967,293
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	255,000	-	-	200,000	400,000	500,000	1,890,000
Ending Balance, June 30	$ 22,158	$1,559,434	$2,790,608	$2,562,924	$2,467,293	$1,967,293	$ 77,293

2026-2030 Capital Improvement Program

Introduction

The capital improvement program serves as a planning tool for public improvements, outlining the timing and financing of projects over a five-year period. The capital budget represents a significant portion of the fiscal year 2027 budget and includes costs associated with 2026 capital projects, the first year of the 2026-2030 Capital Improvement Program.

The capital improvement program identifies capital needs, sets project priorities and outlines both secured and potential funding sources. Key resources used in developing the capital improvement program include The Ankeny Plan 2040 and various professional studies addressing facility, transportation, utility and drainage needs.

The capital improvement program does not appropriate funds or authorize projects. City Council action is required to initiate projects. Requests to initiate capital improvement program projects are presented to the City Council when funding sources are available and the project is ready for design and/or construction.

Each year, staff conducts a thorough review of capital project needs, updates the adopted capital improvement program, incorporates recommended adjustments and submits the revised program to the City Council for consideration, modification and adoption as part of the annual budget process.

In preparing the recommended capital improvement program, staff exercises judgment to determine which projects can be completed within a given year and within the City's financial capacity. As expected, expenditure and revenue estimates for the earlier years of the program are more accurate than those for the later years.

Fiscal Overview

The 2026-2030 Capital Improvement Program reflects a $53,075,545 increase in project expenditures compared to last year's program, due to significant increases in the bridge/box culvert, municipal buildings, park facilities and streets categories. The municipal buildings and park facilities categories have grown as a result of adding projects to the capital improvement program, specifically the Police Headquarters Remodel, Hawkeye Park Sports Complex Tennis Courts Reconstruction and Prairie Ridge Sports Complex Parking Lot Overlay. The increase in the bridge/box culvert category is related to the addition of future phases of the NE 18th Street Bridge over Interstate 35 project. The increase in the streets category is due to the change in scope of the SW Oralabor Road Intersection Improvements project, as well as the corridor development of NW 36th Street – SW Irvinedale Drive to SW Ash Drive and East 1st Street – NE Frisk Drive to NE 38th Street.

Goals

The City Council's goals provide policy guidance for evaluating capital improvement program projects. These goals include:



In addition to these goals, The Ankeny Plan 2040 serves as the basis for many of the City's policy decisions related to a wide range of issues, including capital projects. The Ankeny Plan 2040 community goals related to the 2026-2030 Capital Improvement Program include:

1. Provide infrastructure investments that correspond to the community's growth potential;
2. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmental responsibility and adheres to the City's long-term growth goals;
3. Ensure that the transportation system is adequate to meeting future demands; and
4. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.

Capital Improvement Program Process

The capital improvement program process begins with the submittal of request forms that collect information about capital projects, including the department, project type and purpose, funding sources, underlying studies and the reasons for the project's timing. This information is evaluated along with other factors such as relevance to City Council goals, method of financing and whether the project is new or a replacement.

Projects are then reviewed based on the information provided in the forms. The following criteria may be considered when evaluating capital projects:

- Meets legal mandates
- Reduces hazards and improves public safety
- Advances a council goal or priority
- Improves efficiency
- Maintains standards of service
- Supports economic development
- Improves services and convenience
- Affordability
- Improves the quality of life or aesthetic values

These criteria are used as general guidelines that help determine priorities among capital project requests. Projects are then evaluated and presented to the City Council for consideration based on priorities and financial guidelines.

Because the 2026 capital improvement program projects will become part of the adopted fiscal year 2027 budget, the emphasis in the capital improvement program process is on the 2026 capital program. Projects for the remaining four years of the program become part of the City's long-term financial plan. Although not an official part of the capital improvement program, an overall summary is also included that outlines an additional five years of high-priority projects.

Program Overview

For 2026-2030, the capital improvement program totals $288,912,500. Of this amount, 56.22% is designated for transportation, 25.23% for municipal utilities (water, sewer and storm water), 11.76% for municipal buildings, 4.78% for park facilities, 1.13% for sidewalks and trails and 0.88% for operating and construction equipment projects.

Capital spending authorizations by project category for the 2026-2030 Capital Improvement Program include:

Project Category	2026	2027	2028	2029	2030	Total
Bridge/Box Culvert	$ 860,000	$ 2,490,000	$ 2,955,000	$ 6,875,000	$ 6,475,000	$ 19,655,000
Municipal Buildings	1,628,000	850,000	18,259,000	6,885,000	6,356,000	33,978,000
Operating/Construction Equipment	-	-	-	2,530,000	-	2,530,000
Park Facilities	2,852,000	1,720,000	4,020,000	1,900,000	3,330,000	13,822,000
Sanitary Sewers	6,620,000	5,322,000	2,780,000	1,985,000	2,950,000	19.657.000
Sidewalks/Trails	600,000	700,000	750,000	600,000	600,000	3,250,000
Storm Water	6,789,000	3,795,000	7,005,000	6,005,000	3,250,000	26,844,000
Streets	22,087,000	36,000,000	33,235,000	19,600,000	20,350,000	131,272,000
Traffic Control	2,490,000	3,070,000	2,190,000	1,865,000	1,890,000	11,505,000
Water Mains	1,825,000	1,395,000	2,050,000	2,094,000	4,728,500	12,092,500
Water Towers/Storage	5,440,000	5,272,000	1,395,000	2,200,000	-	14,307,000
Total	**$ 51,191,000**	**$60,614,000**	**$74,639,000**	**$52,539,000**	**$ 49,929,500**	**$288,912,500**

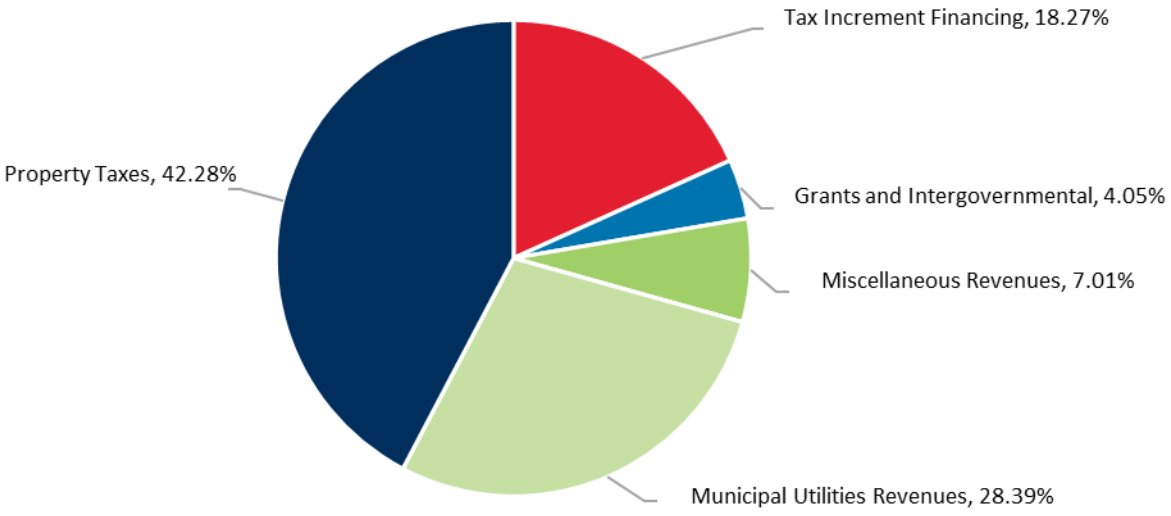
Financial Plan

The capital improvement program represents a concerted effort to ensure that capital projects are completed in a timely manner to accommodate growth and development. Staff has worked to mitigate the impact of debt service requirements on the debt service levy through careful review of the need for projects and the timing of projects.

The financial plan presents a diversified approach to funding the 2026-2030 Capital Improvement Program, with 57.72% coming from sources other than property taxes. The plan emphasizes securing revenue from outside the community to reduce the burden on taxpayers and actively seeks partnerships to enhance the City's infrastructure. The capital improvement program's financial plan relies on regular general obligation debt, with substantial reinvestment in infrastructure. Typically, such infrastructure reinvestment, including street rehabilitation, is funded primarily by property taxes from the debt service levy.

Funding sources for the 2026-2030 Capital Improvement Program are shown in the following graphs and charts:

Funding Sources



Funding Sources	2026	2027	2028	2029	2030	Total
Capital Projects Fund	$ 6,660,500	$ 830,000	$ 505,000	$ 75,000	$ -	$ 8,070,500
Capital Reserve Fund	450,000	850,000	2,000,000	-	-	3,300,000
County Contributions	100,000	-	-	-	-	100,000
FHWA/IDOT Grants	769,935	900,000	1,200,000	100,000	250,000	3,219,935
GO Bonds	14,577,455	20,740,000	25,445,000	19,980,000	24,453,000	105,195,455
GO Bonds – Referendum	-	-	7,248,159	3,355,558	6,356,000	16,959,717
GO Bonds – Storm Water	2,519,500	1,870,000	5,080,000	3,930,000	1,225,000	14,624,500
GO Bonds – TIF	4,511,000	19,233,500	12,275,000	10,280,000	6,475,000	52,774,500
Hotel/Motel Tax Fund	1,074,500	400,000	490,000	500,000	-	2,464,500
MPO/STBG Grants	1,500,000	1,346,500	1,500,000	1,970,000	1,125,000	7,441,500
Other Grants	45,000	400,000	-	500,000	-	945,000
Park Dedication Fund	100,000	100,000	100,000	100,000	100,000	500,000
Private Contributions	783,110	160,000	50,000	-	42,000	1,035,110
Road Use Tax Fund	1,300,000	200,000	200,000	200,000	200,000	2,100,000
Sewer Fund	6,530,000	4,717,000	8,383,702	4,237,947	2,950,000	26,818,649
Special Assessments	400,000	500,000	1,890,000	-	-	2,790,000
Storm Water Fund	2,175,000	1,825,000	1,925,000	1,975,000	2,025,000	9,925,000
Water Fund	920,000	1,100,000	1,200,000	1,300,000	1,375,000	5,895,000
Water Revenue Bonds	6,775,000	5,442,000	5,147,139	4,035,495	3,353,500	24,753,134
Total	**$ 51,191,000**	**$ 60,614,000**	**$ 74,639,000**	**$ 52,539,000**	**$ 49,929,500**	**$288,912,500**

Property Taxes – specifically those collected through the City's debt service levy, are the largest source of revenue for the capital improvement program, representing $122,155,172, or 42.28%, of the overall financial plan. Property tax revenue is used to make principal and interest payments on general obligation debt issued by the City to fund infrastructure projects.

The City issues seven types of general obligation debt, all of which are backed by the full faith and credit of the City's taxing authority:

1. Regular general obligation debt – supported by the debt service levy
2. Road use tax-abated general obligation debt – reimbursed from the road use tax fund
3. Tax increment financing (TIF)-abated general obligation debt – reimbursed from the tax increment financing fund
4. Water-abated general obligation debt – reimbursed from the water fund
5. Sewer-abated general obligation debt – reimbursed from the sewer fund
6. Storm water-abated general obligation debt – reimbursed from the storm water fund
7. Referendum-approved general obligation debt – provides additional debt service levy authority for capital projects approved by a supermajority vote of the electorate

Grants – includes opportunities outside of the normal funding mechanisms (property taxes and utility rates) to assist with the construction of infrastructure projects. These opportunities may include federal or state grants, regional resources, or assistance from other governmental entities. The proposed capital improvement program financial plan identifies $11,706,435 to be received from grant awards or intergovernmental assistance, representing 4.05% of all revenue sources.

The projects most dependent on grants and intergovernmental support are the South Ankeny Boulevard and SE Oralabor Road Intersection Improvements, West 1st Street Widening and Improvements – Phase 2 and NW State Street Widening and Pavement Rehabilitation – West 1st Street to NW 18th Street. Staff has secured $950,000 from the Iowa Department of Transportation (DOT) and $7,191,500 from the Des Moines Area Metropolitan Planning Organization (MPO) for these projects.

For 2026, staff has secured $678,890 from the Iowa DOT and $1,500,000 from the Des Moines Area MPO for the SE Creekview Drive Extension and West 1st Street Widening and Improvements – Phase 2 projects. The City has also applied for a $100,000 Polk County Development grant for the High Trestle Trail Experience Park.

Tax Increment Financing (TIF) – represents $52,774,500, or 18.27% of the funding sources, reflecting a significant increase from the prior capital improvement program. The NE 18th Street Bridge over Interstate 35, South Ankeny Boulevard and SE Oralabor Road Intersection Improvements and Interstate 35 and NE 36th Street Interchange Improvements projects are planned for preliminary design in 2026 and the West 1st Street Widening and Improvements – Phase 2 project is planned for construction in 2026. These projects are located within the 1989 Ankeny Economic Development Urban Renewal Area, 1991 Ankeny Urban Renewal Area and Ankeny Northeast Urban Renewal Area.

Municipal Utilities (Water, Sewer and Storm Water) – help support numerous infrastructure projects to ensure each utility can continue to provide reliable service to Ankeny's customers. Resources from the utility funds total $82,016,283, or 28.39% of the capital improvement program financial plan.

Projects within the annual utility programs for 2026 include:

- Westlawn Place Area utility improvements;
- Sanitary sewer spot repairs, manhole repairs and slip lining;
- Sanitary sewer and water main oversizing; and
- Storm water projects, including structure replacement and repairs, subdrain repairs, erosion repairs and Gay Lea Wilson Trail culvert lining.

Major utility projects planned for 2026 construction include Otter Creek Trunk Sewer – Phase 4, Deer Creek Trunk Sewer Extension – Phase 1, Four Mile Creek and Tributary Channel Stabilization – NE 47th Street to NE 54th Street, Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street, Four Mile Creek Channel Stabilization – Heritage Park, NW 17th Street Storm Sewer and Pavement Improvements, SW Des Moines Street Utility Improvements and Elevated Water Storage Tower No. 4.

Miscellaneous – totals $20,260,110, or 7.01%, of the 2026-2030 Capital Improvement Program. This includes capital project fund cash balances, capital reserve fund cash balances, hotel/motel tax fund revenues, park dedication fund cash balances, private contributions, road use tax fund revenues and special assessment revenues.

Conclusion

The 2026-2030 Capital Improvement Program represents the culmination of a systematic process undertaken by the City Council and staff to develop a five-year program of infrastructure projects essential to the growth of the Ankeny community.

The projects proposed for completion from 2026-2030 are designed to maintain existing infrastructure and support new economic development opportunities. It is important to note, however, that a significant number of projects will need to be considered in the future. With this in mind, the capital improvement program reflects a balanced approach, making prudent investments and prioritizing construction in areas critical to sustaining Ankeny's goals of attracting businesses, managing growth and enhancing the quality of life.

Several large capital projects are planned for the calendar year 2026 construction season as described here. For more information regarding the City's capital improvement program, including the full list of projects, project images and location maps, please refer to the 2026-2030 Capital Improvement Program that is available on the City's website at https://www.ankenyiowa.gov/210/Capital-Improvement-Program.

2026-2030
Capital Improvement Program

Project #	PRK-00-002
Project Name	Annual Park Development Program

Total Project Cost	$5,990,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Improvement
Category	Park Facilities	Status	Active
Useful Life	20 Years	Council Goal	Enhance Quality of Life

Description

The Annual Park Development Program includes improvements to existing park facilities as well as the construction of new parks. Improvements may include amenities such as shelters, play structures, picnic facilities, splash pads, trail connections and landscaping.

2026: Crossings at Deer Creek Park – Phase 1: grading, utilities, parking lot and trail loop
2027: Crossings at Deer Creek Park – Phase 2: playground, shelter, restroom, splash pad and landscaping
2028: Kimberley Crossing Park: playground, shelter, trail loop, parking lot and landscaping
2029: Pine Lake Estates Park: playground, shelter, trail loop, parking lot and landscaping
2030: Other projects to be determined

Justification

The estimated land costs in 2026 include the purchase of a small portion of land in the northwest corner of the park for an access point and trail connection.

Expenditures	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Construction Costs	750,000	900,000	1,600,000	850,000	1,600,000	**5,700,000**
Engineering - Design	90,000	20,000	50,000	50,000	50,000	**260,000**
Land/ROW Acquisition	30,000	-	-	-	-	**30,000**
Total	**870,000**	**920,000**	**1,650,000**	**900,000**	**1,650,000**	**5,990,000**

Funding Sources	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
G.O. Bonds	770,000	820,000	1,550,000	800,000	1,550,000	**5,490,000**
Park Dedication Fund	100,000	100,000	100,000	100,000	100,000	**500,000**
Total	**870,000**	**920,000**	**1,650,000**	**900,000**	**1,650,000**	**5,990,000**

Budget Impact	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Maintenance Costs	12,000	12,000	12,000	12,000	12,000	**60,000**
Utilities	5,000	5,000	5,000	5,000	5,000	**25,000**
Personnel Costs	1,500	1,500	1,500	1,500	1,500	**7,500**
Total	**18,500**	**18,500**	**18,500**	**18,500**	**18,500**	**92,500**

2026-2030
Capital Improvement Program

Project #	STR-00-004
Project Name	Annual Street Replacement Program

Total Project Cost	$11,440,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 Years	Council Goal	Upgrade Essential Infrastructure

Description

Full-depth pavement removal and replacement of concrete streets determined to be in poor to very poor condition as rated by the Pavement Condition Index (PCI). Locations are identified using the 2023 Pavement Management Study and Master Plan, in conjunction with field evaluations conducted by the Public Works Engineering Division. Projects include pavement reconstruction with C-SUD concrete mix, rock subbase and longitudinal subdrain, along with spot replacement of deteriorated storm or sanitary sewer and/or undersized water mains.

Future projects identified include:

2026: NW 9th Street – NW School Street to NW Logan Street, NE Trilein Drive – NE 18th Street to NE Cambridge Court, NE Chambers Parkway – NE Williamsburg Drive to NE 16th Street and NE Four Mile Drive Widening – NE 3rd Street to NE 6th Street
2027: NE Trilein Drive – NE 3rd Street to NE 7th Street and NW 9th Street – NW Maple Street to NW School Street
2028: NE Trilein Drive – East 1st Street to NE 3rd Street
2029-2030: To be determined based on the Pavement Management Study and Public Works field evaluations

Justification

The older sections of Ankeny have streets deteriorating due to their age. Many of these streets exhibit significant cracks, spalls, poor subgrade and other issues. The newer sections of Ankeny have streets deteriorating at an accelerated rate due to the concrete mixes used at the time, which perform poorly when exposed to salt and brine. Many of these streets show significant joint failures, asphalt cold patching, lack of rock subbase, longitudinal subdrains and other deficiencies.

Expenditures	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Construction Costs	3,690,000	2,025,000	1,725,000	2,000,000	2,000,000	**11,440,000**
Total	**3,690,000**	**2,025,000**	**1,725,000**	**2,000,000**	**2,000,000**	**11,440,000**

Funding Sources	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
G.O. Bonds	2,065,000	2,025,000	1,725,000	2,000,000	2,000,000	**9,815,000**
Capital Project Fund	1,625,000	-	-	-	-	**1,625,000**
Total	**3,690,000**	**2,025,000**	**1,725,000**	**2,000,000**	**2,000,000**	**11,440,000**

Budget Impact	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Maintenance Costs	(35,000)	(40,000)	(45,000)	(50,000)	(55,000)	**(225,000)**
Total	**(35,000)**	**(40,000)**	**(45,000)**	**(50,000)**	**(55,000)**	**(225,000)**

2026-2030
Capital Improvement Program

Project #	SNS-23-003
Project Name	Deer Creek Trunk Sewer Extension – Phase 1

Total Project Cost	$1,845,000	Contact	Municipal Utilities Director
Department	Sewer Utility	Type	New Construction
Category	Sanitary Sewers	Status	Active
Useful Life	40 Years	Council Goal	Upgrade Essential Infrastructure

Description

Install approximately 2,900 linear feet of 30-inch-diameter sanitary trunk sewer from the existing 30-inch-diameter sanitary sewer on the south side of NE 18th Street to approximately 2,800 feet north of NE 18th Street.

Justification

This project will provide sanitary sewer service for future land to be annexed and developed north of NE 18th Street. The trunk sewer will serve a large portion of the development area north of NE 18th Street and east of the county NE 29th Street to the City's projected 2040 growth boundary. City staff will perform the on-site construction inspection, saving the City approximately $85,000 in engineering fees in 2026.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,700,000	-	-	-	-	**1,700,000**
Engineering – Design	85,000	-	-	-	-	**85,000**
Land/ROW Acquisition	60,000	-	-	-	-	**60,000**
Total	**1,845,000**	**-**	**-**	**-**	**-**	**1,845,000**

Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	1,845,000	-	-	-	-	**1,845,000**
Total	**1,845,000**	**-**	**-**	**-**	**-**	**1,845,000**

Budget Impact

Since this is a new trunk sewer, no maintenance is anticipated initially. It will be added to the City's routine pipe cleaning and inspection programs after the maintenance bond period expires. However, because it is a large-diameter trunk sewer, it will require less frequent maintenance and television inspection will likely be contracted because the City does not have the equipment to inspect an active sewer of this size.

2026-2030
Capital Improvement Program

Project #	STR-22-003
Project Name	West 1st Street Widening and Improvements – Phase 2

Total Project Cost	$8,805,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 Years	Council Goal	Upgrade Essential Infrastructure

Description

Reconstruction of West 1st Street from approximately 250 feet east of NW Greenwood Street to just west of NW/SW State Street. The existing four-lane street is only 41 feet wide and is proposed to be removed and replaced with a new five-lane street that includes a center two-way left-turn lane. Additional improvements include water main and storm sewer upgrades to replace the 50-year-old underground infrastructure, the installation of a new traffic signal at the West 1st Street and NW/SW Linden Street intersection and the installation of approximately 13 streetlights. Unlike the West 1st Street Widening and Improvements – Phase 1 project, which was completed in 2022, a joint utility trench will not be constructed in advance of this project. It is assumed that the existing overhead electric on wood poles will remain in their current locations and that any underground utilities that conflict with construction will be relocated within the City's right-of-way. Construction is currently scheduled for 2026 and 2027, with an Iowa Department of Transportation (DOT) letting date currently programmed for December 2025.

Justification

The existing four-lane undivided street has operational and safety issues because left-turning vehicles block the inside through lanes. This results in traffic backups and increases the potential for accidents along the corridor. West 1st Street carries heavy daily traffic, and the pavement requires regular concrete and asphalt cold patching. At 50 years old, the pavement is at the end of its service life. In addition, the existing 10-foot-wide lanes do not meet the minimum acceptable widths established by SUDAS design standards. Construction is anticipated to be completed over two years due to the time required to reconstruct one-half mile of urban arterial street and the need to maintain a minimum of two traffic lanes throughout construction along this major arterial corridor. The City has been awarded $2,846,500 in Surface Transportation Block Grant (STBG) funding through the Des Moines Area MPO and $500,000 through the Iowa Department of Transportation's (DOT) Traffic Safety Improvement Program (TSIP).

Expenditures	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Construction Costs	3,500,000	4,100,000	-	-	-	**7,600,000**
Engineering – Construction Services	500,000	575,000	-	-	-	**1,075,000**
Street Lighting	70,000	60,000	-	-	-	**130,000**
Total	**4,070,000**	**4,735,000**	**-**	**-**	**-**	**8,805,000**

Funding Sources	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
G.O. Bonds – TIF Abated	2,570,000	2,888,500	-	-	-	**5,458,500**
MPO/STBG Grants	1,500,000	1,346,500	-	-	-	**2,846,500**
FHWA/IDOT Grants	-	500,000	-	-	-	**500,000**
Total	**4,070,000**	**4,735,000**	**-**	**-**	**-**	**8,805,000**

Budget Impact	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Maintenance Costs	-	-	1,000	1,000	1,000	**3,000**
Utilities	-	1,000	2,250	2,250	2,250	**7,750**
Total	**-**	**1,000**	**3,250**	**3,250**	**3,250**	**10,750**

2026-2030
Capital Improvement Program

Project #	STR-23-005
Project Name	South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street

Total Project Cost	$4,350,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 Years	Council Goal	Upgrade Essential Infrastructure

Description

This is a joint project with the Iowa Department of Transportation (DOT) to reconstruct South Ankeny Boulevard (U.S. Highway 69) from SE Peterson Drive to 1st Street. The project includes replacing the existing four-lane undivided urban roadway with a five-lane divided urban roadway and adding right-turn lanes where applicable. Improvements include the replacement of pavement, sidewalk, water main, sanitary sewer and storm sewer infrastructure, as well as the traffic signal at 3rd Street and the associated fiber-optic interconnect. A raised median will be installed from SE Peterson Drive to 3rd Street and from 3rd Street to 1st Street.

Justification

A study completed in 2020 documented the traffic operations and safety issues along South Ankeny Boulevard from SW Ordnance Road to 1st Street and recommended improvements to the corridor. The study also recommended improving access management and safety due to the number of access points serving adjacent properties. The Iowa DOT and the City have agreed that the City will manage and fund the consultant-led survey, design and utility relocation coordination, while the Iowa DOT will manage and fund the right-of-way acquisition and most of the construction inspection. Because the City owns the utilities, traffic signals, pedestrian ramps and decorative sidewalks within the DOT's right-of-way, it is anticipated that the City will enter into an agreement with a consultant to provide construction engineering services in 2026 and 2027 and prepare record drawings in 2028.

Expenditures	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Construction Costs	2,150,000	1,625,000	-	-	-	**3,775,000**
Engineering – Construction Services	150,000	100,000	50,000	-	-	**300,000**
Street Lighting	-	-	275,000	-	-	**275,000**
Total	**2,300,000**	**1,725,000**	**325,000**	**-**	**-**	**4,350,000**

Funding Sources	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
G.O. Bonds	-	1,725,000	325,000	-	-	**2,050,000**
Sewer Fund	1,200,000	-	-	-	-	**1,200,000**
Water Revenue Bonds	1,100,000	-	-	-	-	**1,100,000**
Total	**2,300,000**	**1,725,000**	**325,000**	**-**	**-**	**4,350,000**

Budget Impact	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Utilities	-	-	-	2,500	2,500	**5,000**
Total	**-**	**-**	**-**	**2,500**	**2,500**	**5,000**

2026-2030
Capital Improvement Program

Project #	WTT-24-001
Project Name	Elevated Water Storage Tower No. 4

Total Project Cost	$10,380,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	New Construction
Category	Water Tower/Storage	Status	Active
Useful Life	40 Years	Council Goal	Upgrade Essential Infrastructure

Description

Construct a new 2.5-million-gallon elevated water storage tank in the central part of the City to provide additional water storage capacity and allow for the future maintenance of other water towers within the City.

Justification

The proposed site is located south of the Ankeny School District Operations Facility. This location was selected because it is in close proximity to the existing 24-inch-diameter transmission main that will ultimately supply water to the tower and will remain within the City's central pressure zone. This will allow maintenance to be performed on other water towers within the central pressure zone, even if they must be taken out of service for an extended period to complete major maintenance.

Expenditures	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Construction Costs	5,000,000	5,000,000	-	-	-	**10,000,000**
Engineering – Construction Services	180,000	180,000	-	-	-	**360,000**
Land/ROW Acquisition	20,000	-	-	-	-	**20,000**
Total	**5,200,000**	**5,180,000**	**-**	**-**	**-**	**10,380,000**

Funding Sources	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Water Revenue Bonds	5,200,000	5,180,000	-	-	-	10,380,000
Total	**5,200,000**	**5,180,000**	**-**	**-**	**-**	**10,380,000**

Budget Impact	**2026**	**2027**	**2028**	**2029**	**2030**	**Total**
Utilities	-	15,400	-	-	-	**15,400**
Total	**-**	**15,400**	**-**	**-**	**-**	**15,400**

Capital Projects Fund

Description of the Fund

The fund accounts for the collection and disbursement of resources for capital improvements and major capital equipment.

The five-year capital improvement program is developed on a calendar-year basis to align with the construction season. Project costs are allocated to fiscal years based on each project's schedule. The first year of the program is adopted as the capital budget for the business type activities/enterprise funds and the capital projects fund. The remaining years serve as a planning tool and are reviewed and updated annually.

Capital Expenditure – The purchase of equipment or the improvement of land or buildings that is greater than $5,000, is not an ordinary repair or maintenance expenditure and has a useful life of three years or more. A capital improvement is budgeted in the capital projects fund if it is greater than $50,000 and has a useful life of ten years or more and if funded through general obligation bonds.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Budgeted revenues for fiscal year 2027 total $43,793,451, including $1,100,000 in interest income, $1,892,248 in intergovernmental revenues, $231,203 in private contributions and $40,570,000 in bond proceeds. In addition, transfers totaling $1,200,000 are budgeted, as detailed in the table below.

From		Amount
Hotel/Motel Tax Fund	$	400,000
Road Use Tax Fund		200,000
Park Dedication Fund		100,000
Special Assessments Fund		500,000
Total Transfers In	$	1,200,000

Budgeted expenditures total $41,698,591, including $180,000 for contractual services and $41,518,591 for capital outlay. Capital outlay expenditures are detailed by category in the Capital Outlay Summary.

Estimated Ending Fund Balance

The estimated ending fund balance of the capital projects fund is $39,306,586, an increase of $3,294,860, or 9.15%, from the prior fiscal year. The fund balance fluctuates based on the size of the capital improvement program and the timing of capital expenditures.

Looking Ahead to Fiscal Year 2028 and Beyond

The five-year capital improvement program anticipates the annual issuance of general obligation bonds to finance planned capital improvement projects.

Capital Projects Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 46,145,091	$ 35,629,809	$ 35,549,048	$ 20,411,125	$ 29,784,422	$ 36,011,726	$ 39,306,586
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	448,040	1,385,601	1,478,717	1,250,000	1,500,000	1,100,000	800,000
Intergovernmental	480,338	6,072,954	1,321,392	1,242,046	1,210,431	1,892,248	2,246,500
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	50,373	2,297,076	311,007	1,303,610	808,874	231,203	560,000
Other Financing Sources	14,827,554	16,429,011	17,640,483	25,194,167	19,650,210	40,570,000	45,650,000
Total Revenues	$ 15,806,305	$ 26,184,642	$ 20,751,599	$ 28,989,823	$ 23,169,515	$ 43,793,451	$ 49,256,500
Transfers In	5,565,786	3,469,101	3,193,500	4,756,000	11,194,500	1,200,000	11,690,841
Funds Available	$ 67,517,182	$ 65,283,552	$ 59,494,147	$ 54,156,948	$ 64,148,437	$ 81,005,177	$ 100,253,927
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	123,758	159,679	163,997	140,000	181,786	180,000	180,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	31,476,084	29,574,825	29,170,728	29,079,591	27,298,925	41,518,591	53,102,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 31,599,842	$ 29,734,504	$ 29,334,725	$ 29,219,591	$ 27,480,711	$ 41,698,591	$ 53,282,000
Transfers Out	287,531	-	375,000	505,000	656,000	-	-
Ending Balance, June 30	$ 35,629,809	$ 35,549,048	$ 29,784,422	$ 24,432,357	$ 36,011,726	$ 39,306,586	$ 46,971,927

Capital Outlay Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Bridge/Box Culvert							
NE Four Mile Drive RCB Culvert – Deer Creek	$ 378,885	$ -	$ -	$ -	$ -	$ -	$ -
SE Frisk Drive RCB Culvert for Four Mile Creek	-	-	-	-	-	25,000	202,500
NE Frisk Drive Bridge over Deer Creek	-	90,000	-	-	-	-	-
NE 18th Street Bridge over Interstate 35	-	-	-	350,000	350,000	700,000	1,950,000
NE Spectrum Drive RCB Culvert for Otter Creek	-	-	-	75,000	55,000	850,000	595,000
NE 62nd Street RCB Culvert for Four Mile Creek Tributary	-	120,542	480,865	-	-	-	-
SE Four Mile Drive RCB Culvert for Four Mile Creek	-	-	-	-	-	-	42,500
NE 72nd Street Bridge Rehabilitation	-	-	-	-	25,000	200,000	175,000
Total Bridge/Box Culvert	**$ 378,885**	**$ 210,542**	**$ 480,865**	**$ 425,000**	**$ 430,000**	**$ 1,775,000**	**$ 2,965,000**
Prairie Trail							
SW Des Moines Street – SW Prairie Trail Parkway to SW Magazine Road	$ 15,332	$ -	$ -	$ -	$ -	$ -	$ -
Total Prairie Trail	**$ 15,332**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Municipal Buildings							
Ankeny Kirkendall Public Library	$ -	$ -	$ 9,524	$ -	$ 14,662	$ 14,920	$ -
Park Maintenance Facility Renovations	45,857	-	-	-	-	-	-
Senior Community Center	50,001	18,782	92,756	-	42,192	2,680	-
HVAC Replacement – City Hall	35,007	-	-	-	-	-	-
Fire Station No. 4	254,172	965,244	5,223,159	475,211	827,910	-	-
Lakeside Center Repurposing	-	6,664	3,204	-	-	-	-
Public Works Satellite Salt Storage Facility	-	-	4,633	445,000	40,867	1,100,000	-
East of Interstate 35 Land Acquisition	-	-	-	-	-	330,000	-
Public Works Maintenance Facility Expansion	-	-	-	500,000	150,000	500,000	9,479,500
City Facility Parking Lot Improvements	-	-	-	150,000	-	-	-
Fire Station No. 1 Tile Improvements	-	-	-	-	14,000	14,000	-
Ankeny Kirkendall Public Library Tile Improvements	-	-	-	-	25,000	25,000	-
Total Municipal Buildings	**$ 385,037**	**$ 990,690**	**$ 5,333,276**	**$ 1,570,211**	**$ 1,114,631**	**$ 1,986,600**	**$ 9,479,500**
Park Facilities							
Annual Park Development Program	$ 456,313	$ 466,750	$ 623,411	$ 812,500	$ 1,156,725	$ 880,000	$ 1,285,000
Ankeny Market and Pavilion	-	410	-	-	-	-	-
Miracle Field	74,730	3,434	4,246	-	-	60,000	-
Prairie Ridge Sports Complex – Drainage Improvements	18,140	32,407	-	-	-	-	-
High Trestle Trail Trailhead and Parking Lot	8,616	4,351	-	-	-	-	-
Hawkeye Park Sports Complex Tennis Courts Reconstruction	-	-	-	-	462,500	462,500	-
High Trestle Trail Trailhead Restroom and Amenities	50,000	135,000	-	-	-	-	-
Des Moines Street Parks Development	489,447	1,279,885	1,270,656	-	300,509	-	-
Prairie Ridge Sports Complex – Softball Bleacher Canopies	139,096	-	-	-	-	-	-
High Trestle Trail Experience Park	34,309	17,091	882,426	463,888	109,304	505,000	400,000

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cherry Glen Ballfield	458,777	188,137	3,500	-	-	-	-
Prairie Ridge Sports Complex Tennis Courts Overlay	-	-	286,165	-	-	-	-
Sunrise Park Parking Lot Reconstruction	-	-	-	75,000	100,000	100,000	-
Prairie Ridge Sports Complex North Parking Lot Overlay	-	-	-	-	-	-	915,000
Prairie Ridge Sports Complex Softball Batting Cage Replacement	-	-	-	123,000	167,016	-	-
Prairie Ridge Sports Complex Softball Safety Netting	-	-	-	-	-	-	270,000
Prairie Ridge Sports Complex Baseball Infield Reconstruction	-	-	-	153,000	31,000	556,000	-
High Trestle Trail Underpass Lighting	-	-	-	-	30,000	30,000	-
Total Park Facilities	**$ 1,729,428**	**$ 2,127,465**	**$ 3,070,404**	**$ 1,627,388**	**$ 2,357,054**	**$ 2,593,500**	**$ 2,870,000**
Sidewalks/Trails							
Street and Sidewalk Oversizing	$ 101,440	$ 56,284	$ 2,585	$ 60,000	$ 60,000	$ 60,000	$ 60,000
Annual Sidewalk/Trail Construction Program	609,477	340,139	526,170	470,000	534,364	590,000	590,000
High Trestle Trail Extension – SW Ordnance Road to SE Oralabor Road	965,775	78,735	7,634	-	-	-	-
Oralabor Gateway Trail – SW State Street Grade-Separated Crossing	137,616	-	-	-	-	-	-
Rock Creek Trail and Native Plantings	175,280	51,061	10,578	-	12,728	-	-
Trestle Point High Trestle Trail Connection	-	-	-	-	-	-	75,000
High Trestle Trail Overlay – West 1st Street to NW 18th Street	-	-	167,863	80,000	-	-	-
Total Sidewalks/Trails	**$ 1,989,588**	**$ 526,219**	**$ 714,830**	**$ 610,000**	**$ 607,092**	**$ 650,000**	**$ 725,000**
Streets							
Annual PCC Street Patching Program	$ 1,682,664	$ 1,209,295	$ 1,385,466	$ 2,087,500	$ 2,633,679	$ 2,642,500	$ 2,397,500
Annual Asphalt Street Resurfacing Program	332,321	386,128	462,165	462,500	1,320,196	725,000	500,000
Annual Pavement Preservation Program	799,439	155,835	1,036,378	700,000	529,737	850,000	875,000
Annual Street Replacement Program	1,327,388	1,158,050	1,387,016	2,050,000	2,634,609	2,857,500	1,875,000
East 1st Street and I-35 Interchange Reconstruction	1,573,550	666,667	-	-	-	-	-
NE Delaware Avenue Reconstruction – NE 5th Street to NE 18th Street	1,919,297	5,506,612	4,112,317	-	248,180	-	-
NW 18th Street Extension – NW Weigel Drive to NW Spruce Drive	1,373,015	196,679	-	-	-	-	-
SW Oralabor Road Intersection Improvements	-	-	47,110	425,000	746,548	4,475,000	7,075,000
West 1st Street Widening and Improvements – Phase 1	2,490,710	191,901	4,676	-	-	-	-
North Ankeny Boulevard and 18th Street Intersection Improvements	64,062	686,848	44,952	-	11,233	-	-
NW 36th Street Reconstruction – NW Irvinedale Drive to NW Abilene Road	-	-	-	100,000	-	-	-
SE Hulsizer Road Realignment	480	155,145	-	-	-	-	-
NW 36th Street and NW Weigel Drive Asphalt Overlay	44,254	862,441	941,964	-	-	-	-

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
SW Oralabor Road and SW Edgewood Lane Intersection Improvements	-	2,621	217,571	-	-	-	-
South Ankeny Boulevard and SW Magazine Road Safety Improvements	31,813	897	-	-	-	-	-
SE Crosswinds Drive/SE 77th Street Improvements – Phase 1 & 2	1,836,909	367,371	-	-	-	-	-
NW 26th Street Widening	-	-	-	-	250,000	-	-
NW 36th Street and NW State Street Interim Improvements	757,716	-	-	-	-	-	-
NW 18th Street Reconstruction – NW Ash Drive to North Ankeny Boulevard	1,250,727	4,133,556	40,507	-	-	-	-
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	3,286,687	1,077,740	21,898	-	7,723	-	-
SE Delaware Avenue Widening	951,567	79,398	-	-	-	-	-
SW Oralabor Road and SW State Street Intersection Improvements	265,768	2,804,726	3,782,404	795,602	550,587	-	-
SW State Street Reconstruction – SW Ordnance Road to West 1st Street (Southbound Lanes)	134,852	1,394,977	-	-	-	-	-
NW Irvinedale Drive and NW 18th Street Intersection Improvements	6,597	118,030	873,185	2,400,000	2,647,451	-	-
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	-	-	44,538	212,500	331,862	1,100,000	3,162,500
Uptown Parking Improvements	78,560	201,234	-	-	-	-	-
NE 36th Street Reconstruction – Interstate 35 to NE Four Mile Drive	5,305,328	916,018	51,433	-	-	-	-
West 1st Street Widening and Improvements – Phase 2	-	72,639	681,827	2,376,584	3,055,745	4,407,500	2,397,500
NW 18th Street Reconstruction – NW State Street to NW Ash Drive	-	-	-	280,000	446,840	3,475,000	3,345,000
North Ankeny Boulevard Improvements – 1st Street to 11th Street	-	532,844	499,345	1,948,254	154,487	3,411,856	-
NW State Street Extension Preliminary Design	97,119	365,321	40,459	-	-	-	-
South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street	24,745	581,010	272,398	1,337,500	1,156,567	2,012,500	1,162,500
SW Magazine Road and SW State Street Intersection Improvements	-	109,641	296,106	-	-	-	-
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	-	-	227,540	1,814,052	176,271	102,500	1,687,500
SE Creekview Drive Extension	-	-	175,198	1,870,000	921,841	402,405	-
Interstate 35 and NE 36th Street Interchange Improvements	-	-	22,753	2,275,000	396,797	2,500,000	2,225,000
SE Delaware Avenue Capacity Improvements	-	-	-	-	-	50,000	200,000
NW State Street Widening and Pavement Rehabilitation – West 1st Street to NW 18th Street	-	-	-	-	-	-	200,000
Local Public Streets Enhanced Pavement Design Standards	-	-	-	1,500,000	1,500,000	1,500,000	1,500,000
SW 4th Street Reconstruction and Uptown Parking Improvements	-	-	-	-	75,000	650,000	575,000
NW 36th Street Widening – NW Abilene Road to NW Ash Drive	-	-	-	-	200,000	500,000	4,550,000

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
NW 36th Street Reconstruction – NW Irvinedale Drive to NW Abilene Road	-	-	-	-	-	225,000	550,000
Total Streets	**$ 25,635,568**	**$ 23,933,624**	**$ 16,669,206**	**$ 22,634,492**	**$ 19,995,353**	**$ 31,886,761**	**$ 34,277,500**
Traffic Control							
Annual Traffic Signal Improvement Program	$ 1,194,858	$ 1,363,878	$ 1,997,525	$ 995,000	$ 1,660,229	$ 1,610,000	$ 1,690,000
Elementary Schools Walkability Improvements	147,388	148,186	-	-	-	-	-
Fiber Optic Network Upgrade	-	224,998	540,193	795,000	841,887	216,730	-
SE Corporate Woods Drive and SE Crosswinds Drive Traffic Signal	-	49,223	284,210	-	48,281	-	-
Uptown Lighting Fixture Upgrades	-	-	80,219	12,500	918	-	-
SW Magazine Road Intersection Improvements	-	-	-	410,000	218,480	750,000	660,000
Adaptive Traffic Signal Control Systems	-	-	-	-	25,000	50,000	435,000
Total Traffic Control	**$ 1,342,246**	**$ 1,786,285**	**$ 2,902,147**	**$ 2,212,500**	**$ 2,794,795**	**$ 2,626,730**	**$ 2,785,000**
Total	**$ 31,476,084**	**$ 29,574,825**	**$ 29,170,728**	**$ 29,079,591**	**$ 27,298,925**	**$ 41,518,591**	**$ 53,102,000**

Capital Budget Impact on Operating Budget

Although the City prepares the capital budget separately from the operating budget, the two are closely linked. These connections include the ongoing operating, maintenance and repair costs associated with new or renovated facilities and infrastructure. In some cases, capital improvement program projects also require additional personnel to operate or maintain new facilities. On the other hand, capital improvement program projects may generate new revenues through user fees for the use of new or renovated facilities or produce operational savings through increased efficiencies.

The fiscal year 2027 operating costs shown below have been incorporated into the City's adopted operating budget. In addition to the current year's operating budget impacts, future operating costs associated with current and planned projects are identified during the capital budget process to support long-range financial planning.

Project	2026-27 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
SE Frisk Drive RCB Culvert for Four Mile Creek	$ 25,000	$ -	$ -	$ -	$ -
NE 18th Street Bridge over Interstate 35	700,000	-	-	-	-
NE Spectrum Drive RCB Culvert for Otter Creek	850,000	-	-	-	-
NE 72nd Street Bridge Rehabilitation	200,000	-	-	-	-
Ankeny Kirkendall Public Library	14,920	-	-	-	-
Senior Community Center	2,680	-	-	-	-
Public Works Satellite Salt Storage Facility	1,100,000	-	300	-	300
East of Interstate 35 Land Acquisition	330,000	-	-	-	-
Public Works Maintenance Facility Expansion	500,000	-	-	-	-
Fire Station No. 1 Tile Improvements	14,000	-	-	-	-
Ankeny Kirkendall Public Library Tile Improvements	25,000	-	-	-	-
Annual Park Development Program	880,000	1,500	12,000	5,000	18,500
Miracle Field	60,000	-	-	-	-
Hawkeye Park Sports Complex Tennis Courts Reconstruction	462,500	-	-	-	-
High Trestle Trail Experience Park	505,000	1,500	750	-	2,250
Sunrise Park Parking Lot Reconstruction	100,000	-	-	-	-
Prairie Ridge Sports Complex Baseball Infield Reconstruction	556,000	-	-	-	-
High Trestle Trail Underpass Lighting	30,000	-	-	-	-

Project	2026-27 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
Street and Sidewalk Oversizing	60,000	-	-	-	-
Annual Sidewalk/Trail Construction Program	590,000	-	4,200	-	4,200
Annual PCC Street Patching Program	2,642,500	-	(96,000)	-	(96,000)
Annual Asphalt Street Resurfacing Program	725,000	-	(19,000)	-	(19,000)
Annual Pavement Preservation Program	850,000	-	(25,000)	-	(25,000)
Annual Street Replacement Program	2,857,500	-	(40,000)	-	(40,000)
SW Oralabor Road Intersection Improvements	4,475,000	-	-	-	-
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	1,100,000	-	-	-	-
West 1st Street Widening and Improvements - Phase 2	4,407,500	-	-	1,000	1,000
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	3,475,000	-	-	-	-
North Ankeny Boulevard Improvements - 1st Street to 11th Street	3,411,856	-	750	1,000	1,750
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	2,012,500	-	-	-	-
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	102,500	-	-	-	-
SE Creekview Drive Extension	402,405	-	1,000	2,500	3,500
Interstate 35 and NE 36th Street Interchange Improvements	2,500,000	-	-	-	-
SE Delaware Avenue Capacity Improvements	50,000	-	-	-	-
Local Public Streets Enhanced Pavement Design Standards	1,500,000	-	-	-	-
SW 4th Street Reconstruction and Uptown Parking Improvements	650,000	-	-	-	-
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	500,000	-	-	-	-
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	225,000	-	-	-	-
Annual Traffic Signal Improvement Program	1,610,000	-	-	7,600	7,600
Fiber Optic Network Upgrade	216,730	-	-	-	-
SW Magazine Road Intersection Improvements	750,000	-	-	-	-
Adaptive Traffic Signal Control Systems	50,000	-	-	-	-
Total	**$ 41,518,591**	**$ 3,000**	**$ (161,000)**	**$ 17,100**	**$ (140,900)**

INTERNAL SERVICE FUNDS

Central Garage Fund

Description of the Fund

The fund accounts for the operations of the Central Garage, which is responsible for the repair and maintenance of the City's vehicle fleet and the operation of the City's fueling station. Parts are charged directly to user departments, while personnel and overhead costs are allocated quarterly based on each department's share of repair and maintenance activity.

The fueling station provides 24-hour access to diesel and unleaded fuel for City vehicles, as well as vehicles operated by the Ankeny Community School District and the Polk County Aviation Authority. Fuel costs are reimbursed based on the average cost per gallon.

Council Goal	Fund Goal	Indicator	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Deliver Exceptional Service 	To maximize the availability, serviceability, safety and appearance of the City's vehicles and equipment by providing scheduled maintenance, replacement and repairs.	Percent of vehicle and equipment maintenance and repair completed in-house	98%	98%	98%	98%	98%

Activities and Accomplishments

Recent Accomplishments

- Completed approximately 98% of all service, maintenance and repair work for City vehicles and equipment using in-house fleet technicians, resulting in reduced downtime and lower maintenance costs.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Fiscal year 2027 revenues are budgeted at $1,912,666, consisting of $22,000 in interest income, $1,862,666 in user charges and $28,000 in fuel tax refunds.

Fiscal year 2027 expenditures are budgeted at $1,912,666 for operating costs, including $975,000 for fuel, which represents the fund's largest operating expense. The budget also includes funding for fueling station repairs and the purchase of an alignment rack, allowing alignment services to be performed in-house.

Estimated Ending Fund Balance

The ending fund balance for the central garage fund is expected to remain unchanged at $768,921.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Central Garage Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 562,249	$ 611,249	$ 719,743	$ 719,743	$ 768,921	$ 768,921	$ 768,921
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	11,850	33,154	29,110	25,000	26,000	22,000	20,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,432,121	1,488,776	1,341,070	1,685,208	1,644,371	1,862,666	1,834,878
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	28,302	14,829	45,231	28,000	28,000	28,000	28,000
Total Revenues	$1,472,273	$1,536,759	$1,415,411	$1,738,208	$ 1,698,371	$ 1,912,666	$ 1,882,878
Transfers In	-	-	-	-	-	-	-
Funds Available	$2,034,522	$2,148,008	$2,135,154	$2,457,951	$ 2,467,292	$ 2,681,587	$ 2,651,799
Expenditures:							
Personal Services	$ 427,392	$ 526,780	$ 563,904	$ 608,913	$ 602,123	$ 623,221	$ 675,194
Contractual Services	28,844	65,040	36,835	46,295	56,248	113,445	55,684
Commodities	943,736	836,445	759,494	1,067,000	1,024,000	1,088,000	1,152,000
Capital Outlay	23,301	-	6,000	16,000	16,000	88,000	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$1,423,273	$1,428,265	$1,366,233	$1,738,208	$ 1,698,371	$ 1,912,666	$ 1,882,878
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 611,249	$ 719,743	$ 768,921	$ 719,743	$ 768,921	$ 768,921	$ 768,921

Activity: **Central Garage**			Department: **Public Works**			Program: **Non-Program**	
	2022-23 Actual	**2023-24 Actual**	**2024-25 Actual**	**2025-26 Budget**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	11,850	33,154	29,110	25,000	26,000	22,000	20,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,432,121	1,488,776	1,341,070	1,685,208	1,644,371	1,862,666	1,834,878
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	28,302	14,829	45,231	28,000	28,000	28,000	28,000
Total Revenues	**$1,472,273**	**$1,536,759**	**$1,415,411**	**$ 1,738,208**	**$1,698,371**	**$1,912,666**	**$1,882,878**
Expenditure Summary:							
Personal Services	$ 427,392	$ 526,780	$ 563,904	$ 608,913	$ 602,123	$ 623,221	$ 675,194
Contractual Services	28,844	65,040	36,835	46,295	56,248	113,445	55,684
Commodities	943,736	836,445	759,494	1,067,000	1,024,000	1,088,000	1,152,000
Capital Outlay	23,301	-	6,000	16,000	16,000	88,000	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,423,273**	**$1,428,265**	**$1,366,233**	**$ 1,738,208**	**$1,698,371**	**$1,912,666**	**$1,882,878**
Personnel Summary:							
Fleet Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lead Fleet Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fleet Technician	2.00	3.00	3.00	3.00	3.00	3.00	3.00
Total Full Time Equivalents	**4.00**	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2025-26 Revised**	**2026-27 Budget**	**2027-28 Projected**
Tire Balancer	1	2026	Purchase	$ 16,000	$ -	$ -
Alignment Rack	1	2027	Purchase	-	88,000	-
Total Capital Outlay				**$ 16,000**	**$ 88,000**	**$ -**

Risk Management Fund

Description of the Fund

The fund accounts for the City's risk management and insurance activities. Risk management activities include general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, property, inland marine, boiler and machinery and workers' compensation. Additionally, other miscellaneous forms of insurance coverage and any extraordinary expenses related to litigation are included in the fund.

The risk management fund is used to allocate the cost of these activities to other funds and departments. Workers' compensation costs are allocated using estimated payroll costs, workers' compensation rates and job classification codes, while other insurance costs are allocated using the estimated value of property.

Council Goal	Fund Goal	Indicators	CY 2022 Actual	CY 2023 Actual	CY 2024 Actual	CY 2025 Estimated	CY 2026 Projected
Deliver Exceptional Service 	To provide risk management and loss control services	Number of risk management claims handled	45	30	30	38	35
		Days off due to workers' comp injuries	266	48	218	40	50
		Workers' comp mod factor rating (<1.0 desired)	0.60	0.62	0.59	0.72	0.65
		Workers' comp good experience bonus	0.80	0.80	0.80	0.80	0.80

Activities and Accomplishments	
Recent Accomplishments	
	• Received an ICAP grant for the replacement of automated external defibrillators (AED) in the Fire Department.
In Progress Activities	
	• Assess the capabilities of different workers' compensation providers to ensure employees receive immediate medical attention and access to centralized care services.
	• Develop an employee safety training calendar and offer both in-person and virtual employee training opportunities.
Upcoming Activities	
	• Review general liability, property and excess liability deductible limits.
Trends and Issues	
	• Workers' compensation experience modification factor increased from 0.59 to 0.72.
	• Property insurance rates are expected to remain stable for the 2026 renewal.
	• Liability insurance rates are expected to increase 2% for the 2026 renewal.
	• A 2% inflation guard will apply to all property, excluding automobiles for the 2026 renewal.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Revenues include $33,000 from interest income, $2,143,000 from internal service charges for general insurance and workers' compensation and $180,000 from miscellaneous revenues. Miscellaneous revenues vary annually based on the number of insurance claims and other reimbursements received.

Expenditures include $777,000 for workers' compensation premiums, $1,500,000 for workers' compensation medical services, legal services, general insurance premiums, property and liability claims and unemployment claims and $79,000 for vehicle replacement.

Estimated Ending Fund Balance

The projected ending fund balance of the risk management fund is budgeted to remain at $1,260,347 for the fiscal year ending June 30, 2027.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Risk Management Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$1,188,948	$ 960,958	$1,022,430	$ 1,022,430	$1,260,347	$1,260,347	$1,260,347
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	25,225	42,001	32,143	16,000	38,000	33,000	30,000
Intergovernmental	944,757	-	141,466	-	46,811	-	-
Service Charges	1,237,999	1,435,000	1,939,000	2,076,000	1,952,000	2,143,000	2,349,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	146,405	105,252	398,790	111,000	321,000	180,000	189,000
Total Revenues	$2,354,386	$1,582,253	$2,511,399	$ 2,203,000	$2,357,811	$2,356,000	$2,568,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$3,543,334	$2,543,211	$3,533,829	$ 3,225,430	$3,618,158	$3,616,347	$3,828,347
Expenditures:							
Personal Services	$ 581,221	$ 660,054	$ 744,043	$ 820,000	$ 706,000	$ 777,000	$ 855,000
Contractual Services	1,945,486	804,142	1,423,412	1,300,000	1,426,811	1,500,000	1,630,000
Commodities	963	-	-	-	-	-	-
Capital Outlay	54,706	56,585	106,027	83,000	225,000	79,000	83,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$2,582,376	$1,520,781	$2,273,482	$ 2,203,000	$2,357,811	$2,356,000	$2,568,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 960,958	$1,022,430	$1,260,347	$ 1,022,430	$1,260,347	$1,260,347	$1,260,347

Health Insurance Fund

Description of the Fund

The fund accounts for health, dental and vision insurance, as well as the employee wellness program. The plan is funded through both employee and employer contributions and is administered as an internal service fund. Cash reserves are accumulated to pay medical and dental claims and the City has purchased stop-loss insurance to limit exposure to large claims.

Council Goal	Fund Goal	Indicators	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Become the Employer of Choice 	To provide employees with affordable health insurance including medical, dental and vision coverage	Number of employees in the health plan	292	299	311	327	343
		Total amount of claims paid (in millions)	$4.68	$4.08	$4.37	$4.80	$5.28
		Average claims paid per employee	$16,041	$13,649	$14,043	$14,711	$15,412
	To administer the wellness program, helping our employees become knowledgeable health care consumers	Wellness plan participation	66%	67%	65%	70%	70%

Activities and Accomplishments

Recent Accomplishments

- Reviewed the employee benefits package, including health, dental, life, long-term disability and other voluntary insurance coverages.
- Evaluated a potential increase to the stop-loss deductible to achieve premium savings.
- Provided a health insurance premium holiday as a result of prudent fund management and efficient healthcare utilization.
- Offered employee wellness programs, including flu shots, biometric screenings, blood drives and lunch-and-learn events.

In Progress Activities

- Evaluate request for proposals from various pharmacy benefit managers to secure better terms and pricing on pharmacy spending.

Upcoming Activities

- Employee contributions to health insurance premiums will increase from 11% to 12%, beginning July 1, 2026.
- Provide a health insurance premium holiday as a result of prudent fund management and efficient healthcare utilization.

Trends and Issues

- Rising healthcare costs and a continued focus on mental health.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

Revenues total $6,524,000 and include $241,000 in interest income and $6,283,000 from employee, employer and retiree health insurance contributions. Expenditures total $6,425,000, of which $6,410,000 is budgeted for health, dental and vision insurance premiums and claims. Other expenditures include costs associated with the employee wellness program. The employee wellness program provides fitness reimbursements and incentives, flu shots, biometric screenings and lunch-and-learn events designed to promote employee wellness and reduce health insurance claims. Employee contributions toward health insurance premiums will increase from 11% to 12% in fiscal year 2027. Employees may reduce their contribution to 10% by meeting the wellness program participation requirements.

Estimated Ending Fund Balance

The projected ending fund balance of the health insurance fund at June 30, 2027, is $7,530,624, an increase of 1.33%. Fund balance is reserved for future claims.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Health Insurance Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 6,489,230	$ 6,437,221	$ 7,470,265	$ 6,734,236	$ 7,761,924	$ 7,431,624	$ 7,530,624
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	142,161	351,393	343,846	280,000	291,000	241,000	221,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	5,175,814	5,402,002	5,322,710	6,007,000	5,799,000	6,283,000	6,597,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	76,659	203,932	57,971	-	53,700	-	-
Total Revenues	$ 5,394,634	$ 5,957,327	$ 5,724,527	$ 6,287,000	$ 6,143,700	$ 6,524,000	$ 6,818,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 11,883,864	$ 12,394,548	$ 13,194,792	$ 13,021,236	$ 13,905,624	$ 13,955,624	$ 14,348,624
Expenditures:							
Personal Services	$ 6,020	$ 6,926	$ 10,559	$ 9,000	$ 13,000	$ 13,000	$ 13,000
Contractual Services	5,439,138	4,916,481	5,421,136	6,822,000	6,459,000	6,410,000	6,731,000
Commodities	1,485	876	1,173	2,000	2,000	2,000	2,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 5,446,643	$ 4,924,283	$ 5,432,868	$ 6,833,000	$ 6,474,000	$ 6,425,000	$ 6,746,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 6,437,221	$ 7,470,265	$ 7,761,924	$ 6,188,236	$ 7,431,624	$ 7,530,624	$ 7,602,624

Sustainability Revolving Loan Fund

Description of the Fund

The fund provides no-interest loans for energy efficiency projects, such as energy-efficient building retrofits and commissioning, the incremental cost of purchasing fuel-efficient hybrid vehicles and other modest energy-efficiency improvement projects.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The sustainability revolving loan fund was created with $20,000 in funding from a U.S. Department of Energy – Energy Efficiency and Conservation Block Grant (EECBG) to pay the incremental cost of purchasing fuel-efficient hybrid vehicles. An additional $25,279 was later transferred into the fund from other energy efficiency projects.

To date, the grant has been used to offset the cost of six hybrid vehicles in the Police, Development Services, Parks and Recreation, Public Works and Municipal Utilities departments. In addition, funds supported the purchase of four solar trash compactors for use at various parks and recreation facilities to help promote public awareness of energy-efficiency initiatives.

For fiscal year 2027, the sustainability revolving loan fund is projected to receive $1,000 in interest income. Loan repayments have been completed, as shown in the Sustainability Revolving Loan Fund Summary – By Program and Activity. No expenditures are planned for fiscal year 2027.

Sustainability Revolving Loan Fund Summary – By Program and Activity

		2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Revised	2026-27 Budget	2027-28 Projected
Park Administration	2011 Ford Fusion FWD Hybrid	$ 619	$ -	$ -	$ -	$ -	$ -
		$ 619	$ -	$ -	$ -	$ -	$ -

Estimated Ending Fund Balance

The projected ending fund balance for fiscal year 2027 is $34,764, an increase of $1,000 from the revised fiscal year 2026 budget.

Looking Ahead to Fiscal Year 2028 and Beyond

Future energy-efficiency projects will be evaluated as opportunities are identified.

Sustainability Revolving Loan Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 28,498	$ 29,729	$ 31,267	$ 32,567	$ 32,664	$ 33,764	$ 34,764
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	612	1,538	1,397	1,100	1,100	1,000	900
Intergovernmental	-	-	-	-	-	-	-
Service Charges	619	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 1,231	$ 1,538	$ 1,397	$ 1,100	$ 1,100	$ 1,000	$ 900
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 29,729	$ 31,267	$ 32,664	$ 33,667	$ 33,764	$ 34,764	$ 35,664
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 29,729	$ 31,267	$ 32,664	$ 33,667	$ 33,764	$ 34,764	$ 35,664

Economic Development Revolving Loan Fund

Description of the Fund

The fund provides capital to retain or expand employment, expand the tax base and encourage new business investment in the community. Eligible projects include inventory, machinery and equipment, building or land purchases, building renovations or expansions and working capital.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The City has entered into development agreements with Accelerated Ag Technologies and Moeller Engineering. These agreements provided direct financial assistance through five-year loans, with 50 percent of the loan amount forgivable and 50 percent repayable.

Total budgeted revenues for fiscal year 2027 are $8,000 from interest income. Loan repayments have been completed, as shown in the Economic Development Revolving Loan Fund Summary – Repayment Schedule. Expenditures of $40,000 in the revised fiscal year 2026 budget and $60,000 in the fiscal year 2027 budget will fund internal loans to the tax increment financing fund for the Hospital Feasibility Study, Northeast Targeted Area Plan and Uptown Master Plan. The internal loans are scheduled to be repaid in fiscal year 2028.

Economic Development Revolving Loan Fund Summary – Repayment Schedule

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Revised	2026-27 Budget	2027-28 Projected
Accelerated Ag Technologies	$ 2,400	$ -	$ -	$ -	$ -	$ -
Accelerated Ag Technologies	2,600	2,600	-	-	-	-
Moeller Engineering	(2,000)	-	-	-	-	-
	$ 3,000	$ 2,600	$ -	$ -	$ -	$ -

Estimated Ending Fund Balance

The fund balance is projected to be $220,956 as of June 30, 2027, a decrease of $52,000, or 19.05%, from the revised fiscal year 2026 budget. The decrease is attributable to the internal loans provided to the tax increment financing fund.

Looking Ahead to Fiscal Year 2028 and Beyond

No long-term financial plans have been developed.

Economic Development Revolving Loan Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$ 264,465	$ 273,191	$ 290,000	$ 302,000	$ 302,956	$ 272,956	$ 220,956
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	5,726	14,209	12,956	10,000	10,000	8,000	6,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	3,000	2,600	-	-	-	-	100,000
Total Revenues	$ 8,726	$ 16,809	$ 12,956	$ 10,000	$ 10,000	$ 8,000	$ 106,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 273,191	$ 290,000	$ 302,956	$ 312,000	$ 312,956	$ 280,956	$ 326,956
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	40,000	60,000	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ 40,000	$ 60,000	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 273,191	$ 290,000	$ 302,956	$ 312,000	$ 272,956	$ 220,956	$ 326,956

Equipment Reserve Fund

Description of the Fund

The fund provides low-interest loans for the purchase of vehicles and equipment. Loans carry a 2.50% interest rate and are repaid over a five-year period. The repayment schedule spans six fiscal years, with a half payment due in the first fiscal year and a half payment due in the final fiscal year.

Financial Highlights of the Fiscal Year 2026 and 2027 Budgets

The equipment reserve fund is projected to receive $464,927 in revenues for fiscal year 2027. Of those revenues, $432,927 will come from equipment reserve payments, as detailed in the Equipment Reserve Fund Summary – By Program and Activity. The remaining $32,000 will be received from interest income. No expenditures are planned for fiscal year 2027.

Equipment Reserve Fund Summary – By Program and Activity

		2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Revised	2026-27 Budget	2027-28 Projected
FY 18 Equipment Reserve Program							
Information Technology	Phone system	$ 8,857	$ -	$ -	$ -	$ -	$ -
Golf Course Maintenance	Grounds master mower	3,082	-	-	-	-	-
Golf Course Pro Shop	Golf carts (72)	26,385	-	-	-	-	-
FY 19 Equipment Reserve Program							
Golf Course Maintenance	Tee mower	5,980	2,990	-	-	-	-
FY 20 Equipment Reserve Program							
Golf Course Maintenance	Greens mower	6,318	6,318	3,159	-	-	-
FY 21 Equipment Reserve Program							
Golf Course Maintenance	Fairway mower	10,246	10,246	10,246	5,123	-	-
FY 22 Equipment Reserve Program							
Golf Course Maintenance	Fairway mower	10,350	10,350	10,350	10,350	5,175	-
FY 23 Equipment Reserve Program							
Fire Suppression	Fire engine	-	-	80,314	160,628	160,628	160,628
Street Cleaning	Street sweeper	32,719	65,438	65,438	65,438	65,438	32,719
Golf Course Pro Shop	Golf carts (70)	17,687	35,374	35,374	35,374	35,374	17,687
FY 24 Equipment Reserve Program							
Fire Suppression	Fire engine	-	-	83,156	166,313	166,313	166,313
FY 28 Equipment Reserve Program							
Golf Course Pro Shop	Golf carts (70)	-	-	-	-	-	35,204
		$ 121,622	$ 130,715	$ 288,036	$ 443,224	$ 432,927	$ 412,550

Estimated Ending Fund Balance

The projected ending fund balance for fiscal year 2027 is $2,029,242, an increase of $464,927, or 29.72%, from the revised fiscal year 2026 budget. The increase is primarily due to the repayment schedule for two fire engines purchased in fiscal years 2023 and 2024.

Looking Ahead to Fiscal Year 2028 and Beyond

The fiscal year 2028 budget includes expenditures of $329,000 to replace the golf cart fleet at Otter Creek Golf Course.

Equipment Reserve Fund Summary

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Revised	2026-27 Budget	2027-28 Projected
Cash Balance, July 1	$2,420,889	$2,083,944	$2,267,159	$1,079,479	$1,080,091	$1,564,315	$2,029,242
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	12,500	52,500	52,612	40,000	41,000	32,000	30,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	121,622	130,715	288,036	443,224	443,224	432,927	412,550
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 134,122	$ 183,215	$ 340,648	$ 483,224	$ 484,224	$ 464,927	$ 442,550
Transfers In	-	-	-	-	-	-	-
Funds Available	$2,555,011	$2,267,159	$2,607,807	$1,562,703	$1,564,315	$2,029,242	$2,471,792
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	471,067	-	1,527,716	-	-	-	329,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 471,067	$ -	$1,527,716	$ -	$ -	$ -	$ 329,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$2,083,944	$2,267,159	$1,080,091	$1,562,703	$1,564,315	$2,029,242	$2,142,792

GLOSSARY AND ACRONYMS

Glossary

28E Agreement – A formal agreement between two or more governmental entities to jointly provide a service. Formed pursuant to Iowa Code Chapter 28E.

Account Number – The eleven-digit number assigned to a budget line item identifying the fund, program and activity, and object from which the expenditure is made and recorded. For example: the account number 100.1114.4211 identifies the fund 100 (general fund), program and activity 1114 (public safety and police support services) and object 4211 (contractual services and consulting and management).

Accrual Basis – A basis of accounting in which revenue is recognized when earned and expenses are recognized when incurred, as opposed to when cash is received or spent.

Activity – The second set of numbers (four digits) of the account number that identifies the program and activity (e.g., police support services is 1114).

American Federation of State, County and Municipal Employees – The union representing the City's golf course maintenance, municipal utilities, park maintenance and public works employees.

Ankeny Career Firefighters Union – The union representing the City's full-time firefighters.

Annual Comprehensive Financial Report – The report summarizing the City's financial operations as of the fiscal year end. The report is issued in accordance with generally accepted accounting principles, which prescribes a basis of accounting that differs from the budgetary basis of accounting (cash basis).

Ankeny Police Department Employees Union – The union representing the City's police department personnel.

Appropriation – A legal authorization to make expenditures or enter into obligations for specific purposes.

Assessed Valuation – The valuation set upon real estate, utilities and certain personal property by the County Assessor as a basis for levying property taxes.

Asset – Resources owned or held by a government which have monetary value.

Audit – An official inspection of an organization's accounts, typically by an independent body.

Authorized Positions – Employee positions, which are authorized in the adopted budget.

Balanced Budget – A budget in which current revenues equal current expenditures. The City's annual budget is considered balanced if the cash reserve requirements, the working capital requirements and the revenue and expenditure requirements have been met.

Base Budget – Cost of continuing the existing levels of service in the current budget year.

Bond – A long-term promise to pay a sum of money on a specific date at a specified interest rate.

Bond Refunding – Bonds issued to buy back outstanding bonds in order to realize savings due to lower interest rates.

Current Refunding – A financing structure under which previously issued bonds are called or mature within 90 days of the issuance of new refunding bonds.

Advanced Refunding – A financing structure in which new bonds are issued to repay previously issued bonds prior to its first call date. The money realized from the sale of the new issue is invested in securities which are placed in escrow.

Budget – A plan of financial activity for a specified period of time (fiscal year) indicating all planned revenues and expenditures for the budget period.

Budget Amendment – A revision of the adopted budget by resolution following a public hearing to ensure that total appropriations do not exceed actual expenditures in the nine major budget programs. An amendment resolution can be approved at any time during the fiscal year prior to June 1st.

Budget Calendar – The schedule of key dates which a government follows in the preparation and adoption of the budget.

Budget Cycle – The four phases of the budget cycle are preparation (staff), approval (city council review and adoption), implementation (administration, accounting and reporting) and evaluation (accountability and auditing).

Budget Message – The letter of transmittal from the City Manager to the Mayor and City Council which summarizes the most important aspects of the budget and any changes from previous fiscal years.

Budget Programs – The following are the state mandated nine major budget programs:

Public Safety includes police, school crossing guards, animal control, emergency preparedness, fire, emergency medical services and code enforcement.

Health and Social Services includes special populations.

Culture and Recreation includes library, parks, recreation, community centers, aquatic centers, sports complexes and cemetery.

Public Works includes street lighting, public works engineering and operations, snow and ice control, traffic engineering and aviation authority.

Community and Economic Development includes housing authority, development engineering, community development and economic development.

General Government includes communications, mayor and city council, human resources, city manager, city clerk, finance, information technology and city hall building.

Debt Service includes the debt service fund.

Business Type Activities/Enterprise includes all enterprise funds and internal service funds. Enterprise funds include solid waste, water, sewer, storm water and golf course. Internal service funds include central garage, risk management, health insurance, sustainability revolving loan, economic development revolving loan and equipment reserve.

Capital Projects includes special assessments and capital projects funds.

Budgetary Basis – This refers to the basis of accounting used to estimate financing sources and uses in the budget. This generally takes one of three forms: generally accepted accounting principles, cash or modified accrual.

Budgetary Control – The control or management of a government in accordance with the approved budget for the purpose of keeping expenditures within limitations of available appropriations and resources.

Capital Asset – Asset of significant value and having a useful life of several years.

Capital Expenditure – The purchase of equipment or the improvement of land or buildings that is greater than $5,000, is not an ordinary repair or maintenance expenditure and has a useful life of three years or more. A capital improvement is budgeted in the capital projects fund if it is greater than $50,000 and has a useful life of ten years or more and if funded through general obligation bonds.

Capital Improvement – Expenditures related to the acquisition, expansion or rehabilitation of an element of the government's physical plant; sometimes referred to as infrastructure.

Capital Improvement Program – A plan for capital outlay to be incurred each year over a fixed number of years to meet capital needs arising from the government's long-term needs.

Capital Loan Notes – Are usually issued to finance specific capital projects. If issued as limited obligations, the debt is retired by specific revenue, such as tax increment financing or utility revenue. It can be issued as general obligations supported by the general taxing authority of the issuer.

Capital Project – Major construction, acquisition or renovation activities which add value to a government's physical assets or significantly increase their useful life. Also called capital improvement.

Cash Basis – A basis of accounting in which income is recorded when cash is received and expenses are recorded when cash is paid out.

Collective Bargaining Agreement – A legal contract between the employer and a verified representative of a recognized bargaining unit for specific terms and conditions of employment (e.g., hours, working conditions, salary, fringe benefits and matters affecting health and safety of employees).

Commercial and Industrial Replacement ("Backfill") – A limited appropriation from the state to reimburse local governments for the loss of revenue due to the reduction in taxable value for commercial and industrial property.

Commodities – Include various materials, parts and supplies with a short life expectancy which are used for the continuing operations of the City.

Consolidated Tax Rate – The total levy rate in dollars the property owner must pay for every $1,000 of taxable valuation that includes levies from the city, county, school district, state and special districts.

Contractual Services – Services rendered to a government by private firms, individuals or other governmental agencies. Examples include consulting and engineering services.

Cost of Living Adjustment – An increase in salaries to offset the adverse effect of inflation on compensation.

Credit Rating – A formal evaluation of credit history and capability of repaying obligations. Bond ratings are assigned by Moody's Investors Service, Standard & Poor's or Fitch Ratings.

Debt Limitation – The state constitution requires that no city may become indebted in an amount exceeding 5% of the actual value of taxable property within its jurisdiction. This applies to general obligation indebtedness, which is backed by the full faith and credit of the city. The limit does not apply to debt of revenue or special assessment bonds.

Debt Margin – The difference between the debt limit and the applicable outstanding debt.

Debt Service – The cost of paying principal and interest on borrowed money according to a predetermined payment schedule.

Deferred Compensation – Income deferred until retirement age.

Deficit – The excess of an entity's liabilities over its assets or the excess of expenditures or expenses over revenues during a single accounting period.

Department – The organizational unit of government which is functionally unique in its delivery of services.

Depreciation – Expiration in the service life of capital assets attributable to wear and tear, deterioration, action of the physical elements, inadequacy or obsolescence.

Distinguished Budget Presentation Award Program – A voluntary awards program administered by the Government Finance Officers Association to encourage governments to prepare effective budget documents.

Employee (Fringe) Benefits – Contributions made by a government to meet commitments or obligations for employee fringe benefits. Included are the government's share of costs for social security and the various pension, medical and life insurance plans.

Equivalent Residential Unit (ERU) – Used as the basis for determining storm water management fees. Less than or equal to four thousand square feet of impervious surface shall be one ERU. Every additional one square foot to two thousand square feet of impervious surface shall be one-half ERU.

Expenditure – Money spent or cost incurred in governmental funds, which use the modified accrual basis of accounting.

Expense – Money spent or cost incurred in proprietary and fiduciary funds, which use the accrual basis of accounting.

Financial Policy – A government's policy with respect to revenues, spending and debt management as these relate to government services, programs and capital investment. Financial policies provide an agreed-upon set of principles for the planning and programming of government budgets and their funding.

Fiscal Year – A twelve-month period designated as the operating year for accounting and budgeting purposes in an organization.

Capital Assets – Assets of long-term character that are intended to continue to be held or used, such as land, buildings, machinery, furniture and other equipment.

Full Faith and Credit – A pledge of a government's taxing power to repay debt obligations.

Full-Time Equivalent – A part-time position converted to the decimal equivalent of a full-time position based on 2,080 hours per year. This unit of measurement is applied to authorized permanent positions and not to actual worked hours.

Fund – A fiscal entity with revenues and expenses which are segregated for the purpose of carrying out a specific purpose or activity.

Fund Balance – Fund balance, as budgeted, represents the cash balance or cash-on-hand for a particular fund.

General Obligation Bonds – Tax supported bonds of two types:

- **Essential Corporate Purpose** – does not require an election for bond issue approval. Approval to issue is by resolution following a public hearing. Usually used to finance street construction and repair, traffic signals, sidewalks, street lights, sewer facilities, bridges, capital equipment, etc.
- **General Corporate Purpose** – usually requires a 60% approval bond issue vote of the people. Normally used to finance public improvements such as city hall, fire and police stations, aquatic centers, parks, recreational facilities, etc.

Generally Accepted Accounting Principles – Uniform minimum standards for financial accounting and recording, encompassing the conventions, rules and procedures that define accepted accounting principles.

Goal – A statement of broad Council direction, purpose or intent based on the needs of the community. A goal is general and timeless.

Governmental Accounting Standards Board – The authoritative body that establishes the accounting principles and rules for governmental entities.

Governmental Fund Types – are the following:

- **General Fund** – is the chief operating fund and is used to account for all tax receipts and other receipts that do not have to be reported by law or contractual agreement in some other fund. The general fund provides for all the general operating disbursements and the fixed charges and capital improvement costs that are not paid through other funds.
- **Special Revenue Funds** – are funds utilized to account for receipts derived from specific sources that are usually required by law or regulation to be accounted for in separate funds.
- **Debt Service Fund** – is used to report accumulations of resources to meet current and future long-term debt service requirements such as lease obligations, bond principal, interest and related costs.
- **Capital Projects Funds** – are utilized to record resources for the acquisition and construction of major capital facilities.

Grant – A contribution by a government or other organization to support a particular function. Grants may be classified as either operational or capital, depending upon the grantee.

Impervious Surface Area – Those surfaces which prevent or impede the natural infiltration of storm water into the soil which existed prior to development, such as rooftops, sidewalks, driveways, patios, parking lots and compacted gravel surfaces.

In Progress Activities – Departmental projects or issues to be addressed during the current fiscal year.

Indicator – A measurable and verifiable activity performed in relation to specific departmental or fund goals which assesses workload, effectiveness and efficiency.

Infrastructure – The physical assets of a government (e.g., streets, water, sewer, public buildings and parks).

Interest – Compensation paid or to be paid for the use of money.

Interfund Transfers – The movement of monies between funds of the same governmental entity.

Intergovernmental Revenue – Funds received from federal, state and other local government sources in the form of grants, shared revenues and payments in lieu of taxes.

Iowa Communities Assurance Pool – The organization the City holds membership to cover its liability insurance.

Iowa Public Employees Retirement System – The pension system that covers all full-time, part-time and most temporary employees with the exception of full-time firefighters and police officers.

Levy – To impose taxes for the support of government activities.

Licenses and Permits – Issued to monitor certain activities such as the sale of alcohol and cigarettes, building construction, garbage hauling, door-to-door solicitation and pet licensing.

Line Item – A separate financial reporting unit within the budget that has a specific appropriation from which purchases are made and recorded.

Line Item Budget – A budget prepared along departmental lines that focuses on what is to be purchased.

Long Term Debt – Debt with a maturity of more than one year after the date of the balance sheet.

Long-Range Forecasting – An internal evaluation tool for staff to project possible outcomes based on a set of variables and assumptions.

Major Fund – Those funds whose revenues, expenditures/expenses, assets or liabilities are at least 10 percent of the total of their fund category, governmental or enterprise, and 5 percent of the aggregate of all governmental and enterprise funds in total.

Mission Statement – The mission of the City defines the purpose and values of the organization.

Modified Accrual Basis – A basis of accounting in which revenues are recognized in the period they become available and measurable and expenditures are recognized in the period the associated liability is incurred.

Moody's Investors Service – One of several national investor services that independently rate the creditworthiness of issuer's bonds. Their rating opinion is an assessment of the ability and willingness of an issuer of debt to make full and timely payments of principal and interest on the debt security over the course of its maturity schedule. The rating influences the interest rates bid for the bonds, thus having an economic impact on a project's ultimate cost.

Municipal Fire and Police Retirement System of Iowa – The pension system that covers all full-time firefighters and police officers.

Object Code – The last four digits of the account number that identifies specific line item objects of expenditure or revenue.

Object Code Types and Sources – Groups of line item accounts of a similar nature within the budget. Expenditure *types* include personal services, contractual services, commodities, capital outlay and debt service; and revenue *sources* include property taxes, tax increment financing, non-property taxes, licenses and permits, use of money and property, intergovernmental, service charges, special assessments, miscellaneous and bond proceeds.

Operating Expenses – The cost of personnel, materials and equipment required for a department function.

Operating Revenue – Funds received as income to pay for ongoing operations.

Other Financing Sources – An accounting term for financial inflows to the City and to funds that do not provide an economic change to the City's or the fund's financial position. The primary examples are bond proceeds and operating transfers in.

Pay Plan – Classifications and corresponding salary ranges of positions within the City government.

Personal Services – Expenditures for salaries, wages and fringe benefits of a government's employees.

Principal – The face amount of a bond, exclusive of interest.

Proprietary Fund Types – are the following:

Enterprise Funds – are utilized to finance and account for all resources used in the acquisition, operation and maintenance of governmental facilities and services that are supported by user charges.

Internal Service Funds – are used to account for the financing of goods and services provided by one department or agency to other departments or agencies within the government, on a cost reimbursement basis.

Recent Accomplishments – Departmental accomplishments completed during the past fiscal year.

Reserve – An account used either to set aside budgeted revenues that are not required for expenditure in the current budget year or to earmark revenues for a specific future purpose.

Resolution – A special or temporary order of a legislative body; an order of a legislative body requiring less legal formality than an ordinance or statute.

Resources – Total amounts available for appropriation including estimated revenues, fund transfers and beginning balances.

Revaluation – Each odd year the state reviews residential and commercial property values to determine if assessed values should be changed from those submitted by the County Assessor.

Revenue – Sources of income financing the operation of government.

Revenue Bonds – Bonds which are repaid in both principal and interest from the revenues of a specific enterprise or project such as utility operations.

Revitalize Iowa's Sound Economy – Grant that is funded by the Iowa Department of Transportation for the purpose of providing infrastructure for economic development projects.

Rollback – A mechanism in the state law, which limits the state growth of taxable valuation by class (residential, commercial, industrial, utilities and agricultural) to 3% per year. Assessed valuations are "rolled back" to reflect no more than a 3% increase.

Service Charges – Are direct fees charged to the public for the specific services provided by the City, such as solid waste, water, sewer, storm water and golf course.

Special Assessment – A levy against a property to pay for all or part of the cost of an improvement benefiting that property.

State Budget Forms – State mandated budget forms that must be prepared, certified and submitted to the Department of Management and County Auditor's Office by April 30th.

STBG-SWAP – Surface Transportation Block Grant (STBG) where federal funding will be swapped with Primary Road Funds on a dollar-for-dollar basis.

Strategic Plan – An organization's process of defining its strategy, or direction and making decisions on allocating its resources to pursue this strategy.

Supplemental Budget – Requests for new personnel and equipment or increased service levels above the base budget.

Tax Increment – The amount of taxable value in excess of the base or beginning value of the property located within a defined district. The consolidated tax rate applied to the excess is remitted to the City for urban renewal or economic development purposes with the exception of the debt service and capital asset levies of all of the jurisdictions with taxing authority in the district.

Tax Increment Financing District – A defined area of development in which property is eligible to be taxed in excess of the base value of the property. The excess taxable value is known as tax increment.

Tax Rate – The dollar per thousand rate determined by the City, through the budget process, that is applied to the taxable valuation.

Taxable Valuation – The percentage of assessed valuation cities may collect taxes on. Determined by the process of property tax equalization and rollback.

Taxes – Compulsory charges levied by a government for the purpose of financing services performed for the common benefit of the people. This term does not include specific charges made against a particular person or property for current or permanent benefits, such as special assessments.

Property Taxes – are calculated based upon the taxable valuation of the property and tax rate.

Non-Property Taxes – are based on services, transactions and goods other than property such as hotel/motel taxes, mobile home taxes, utility excise and franchise taxes.

TIME-21 Fund – The Transportation Investment Moves the Economy in the 21st Century Fund consists of monies appropriated by the State of Iowa to fund construction and maintenance of Iowa's public roadway system.

Transfer In/Out – Amounts transferred from one fund to another to assist in financing the services for the recipient fund.

Trends and Issues – Opportunities or concerns that may impact current and future budgets.

Unbudgeted Funds – These are funds or expenditures that the State of Iowa does not require to be certified as a part of the City's annual budget. Unbudgeted funds include internal service funds.

Upcoming Activities – Departmental projects or issues that may be addressed in the next fiscal year.

Use of Money and Property – Revenue received from interest and dividends as well as from renting, leasing or loaning property.

User Charges (Fees) – The payment of a fee for direct receipt of a public service by the party whom benefits from the service.

Vision Statement – The vision statement outlines and guides initiatives for the next fifteen years. Our preferred future is defined by value-based principles that can guide policies, decisions and operations.

Voice over Internet Protocol (VoIP) – A technology that allows you to make voice calls using a broadband internet connection instead of a regular analog phone line.

Working Capital – Current assets minus current liabilities.

Acronyms

ABIC	Ankeny Business and Industry Collaborative
ACFR	Annual Comprehensive Financial Report
ADA	Americans with Disabilities Act
AED	Automatic External Defibrillator
AFSCME	American Federation of State, County and Municipal Employees
AI	Artificial Intelligence
ALI	Ankeny Leadership Institute
ALPR	Automatic License Plate Reader
ALS	Advanced Life Support
AMR	Automatic Meter Reader
APWA	American Public Works Association
ASR	Aquifer Storage and Recover
AWWA	American Water Works Association
BLS	Basic Life Support
BMP	Best Management Practices
CCTV	Closed-Circuit Television
CFAC	Cascade Falls Aquatic Center
CGFL	Combined General Fund Levy
CIP	Capital Improvement Program
CIPP	Cured-In-Place Pipe
CIWW	Central Iowa Water Works
COSESCO	Construction Site Erosion and Sediment Control Ordinance
CPI	Consumer Price Index
CRS	Community Rating System
CY	Calendar Year
DMACC	Des Moines Area Community College
DNR	Department of Natural Resources
DOT	Department of Transportation
EECBG	Energy Efficiency and Conservation Block Grant
EFT	Electronic Funds Transfer
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
ERU	Equivalent Residential Unit
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FICA	Federal Insurance Contributions Act
FS1	Fire Station No. 1
FS2	Fire Station No. 2
FS3	Fire Station No. 3
FS4	Fire Station No. 4
FT	Full-Time
FTE	Full-Time Equivalent
FY	Fiscal Year
GAAFR	Governmental Accounting, Auditing and Financial Reporting
GAAP	Generally Accepted Accounting Principles
GASB	Governmental Accounting Standards Board
GFOA	Government Finance Officers Association
GIS	Geographic Information System
G.O.	General Obligation
I&I	Inflow and Infiltration
IAWA	Iowa Association of Water Agencies
IAWEA	Iowa Water Environment Association
ICAP	Iowa Community Assurance Pool
ICAAP	Iowa Clean Air Attainment Program
IDOT	Iowa Department of Transportation
IEDA	Iowa Economic Development Authority
IJR	Interchange Justification Report
IPERS	Iowa Public Employees Retirement System
IRWA	Iowa Rural Water Association
IT	Information Technology
LCRR	Lead and Copper Rule Revisions
MFA	Multi-Factor Authentication

MFPRSI Municipal Fire and Police Retirement System of Iowa

MGD Million Gallons per Day

MPO Metropolitan Planning Organization

MS4 Municipal Separate Storm Sewer System

NPDES National Pollutant Discharge Elimination System

O&M Operations and Maintenance

PCAA Polk County Aviation Authority

PCC Portland Cement Concrete

PDI Professional Developers of Iowa

PRAC Prairie Ridge Aquatic Center

PT Part-Time

PTO Paid Time Off

RFP Request for Proposal

RISE Revitalize Iowa's Sound Economy

ROW Right of Way

SCADA Supervisory Control and Data Acquisition

SRO School Resource Officer

SSES Sanitary Sewer Evaluation Studies

STBG Surface Transportation Block Grant

SUDAS Statewide Urban Design Standards and Specifications

TAP Transportation Alternatives Program

TIF Tax Increment Financing

TIME-21 Transportation Investment Moves the Economy in the 21st Century

TIS Traffic Impact Study

TMP Transportation Master Plan

TSIP Traffic Safety Improvement Program

U-STEP Urban-State Traffic Engineering Program

WRA Wastewater Reclamation Authority

410 W. FIRST STREET, ANKENY, IOWA 50023
WWW.ANKENYIOWA.GOV

city of Ankeny

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 the final plat, parkland dedication agreement, warranty deed for streets, platted easements, and cost participation for Northgate Plat 8.

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Northgate Plat 8 is a proposed 9.28-acre (+/-) plat located north of NE 54th Street and about ¼ mile west of NE Delaware Avenue, situated between NE Trilein Drive and NE Hillcrest Drive. The subject plat is zoned R-3, Multiple-Family Residence District, restricted to single-family detached residential housing. The subject plat creates 33 single-family lots, one street lot and associated utilities and easements.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission recommended City Council approval of Northgate Plat 8 Final Plat at their meeting on October 21, 2025.

City Council granted preliminary approval of Northgate Plat 8 at their meeting on November 3, 2025.

FISCAL IMPACT

Cost-participation request for modified subbase, perforated subdrain, sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be $138,343.50.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. PZ Minutes
3. Final Plat
4. Staff Report
5. Aerial Map
6. Applicant Letter
7. Parkland Dedication Agreement

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, WARRANTY DEED TO STREETS, PLATTED EASEMENTS, PARKLAND DEDICATION AGREEMENT, AND AUTHORIZING COST PARTICIPATION FOR MODIFIED SUBBASE, PERFORATED SUBDRAIN, SIDEWALK OVERSIZING AND TRUNCATED DOMES ALONG NE TRILEIN DR FOR NORTHGATE PLAT 8

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for Northgate Plat 8 on the 21st day of October, 2025; and

WHEREAS, the City Council of the City of Ankeny, Iowa, granted preliminary approval of the final plat for Northgate Plat 8 on the 3rd day of November, 2025; and

WHEREAS, the attorney's title opinion, warranty deed to streets, platted easements, park land dedication agreement, and request for cost participation 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 Northgate Plat 8 is hereby approved; and
2. That the warranty deed to streets is hereby accepted; and
3. That the public gas easement, public utility easement, public storm sewer easement, public drainage easement, public water main easement, public storm sewer and drainage easement and amendment to the public storm water management facility maintenance covenant and permanent easement agreement are hereby accepted; and
4. That the public temporary turnaround easement is hereby accepted; and
5. That the park land dedication agreement is hereby accepted; and
6. That the cost participation request for modified subbase, perforated subdrain, sidewalk oversizing, and truncated domes along NE Trilein Drive in an amount estimated to be $138,343.50 is hereby authorized.

PASSED AND APPROVED this 3rd day of August, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 21, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the October 21, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Ted Rapp, Glenn Hunter, Trina Flack, Lisa West, Todd Ripper and Lisa West. Absent: R.Weisheit
Staff present: Eric Jensen, Eric Carstens, Deb Gervais, Jake Heil, Bryan Morrissey, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the October 21, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

CONSENT AGENDA ITEMS
Item # 2. Northgate Plat 8 Final Plat
Motion to recommend City Council approval of Northgate Plat 8 Final Plat; and authorize a cost participation request for modified subbase, perforated subdrain, sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be $138,343.50.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #5. Second by P.Tuning. All voted aye. Motion carried 6 – 0.

NORTHGATE PLAT 8

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 36–81–24, PT. SE1/4 SW1/4
SEC 36–81–24, PT. SW1/4 SE1/4
SEC 36–81–24, PT. SE1/4 SE1/4
ANKENY, POLK COUNTY, IOWA

REQUESTOR: JERRY'S HOMES INC

PROPRIETOR: JERRY'S HOMES INC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IOWA 50266

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

OWNER / DEVELOPER

JERRY'S HOMES INC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727–0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R–3 MULTI FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 17' (> 1–STORY – 8' MIN.)
= 15 (1 STORY – 7' MIN.)

MIN. SIDE YARD (ONE SIDE): 8' (GREATER THAN 1 STORY)
MIN. SIDE YARD (ONE SIDE): 7' (1 STORY)
MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 65'

DATE OF SURVEY

SEPTEMBER 18, 2025

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, NORTHGATE PLAT 7, AN OFFICIAL PLAT; THENCE NORTH 89°50'20" EAST ALONG THE SOUTH LINE OF SAID NORTHGATE PLAT 7 AND THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1486.21 FEET TO THE NORTHWEST CORNER OF OUTLOT 'V', NORTHGATE EAST, AN OFFICIAL PLAT; THENCE SOUTH 15°00'33" WEST ALONG THE WEST LINE OF SAID NORTHGATE EAST, 282.10 FEET TO THE NORTHEAST CORNER OF NORTHGATE PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 74°57'60" WEST ALONG THE NORTHERLY LINE OF SAID NORTHGATE PLAT 2, A DISTANCE OF 239.99 FEET; THENCE SOUTH 15°02'00" WEST ALONG SAID NORTHERLY LINE, 104.93 FEET; THENCE SOUTH 89°52'13" WEST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF NORTHGATE PLAT 4, AN OFFICIAL PLAT, 990.56 FEET TO THE NORTHWEST CORNER OF LOT 32, SAID NORTHGATE PLAT 4; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT–OF–WAY LINE OF NE TRILEIN DRIVE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 129.18 FEET AND WHOSE CHORD BEARS NORTH 25°00'57" WEST, 129.05 FEET; THENCE NORTH 29°30'09" WEST ALONG SAID EASTERLY RIGHT–OF–WAY LINE, 221.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.28 ACRES (404,301 SQUARE FEET).

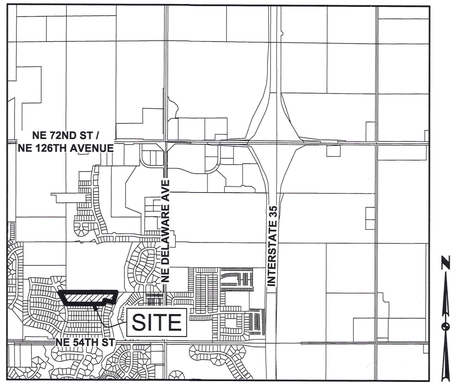
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

SE1/4 SW1/4 SEC 36–81–24	=0.52 ACRES	(22,790 SQUARE FEET)
SW1/4 SE1/4 SEC 36–81–24	=8.74 ACRES	(380,751 SQUARE FEET)
SE1/4 SE1/4 SEC 36–81–24	=0.02 ACRES	(760 SQUARE FEET)
TOTAL	=9.28 ACRES	(404,301 SQUARE FEET)

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

AREA ABOVE RESERVED FOR RECORDING STAMP

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date October 21, 2025
Ayes 6 Nays 0 Abstain ___ Absent 1
APPROVED
T. Rapp Chairperson
Brenda Fuglsang Secretary

LEGEND

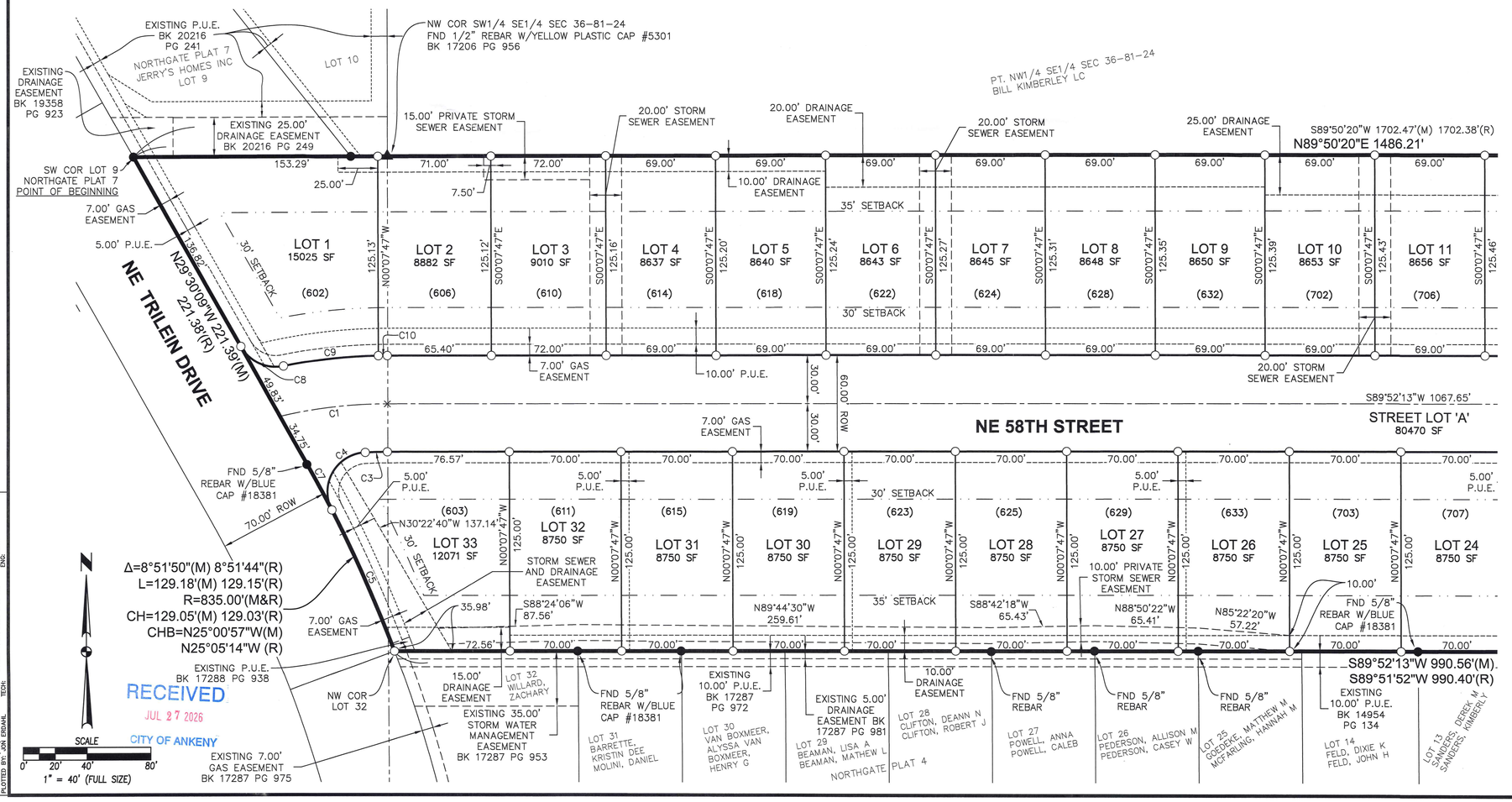
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

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. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
4. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT–OF–WAY.
5. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
6. SIDEWALK ON THE EAST SIDE OF NE TRILEIN DRIVE SHALL BE 8 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
7. LOTS 1 AND 33 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO NE TRILEIN DRIVE.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	12°58'19"	300.00'	67.92'	S83°23'03"W	67.78'
C2	105°09'48"	25.00'	45.89'	S37°32'53"E	39.71'
C3	2°57'05"	270.00'	13.91'	N88°23'40"E	13.91'
C4	114°07'35"	25.00'	49.80'	N29°51'20"E	41.96'
C5	6°37'25"	835.00'	96.53'	N23°53'45"W	96.48'
C6	74°50'12"	25.00'	32.65'	S52°27'07"W	30.38'
C7	2°14'25"	835.00'	32.65'	S28°19'39"E	32.64'
C8	71°59'57"	25.00'	31.42'	N65°30'07"W	29.39'
C9	10°24'00"	330.00'	59.90'	S83°41'54"W	59.82'
C10	0°58'18"	330.00'	5.60'	S89°23'04"W	5.60'



RECEIVED
JUL 27 2026
CITY OF ANKENY

SEE SHEET 2

FILE: H:\2025\2508635\DWG\2508635-FINAL PLAT.DWG
PLOTTED: 7/27/2026 8:53 AM BY: JONATHAN ERDAHL
XREF: ENG
TECH:

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 7/27/2026

LICENSED PROFESSIONAL LAND SURVEYOR
JONATHAN A. ERDAHL
28686
IOWA

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

REVISIONS	DATE
	07/27/26
REVISED	07/22/26
REVISED	10/09/25
REVISED	09/10/25
PREPARED	

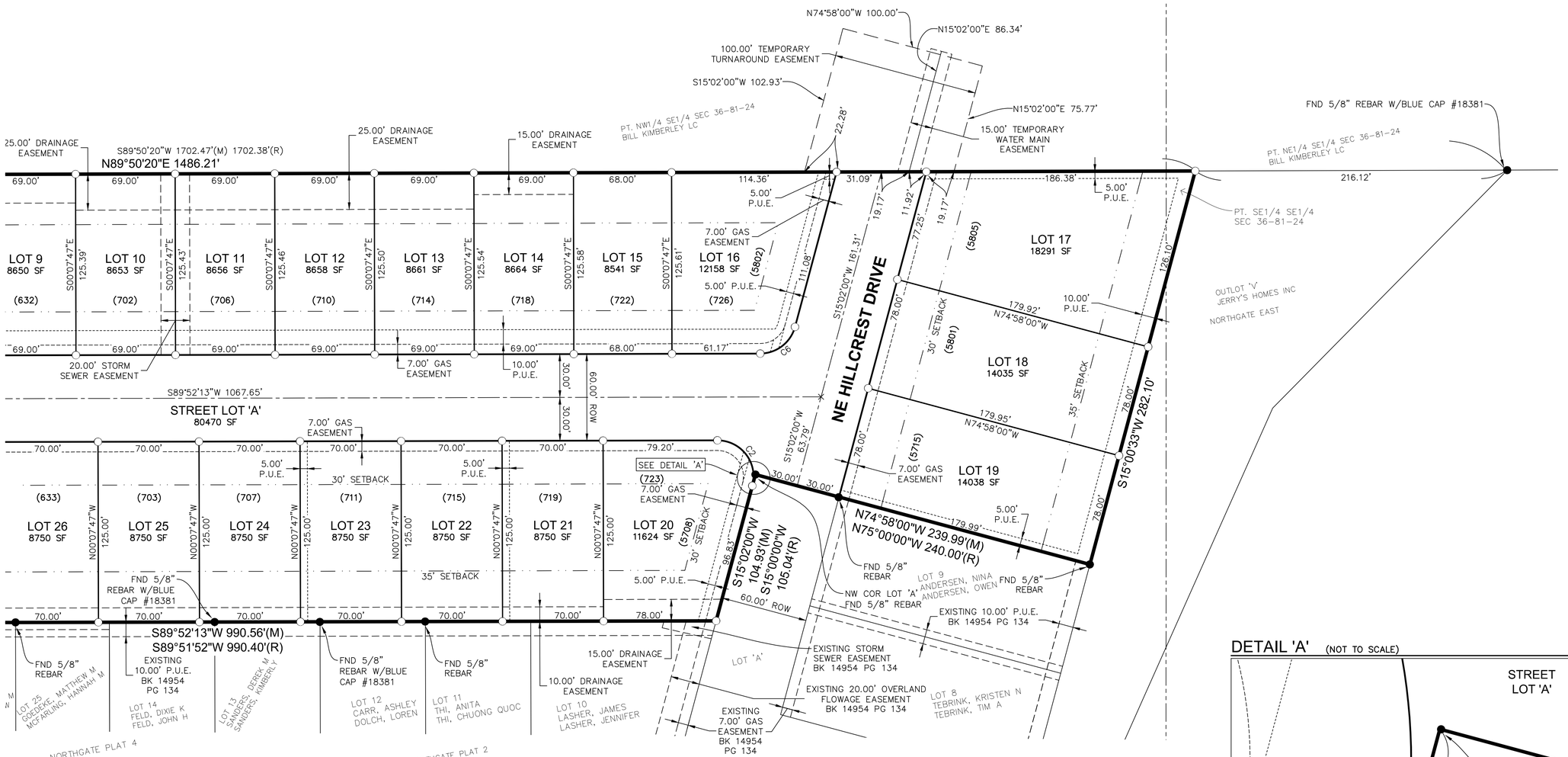
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:

NORTHGATE PLAT 8
FINAL PLAT

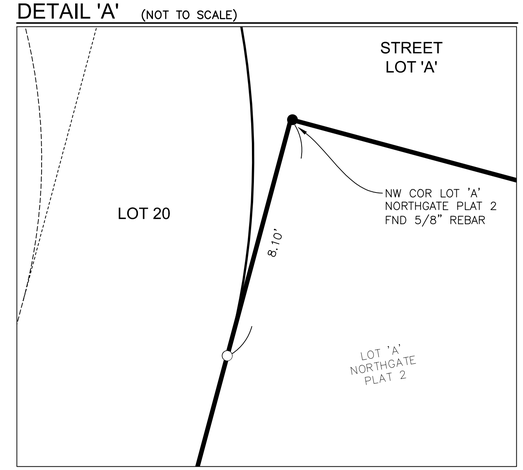
1/2
2508.635

NORTHGATE PLAT 8

FINAL PLAT



DETAIL 'A' (NOT TO SCALE)



SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

FILE: H:\2025\2508635\DWG\2508635-FINAL PLAT.DWG
LAST MODIFIED: 10/7/2025 9:52 AM COMMENT:
PLOTTED BY: JON FEDAHL TECH: ENG:

REVISIONS	DATE
REVISED	10/09/25
PREPARED	09/18/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

NORTHGATE PLAT 8
FINAL PLAT

2/2
2508.635

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: October 21, 2025

Agenda Item: Northgate Plat 8 – Final Plat
Report Date: October 15, 2025
Prepared by: Ryan Kirschman
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Northgate Plat 8 Final Plat; and authorize cost participation request for modified subbase, perforated subdrain, sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be $138,343.50.

Project Summary:
Northgate Plat 8 is a proposed 9.28-acre (+/-) plat located north of NE 54th Street and about ¼ mile west of NE Delaware Avenue, situated between NE Trilein Drive and NE Hillcrest Drive. The subject plat is zoned R-3, Multiple-Family Residence District, restricted to single-family detached residential housing. The subject plat creates 33 single-family lots, one street lot and associated utilities and easements. The street lot include the extension of NE Hillcrest Drive to the north and the construction of NE 58th Street. The proposed plat is generally consistent with the Northgate West Preliminary Plat approved by City Council on January 16, 2017.

Project Report:

Streets: This plat will be primarily accessed from NE 58th Street via NE Trilein Drive. The proposed plat extends NE 58th Street from NE Trilein Drive to the east and NE Hillcrest Drive to the north. Eight-foot sidewalks will be required on the east side of NE Trilein Drive and all other proposed roads in the development will be required to have five-foot sidewalks.

Water: Eight-inch water main will be extended east along NE 58th Street and north along NE Hillcrest Drive.

Sewer: The existing 8-inch sanitary sewer main will be extended east along NE 58th Street and north along NE Hillcrest Drive. 8-inch sanitary sewer mains will then be installed throughout the remainder of the plat.

Drainage: Stormwater for the plat drains towards the west. Lots 1 through 10 drain north then west and lots 20 through 33 drain south and then west. The stormwater will go towards two existing detention ponds in the Northgate West Preliminary Plat area. Stormwater for the plat eventually drains to the southwest ultimately outletting into Fourmile Creek.

Parkland: The parkland dedication requirement for Northgate Plat 8 is 0.37 acres, but parkland is not proposed with this plat. The developer will be dedicating 4.10 acres of parkland with a future Northgate plat. The total park dedication for the Northgate West preliminary plat is estimated at 3.5 acres.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Northgate Plat 8**
NAME OF OWNER/ DEVELOPER: **Jerry's Homes Inc.**

GENERAL INFORMATION:

PLAT LOCATION:	North of NE 54th Street, ¼ mile west of NE Delaware Avenue
SIZE OF PLAT:	9.28 acres
ZONING:	R-3 restricted to single-family detached residential housing

LOTS:

NUMBER:	33 single-family lots, one street lot	
SIZE/DENSITY:	3.55 units per acre	
USE:	Residential	
BUILDING LINES:	**R-3: Restricted to Single Family Detached Residential Housing:**	
	Front:	30'
	Rear:	35'
	Side:	17' (> 1-story - 8' one side)
		15' (1 story – 7'min.)

PARK SITE DEDICATION:

The parkland dedication requirement for Northgate Plat 8 is 0.37 acres, but parkland is not proposed with this plat. The developer will be dedicating 4.10 acres of parkland with a future Northgate plat. The total park dedication for the Northgate West preliminary plat is estimated at 3.5 acres.

ADJACENT LANDS:

NORTH:	R-1, One-Family Residence District
SOUTH:	Northgate Plat 2 & Northgate Plat 4
EAST:	Northgate East
WEST:	Northgate Plat 6

STREET DEVELOPMENT:

NAME: NE Hillcrest Drive
LENGTH: Approximately 225.1 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 58th Street
LENGTH: Approximately 1067.65 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 33 lots X 300 gallons/lot for SF = 9,900 GPD

WRA CAPACITY: 47 MGD; current daily avg. 17 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: North Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Drainage Basin.

WATER SYSTEM:

USAGE: 33 lots X 3 pers. per lot X 100 gal. per day/person = 9,900 GPD

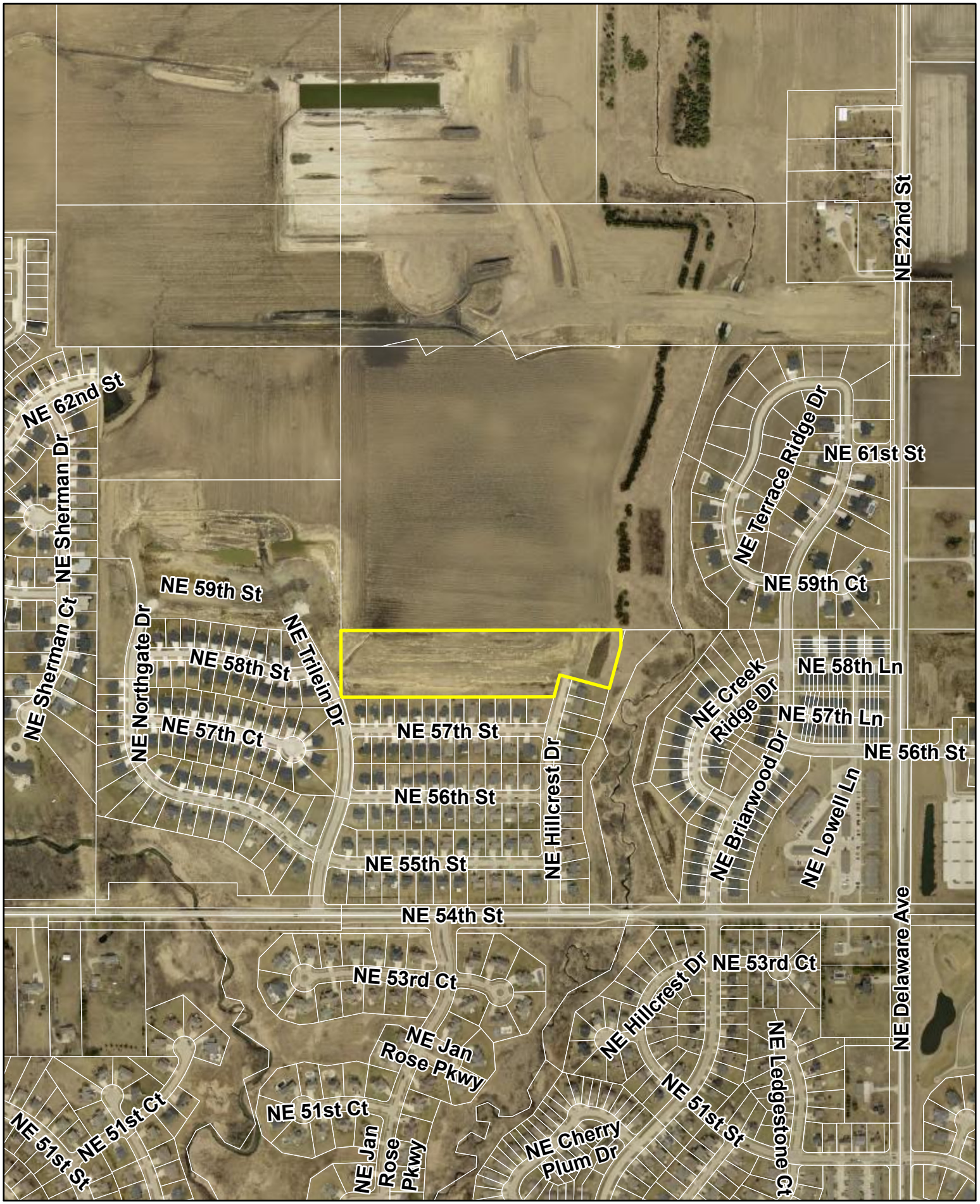
SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



N

1 inch = 568 feet

Date: 10/16/2025

Northgate Plat 8
Final Plat
Aerial Map

Ankeny
bringing it all together.

October 10, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Northgate Plat 8
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 a final plat and construction drawings for Northgate Plat 8 in request for approval. This property consists of 9.28 acres and is located east of the intersection of NE Trilein Drive and NE 58th Street. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District and features the construction of 33 single family residential lots. 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 5,163 sy of 6-inches of modified subbase under the pavement in an amount not to exceed $64,537.50, for 2,359 linear feet of perforated 8-inch subdrain in an amount not to exceed $70,770, $400, $2,636.50 for the upsizing of 213 linear feet of sidewalk along NE Trilein Drive to 8 feet and $400 for the installation of two steel detectable warnings.

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.

WHEN RECORDED RETURN TO:

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

Preparer Information: Derek Silverthorn, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3557

PARK LAND DEDICATION AGREEMENT

WHEREAS, Jerry's Homes, Inc., an Iowa corporation (hereinafter "Developer") is the developer of Northgate Plat 8 (hereinafter "Development") in the City of Ankeny, Iowa (hereinafter "City"); and

WHEREAS, in order to satisfy the park land dedication requirements as specified in Chapter 200.35.1.A, Criteria for Requiring Park Land Dedication, of the Municipal Code of the City of Ankeny, Iowa, the Developer requests that the City defer park land dedication requirements until a future phase of Development; and

WHEREAS, the deferred park land dedication shall be part of a future conveyance of real property that the Developer proposes to dedicate to the City in order to satisfy said park land dedication requirements of the City for the Development, of the approximate size and location identified as "Park," as shown on the attached Exhibit 'A'.

NOW, THEREFORE, IT IS HEREBY AGREED by Jerry's Homes, Inc., and its successors and assigns that said Developer shall dedicate real property of the approximate size and location shown as "Park" on the attached Exhibit 'A' to the City of Ankeny in accordance with the Municipal Code of the City of Ankeny, Iowa, and at no cost to the City of Ankeny, in order to satisfy said park land dedication requirements of the City of Ankeny with the filing of a future plat of the Development.

DATED this 24th day of July, 2026.

Jerry's Homes, Inc., an Iowa corporation

Jennifer Ellison
Signature

Jennifer Ellison
Print Name

Director of Land Development
Title

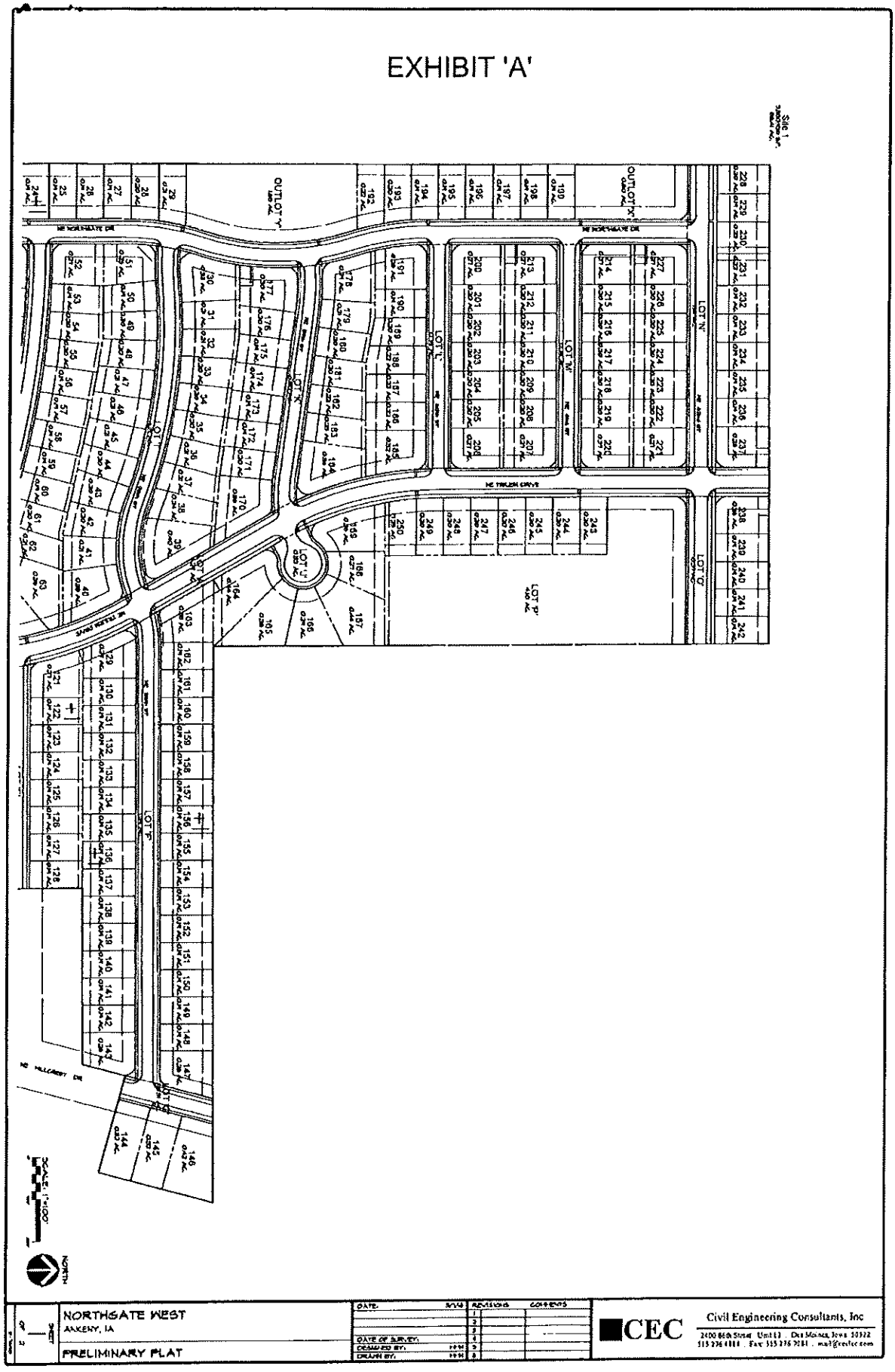
STATE OF IOWA, COUNTY OF Polk**, ss:**

This record was acknowledged before me on this 24 day of July, 2026, by Jennifer Ellison, the Director of Land Development of Jerry's Homes, Inc.

Jessica Aldrich
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
JESSICA ALDRICH
Commission Number 825442
My Commission Expires
May 29, 2029

EXHIBIT 'A'



NORTHGATE WEST ANKENY, IA	DATE: 3/14	REVISIONS	COMMENTS
PRELIMINARY PLAT	DATE OF SURVEY:		
	DRAWN BY:		

CEC Civil Engineering Consultants, Inc
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515 276 4884 · Fax 515 276 7884 · mail@cecia.com

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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, warranty deed to streets, platted easements, parkland dedication agreement, sanitary sewer connection fee, water main shortage fee, and sidewalk shortage fee for the Crossings at Deer Creek Plat 16.

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

The Crossings at Deer Creek Plat 16 is a proposed 50.75-acre (+/-) plat located south of NE 18th Street, ½-mile east of NE Four Mile Drive, and ½-mile west of NE 38th Street. The subject plat creates 34 single-family detached residential lots, four street lots, and two outlots for Deer Creek and additional stormwater detention. All 34 residential lots are platted in accordance with the amended Deer Creek PUD Conceptual Master Plan approved in 2018; and the Deer Creek South Phase 4 Preliminary Plat approved in 2021.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept **RESOLUTION**.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan & Zoning Commission recommended approval on October 8, 2024. Preliminary approval of the final plat by City Council on April 5, 2025.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. PZ Minutes
3. PZ Approved Crossings at Deer Creek 16
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: Bryan Morrissey, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3551

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, WARRANTY DEED TO STREETS, PLATTED EASEMENTS, PARKLAND DEDICATION AGREEMENT, SANITARY SEWER CONNECTION FEE, WATER MAIN SHORTAGE FEE, AND SIDEWALK SHORTAGE FEE FOR THE CROSSINGS AT DEER CREEK PLAT 16

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for The Crossings at Deer Creek Plat 16 on the 8th day of October, 2024; and

WHEREAS, the City Council of the City of Ankeny, Iowa, granted preliminary approval of the final plat for The Crossings at Deerk Creek Plat 16 on the 7th day of April, 2025; and

WHEREAS, the attorney's title opinion, warranty deed to streets, platted easements, parkland dedication agreement, sanitary sewer connection fee, water main shortage fee, sidewalk shortage fee have been submitted and accepted by the City Engineer and Director of Development Services 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 The Crossings at Deer Creek Plat 16 is hereby approved; and
2. That the warranty deed to streets is hereby accepted; and
3. That the public gas easement, public utility easement, public drainage easement, public storm sewer, sanitary sewer, and access easement, public storm sewer easement, public preservation easement, public sanitary sewer easement, and amendment to storm water management facility maintenance covenant and permanent easement agreement are hereby accepted; and
4. That the sanitary sewer connection fee in the amount of $139,473.84 is hereby accepted; and
5. That the parkland dedication agreement and payment in the amount of $14,520.00 are hereby accepted; and
6. That the water main shortage fee in the amount of $40,240.00 is hereby accepted; and
7. That the sidewalk shortage fee in the amount of $21,237.44 is hereby accepted.

PASSED AND APPROVED this 3rd day of August, 2026.

CITY OF ANKENY, IOWA

Bobbi B.Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 8, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Vice Chair Randy Weisheit called the October 8, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Randy Weisheit, Trina Flack, Lisa West, and Todd Ripper. Absent: Ted Rapp, Glenn Hunter, and Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Jake Heil, Derek Silverthorn, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the October 8, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

CONSENT AGENDA ITEMS
Item #2. The Crossings at Deer Creek Plat 16 Final Plat
Motion to recommend City Council preliminary approval of The Crossings at Deer Creek Plat 16 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #5. Second by T.Flack. All voted aye. Motion carried 4 – 0.

THE CROSSINGS AT DEER CREEK PLAT 16

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL '2025-106' PT. NW1/4 SEC 17-80-23 ANKENY, POLK COUNTY, IOWA

REQUESTOR: DEER CREEK ANKENY, INC.

PROPRIETOR: DEER CREEK ANKENY, INC. 160 ADVENTURELAND DRIVE NW ALTOONA, IOWA 50009

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER / DEVELOPER

DEER CREEK ANKENY, INC.
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH. (515) 208-5227

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400

DATE OF SURVEY

FIELDWORK: NOVEMBER, 2022

ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

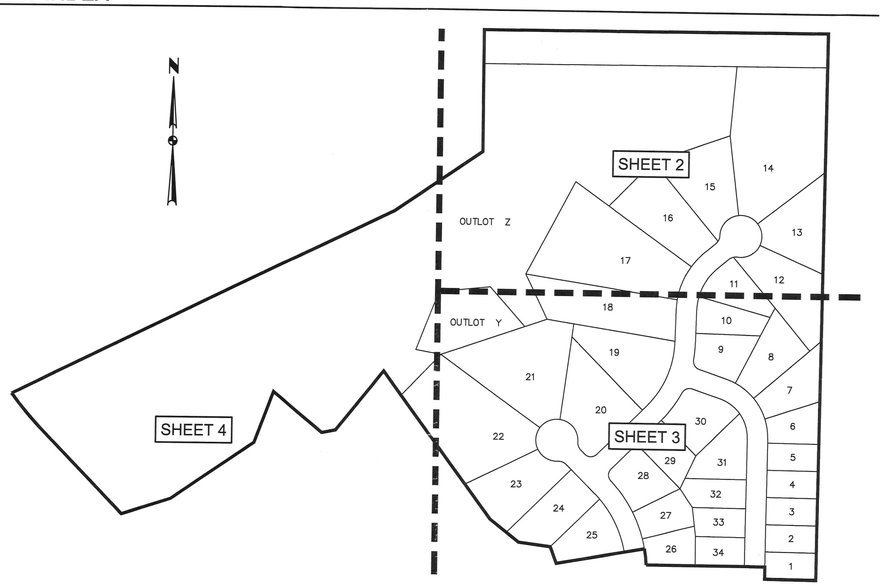
BULK REGULATIONS
- DETACHED RESIDENTIAL HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
- MINIMUM LOT WIDTH AT FRONT YARD SETBACK: 80 FEET
- MINIMUM LOT AREA: 10,000 S.F.
- MINIMUM YARD REQUIREMENTS:
  - FRONT: 30 FEET FOR GARAGE DOORS, 25 FEET FOR HOUSE/PORCH
  - REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB), 10' FOR FRONT OR SIDE LOADED DETACHED GARAGE
  - SIDE: 15 FEET TOTAL (MIN. 7' ONE SIDE)
- SCREENING REQUIRED: NONE
- R-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

PLAT DESCRIPTION

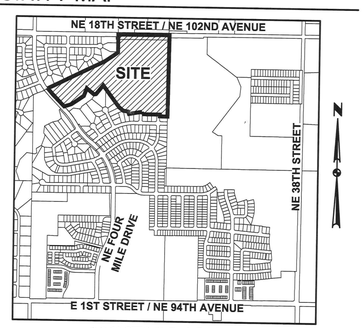
PARCEL '2025-106' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20226, PAGE 875 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

THE PROPERTY CONTAINS 50.75 ACRES (2,210,559 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SHEET INDEX



VICINITY MAP



ANKENY, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

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', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC STREET RIGHT-OF-WAY.
4. OUTLOT 'Z' (FLOODPLAIN) & OUTLOT 'Y' (DETENTION) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. THE DEVELOPER IS RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THIS SUBDIVISION AND ALONG NW 18TH STREET.
6. DRIVEWAYS FOR LOTS 9, 13, 17, 19, 21, 24, 25, 31, 33 AND 34 NEED TO AVOID STORM STRUCTURES, RAMPS, SIDEWALK OVERFLOWS AND WATER VALVES.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	71°55'27"	150.00'	188.30'	N35°25'44"W	176.18'
C2	48°33'30"	200.00'	169.50'	N25°43'15"E	164.47'
C3	17°10'02"	300.00'	89.89'	N10°01'31"E	89.55'
C4	26°23'28"	300.00'	138.18'	N31°48'16"E	136.96'
C5	34°50'40"	350.00'	212.85'	N27°34'40"W	209.59'
C6	19°00'39"	180.00'	59.72'	N08°58'20"W	59.45'
C7	22°05'41"	180.00'	69.41'	N29°31'30"W	68.98'
C8	22°05'41"	180.00'	69.41'	N51°37'11"W	68.98'
C9	8°43'26"	180.00'	27.41'	N67°01'45"W	27.38'
C10	81°05'14"	25.00'	35.38'	N30°50'51"W	32.50'
C11	17°49'32"	330.00'	102.67'	N18°36'32"E	102.25'
C12	8°15'16"	330.00'	47.54'	N05°34'08"E	47.50'
C13	14°02'40"	170.00'	41.67'	N08°27'50"E	41.57'
C14	3°13'36"	170.00'	9.57'	S17°05'59"W	9.57'
C15	2°45'38"	163.00'	7.85'	N16°51'59"E	7.85'
C16	34°30'49"	170.00'	102.40'	N32°44'35"E	100.86'
C17	27°05'24"	33.50'	15.84'	S63°32'42"W	15.69'
C18	15°26'39"	26.50'	7.14'	N77°25'31"E	7.12'
C19	20°57'53"	33.50'	12.26'	N87°34'20"E	12.19'
C20	74°02'20"	61.50'	79.47'	N61°02'07"E	74.06'
C21	62°01'06"	61.50'	66.57'	N06°59'36"W	63.37'
C22	58°57'25"	61.50'	63.28'	N67°28'51"W	60.53'
C23	81°05'43"	61.50'	87.05'	S42°29'35"W	79.96'
C24	30°22'39"	33.50'	17.76'	S17°08'03"W	17.55'
C25	17°40'38"	33.50'	10.34'	S41°09'41"W	10.29'
C26	14°32'40"	230.00'	58.38'	S42°43'40"W	58.23'
C27	26°41'05"	230.00'	107.12'	S22°06'48"W	106.15'
C28	7°19'45"	230.00'	29.42'	S05°06'23"W	29.40'
C29	43°33'30"	270.00'	205.26'	S23°13'15"W	200.36'
C30	90°00'00"	25.00'	39.27'	N90°00'00"W	35.36'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C31	48°03'17"	33.50'	28.10'	N20°58'22"W	27.28'
C32	85°32'47"	61.50'	91.82'	N39°43'07"W	83.53'
C33	62°00'53"	61.50'	66.57'	S66°30'03"W	63.36'
C34	62°00'53"	61.50'	66.57'	S04°29'10"W	63.36'
C35	66°32'00"	61.50'	71.42'	S59°47'17"E	67.47'
C36	48°03'17"	33.50'	28.10'	S69°01'38"E	27.28'
C37	3°46'10"	320.00'	21.05'	S43°06'55"E	21.05'
C38	31°04'29"	320.00'	173.55'	S25°41'35"E	171.44'
C39	0°59'27"	313.00'	5.41'	N40°39'02"W	5.41'
C40	2°20'12"	320.00'	13.05'	N11°19'26"W	13.05'
C41	2°10'58"	313.00'	11.92'	N11°14'50"W	11.92'
C42	11°40'50"	380.00'	77.47'	N08°50'05"W	77.33'
C43	12°36'09"	380.00'	83.58'	N20°58'34"W	83.41'
C44	16°51'49"	380.00'	111.84'	N35°42'33"W	111.44'
C45	89°08'28"	25.00'	38.90'	N00°25'46"E	35.09'
C46	38°49'53"	25.00'	16.94'	S25°35'04"W	16.62'
C47	17°28'42"	330.00'	100.67'	N36°15'39"E	100.28'
C48	11°45'35"	330.00'	67.73'	N39°07'13"E	67.61'
C49	11°38'06"	337.00'	68.43'	N39°10'57"E	68.32'
C50	81°05'14"	25.00'	35.38'	N68°03'55"E	32.50'
C51	16°26'33"	25.00'	7.17'	N79°36'44"W	7.15'
C52	34°42'11"	120.00'	72.68'	S54°02'22"E	71.58'
C53	5°18'07"	113.00'	10.46'	S38°49'12"E	10.45'
C54	37°13'16"	120.00'	77.96'	S18°04'39"E	76.59'

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date October 8, 2024
Ayes 4 Nays 0 Abstain ___ Absent 3
APPROVED
B. Weisheit Chairperson
Brenda Fuglsang Secretary

RECEIVED
JUL 07 2026
CITY OF ANKENY

LICENSED PROFESSIONAL LAND SURVEYOR
LOUIS M. KELEHAN
18660
IOWA

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

LOUIS M. KELEHAN, P.L.S. — DATE 6/30/26

LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 4

REVISIONS	DATE
SIGNED SUBMITTAL	06/30/26
FOURTH SUBMITTAL	03/12/25
THIRD SUBMITTAL	09/27/24
SECOND SUBMITTAL	09/06/24
FIRST SUBMITTAL	08/16/24

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE CROSSINGS AT DEER CREEK PLAT 16
FINAL PLAT

1/4

2407.516

FILE: H:\2024\2407516\DWG\2407516-FINAL PLAT.DWG
FILE SAVED: 6/30/2026 8:33 AM PLOTTED: 6/30/2026 8:33 AM
PLOTTED BY: LOUIS KELEHAN TECH:
COMMENT: D36

THE CROSSINGS AT DEER CREEK PLAT 16

FINAL PLAT

N89°50'49"E 1007.63'(M&R)

NE 18TH STREET

POINT OF BEGINNING
N1/4 COR
SEC 17-80-23
FND MAG NAIL
BK18970, PG913

NE COR
DEER CREEK
ESTATES PLAT 14

EXISTING 7.00'
GAS EASEMENT
BK15654, PG428

EXISTING 25.00'
GRADING EASEMENT
BK15654, PG428

EXISTING 10.00' P.U.E.
BK15654, PG428

EXISTING
DRAINAGE
EASEMENT
BK18636, PG64

EXISTING 33.00'
ROADWAY EASEMENT

EXISTING 67.00' PUBLIC
HIGHWAY EASEMENT
BK9361, PG754

EXISTING 32.00'
WATER MAIN EASEMENT
(APPROXIMATE LOCATION)
BK8518, PG677
(LOCATION IS BASED
ON MAP INFORMATION
PROVIDED BY DMWW.
EASEMENT IS CENTERED
ON EXISTING PIPE.)

58.00' ELECTRIC
LINE EASEMENT
BK10770, PG641
BK10820, PG552

EXISTING
40.00' SANITARY
SEWER EASEMENT
BK17244, PG119

40.00' SANITARY
SEWER EASEMENT

EXISTING
50.00' SANITARY
SEWER EASEMENT
BK18927, PG194

3.50' TO SANITARY SEWER
EASEMENT CENTERLINE

PRESERVATION
EASEMENT

30.00'
DRAINAGE
EASEMENT

STREET LOT 'A'
100704 SF

100.00'

100.00'
HALF
ROW

100.01'

S89°50'49"W 1006.46'

740.78'

S89°50'49"W 415.93'

265.67'

70.24'

S05°00'00"W 200.00'

S60°41'20"E 186.25'

302.10'

95.72'

N00°08'16"W 353.40'(M&R)

253.40'

PT.
LOT
18

LOT
19

LOT
20

DEER CREEK ESTATES PLAT 14

EXISTING
20.00' OVERLAND
FLOWAGE EASEMENT
BK15654, PG428

SE COR
DEER CREEK
ESTATES PLAT 14

N55°20'57"E 310.83'(M&R)

EXISTING STORM
SEWER & OVERLAND
FLOWAGE EASEMENT
BK15654, PG428

PARCEL 2-A
BK15813
PG303

PT. NW1/4
SEC 17-80-23

S15°58'42"E 131.85'

S79°43'11"E 285.35'

S70°45'49"W 236.91'

N75°51'40"E 420.37'

ZONING
LINE

30.00'

N06°57'34"W 233.86'

S63°10'14"E
59.53'

N54°32'40"W 120.00'

S44°13'09"W 184.34'

LOT 15
40076 SF

LOT 14
106255 SF

7.00' GAS
EASEMENT

(3718)

N51°59'52"E 248.79'

16.57'

21.78'

N36°05'18"E 92.81'

S54°32'40"E 420.00'

N47°40'34"E 377.00'

30' SETBACK

N40°00'00"W 300.00'

(3714)

C24

C23

C22

10.00'
P.U.E.

LOT 16
43359 SF

LOT 13
34211 SF

30' SETBACK

298.76'

30.00'
DRAINAGE
EASEMENT

OUTLOT 'Z'
886778 SF
(FLOODPLAIN)

S27°32'46"W 308.31'

300.00'

C25

(3710)

30' SETBACK

40.13'

NE AVERY COURT

N50°00'00"E 110.79'

(3711)

C21

N65°59'03"W 203.14'

15.09'

N25°32'32"E
154.09'

PRESERVATION
EASEMENT

C17

C19

C20

(3713)

40.13'

C18

5.00'
P.U.E.

LOT 17
86928 SF

LOT 12
39264 SF

S40°00'00"E 192.84'

S30°19'58"W
38.79'

N30°19'58"E
108.43'

17.62'

7.00' GAS
EASEMENT

(3706)

10.00'
P.U.E.

C27

C2

STORM SEWER
EASEMENT

C16

(3709)

S40°23'02"W
139.84'

LOT 11
19552 SF

N40°23'02"E 136.76'

DRAINAGE
EASEMENT

S67°19'58"W
67.03'

S26°04'24"E 146.22'

N00°00'00"E 50.00'

N81°13'45"W 450.00'

N44°07'20"E
332.48'

30' SETBACK

C14

60.00'
ROW

30.00'

30.00'

C15

30' SETBACK

S74°30'49"E
216.80'

4.75'

8.50'

S67°19'58"W
66.87'

N01°30'00"E
74.50'

N40°00'00"W
160.50'

N01°30'00"E
99.58'

S00°31'59"W 1595.94'(M&R)

195.63'

N39°38'15"W 108.39'

S70°58'54"W
68.81'

LOT 18
49705 SF

C13

C28

5.00'
P.U.E.

(3705)

(3702)

91.41'

N01°26'30"E
94.93'

STREET LOT 'B'
5696 SF

65.94'

LOT 10
16764 SF

31.28'

60.67'

PARCEL 2022-65
PT. NE1/4 SEC 17-80-23
BK19079, PG487

SEE SHEET 4

N44°20'19"W 28.50'

20.00' SANITARY
SEWER EASEMENT

N17°21'21"W 54.04'

N83°52'33"E 150.46'

ZONE 'A' FEMA
FLOOD HAZARD
(MAP LOCATION)
MAP NUMBER: 19153C0210F
EFFECTIVE DATE: 02/01/2019

16.62'

15.00' PRIVATE
STORM SEWER
EASEMENT

S41°53'33"E
153.56'

N04°44'27"E
181.14'

N21°20'32"E
182.00'

OUTLOT 'Y'
38704 SF
(STORM WATER
MANAGEMENT FACILITY)

S26°11'54"E 80.99'

26.46'

20.00' STORM
SEWER EASEMENT

S05°22'16"W 41.67'

SEE SHEET 3

N

SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

REVISIONS	DATE
FIRST SUBMITTAL	08/16/24
SECOND SUBMITTAL	09/06/24
THIRD SUBMITTAL	09/27/24

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE CROSSINGS AT
DEER CREEK PLAT 16
FINAL PLAT

2 / 4

2407.516

FILE: H:\2024\2407516\DWG\2407516-FINAL PLAT.DWG
LAST SAVED BY: ANNE 9/30/2024 9:00 AM
PLOTTED BY: LOUIS KELEHAN 9/30/2024 9:00 AM
COMMENT:
ENG:
TECH:

THE CROSSINGS AT DEER CREEK PLAT 16

FINAL PLAT

SEE SHEET 2

SEE SHEET 4

LOT 17
86928 SF

LOT 18
49705 SF

LOT 19
39948 SF

LOT 20
43242 SF

LOT 21
67704 SF

LOT 22
79915 SF

LOT 23
36687 SF

LOT 24
29108 SF

LOT 25
22692 SF

LOT 26
14446 SF

LOT 27
16321 SF

LOT 28
21507 SF

LOT 29
16502 SF

LOT 30
24422 SF

LOT 31
21484 SF

LOT 32
15238 SF

LOT 33
12792 SF

LOT 34
12348 SF

OUTLOT 'Y'
38704 SF
(STORM WATER MANAGEMENT FACILITY)

STREET LOT 'B'
56961 SF

STREET LOT 'C'
40479 SF

STREET LOT 'D'
34354 SF

LOT 8
25349 SF

LOT 9
19147 SF

LOT 10
16764 SF

LOT 11
19552 SF

LOT 12
39264 SF

LOT 7
22502 SF

LOT 6
15112 SF

LOT 5
12000 SF

LOT 4
12000 SF

LOT 3
12000 SF

LOT 2
12000 SF

LOT 1
12000 SF

NE AVERY DRIVE

NE MEADOW LANDING DRIVE

NE MEADOW CROSSING DRIVE

N44°20'19"W 28.50'
20.00' SANITARY SEWER EASEMENT
N17°21'21"W 54.04'
N83°52'33"E 150.46'
16.62'
15.00' PRIVATE STORM SEWER EASEMENT
ZONE 'A' FEMA FLOOD HAZARD (MAP LOCATION) MAP NUMBER: 19153C0210F EFFECTIVE DATE: 02/01/2019
S41°33'33"E 153.56'
N04°44'27"E 181.14'
N21°20'32"E 182.00'
STORM WATER MANAGEMENT EASEMENT (ALL OF OUTLOT 'Y')
20.00' STORM SEWER EASEMENT
N00°21'25"E 76.66'
N54°30'23"W 53.68'
N80°00'00"W 75.00'
S43°46'17"W 166.64'
3.54' TO SANITARY SEWER EASEMENT CENTERLINE
2.44' TO STORM SEWER EASEMENT CENTERLINE
N43°56'37"E 255.22'
S38°29'39"W 222.77'(M&R)
86.74'
78.56'
N61°37'28"E 105.24'
30.00'
ZONING LINE
PRESERVATION EASEMENT
N14°25'55"W 314.05'
N36°33'06"W 533.51'(M&R)
320.93'
EXISTING PRESERVATION EASEMENT BK19891, PG586
S63°28'43"W 237.27'
N37°43'41"W 164.89'
125.84'
61.63'
56.69'
46.15'
N51°39'37"W 107.78'(M&R)
N82°47'04"W 93.84'(M&R)
N20°12'40"W 51.02'(M&R)
EXISTING 10.00' DRAINAGE EASEMENT BK19891, PG575
30.00' STORM SEWER, SANITARY SEWER, DRAINAGE & ACCESS EASEMENT
S26°04'24"E 146.22'
N00°00'00"E 50.00'
N44°07'20"E 332.48'
S70°58'54"W 68.81'
N70°58'54"E 327.44'
258.64'
N81°13'45"W 450.00'
N39°38'15"W 108.39'
N81°13'45"W 300.74'
N09°31'55"W 29.49'
N12°41'35"E 24.58'
N79°27'29"E 54.52'
N69°13'45"W 128.36'
N81°13'45"W 79.26'
N76°56'57"E 327.98'
N45°00'00"W 296.29'
S07°30'30"W 280.78'
242.87'
N54°30'23"W 360.00'
S45°00'00"W 264.71'
S45°00'00"W 201.17'
N26°14'49"W 150.47'
N26°14'49"W 152.17'
202.11'
S79°50'40"W 262.11'(M&R)
Δ=7°09'41" L=47.50' R=380.00' CH=47.46' CHB=N06°34'30"W (M&R)
EXISTING P.U.E. BK19891, PG566
EXISTING 10.00' P.U.E. BK19891, PG566
EXISTING 7.00' GAS EASEMENT BK19891, PG563
EXISTING 5.00' P.U.E. BK19891, PG566
EXISTING 7.00' GAS EASEMENT BK19891, PG563
N90°00'00"W 287.90'(M&R)
N89°28'01"W 60.00'(M&R)
N00°31'59"E 35.33'(M&R)
N89°28'01"W 150.00'(M&R)
EXISTING 10.00' P.U.E. BK19891, PG566
EXISTING 10.00' DRAINAGE EASEMENT BK19891, PG575
NE COR THE CROSSINGS AT DEER CREEK PLAT 15
S00°31'59"W 1595.94'(M&R)
N12°30'00"W 26.32'
S40°00'00"E 51.26'
PARCEL 2022-65
PT. NE1/4 SEC 17-80-23
BK19079, PG487
PARCEL 2022-66
PT. NE1/4 SEC 17-80-23
BK19079, PG487
PT. NW1/4 SEC 17-80-23
THE CROSSINGS AT DEER CREEK PLAT 15

SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

FILE: H:\2024\2407516\DWG\2407516-FINAL PLAT.DWG
PLOT DATE: 9/27/2024 8:00 AM
PLOTTED BY: CRAIG KELEHAN
TECH:
COMMENT: ENG

REVISIONS	DATE
THIRD SUBMITTAL	09/27/24
SECOND SUBMITTAL	09/06/24
FIRST SUBMITTAL	08/16/24

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

ENGINEER: | TECH: | REVIEW:

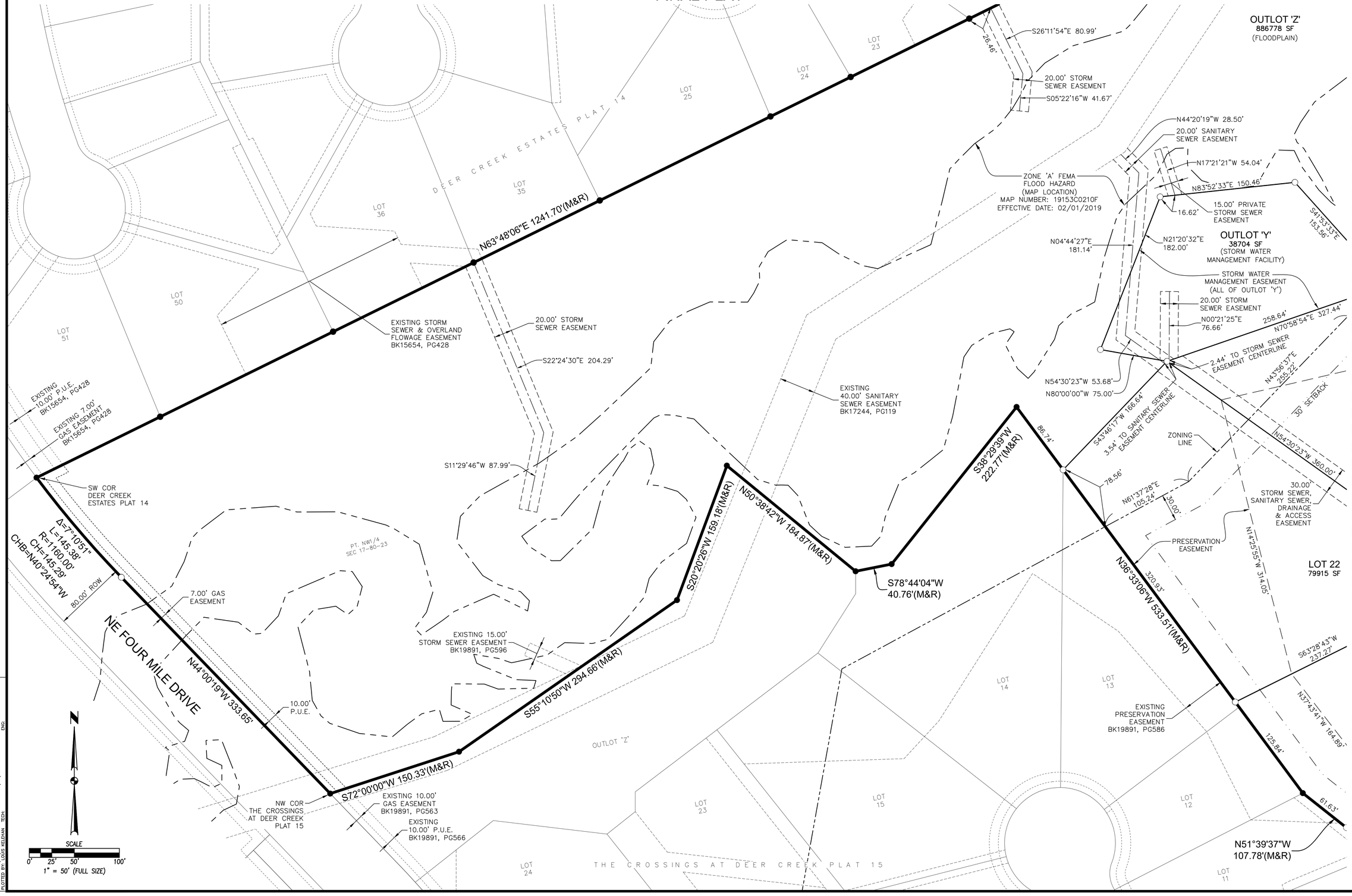
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE CROSSINGS AT DEER CREEK PLAT 16
FINAL PLAT

3/4
2407.516

THE CROSSINGS AT DEER CREEK PLAT 16

FINAL PLAT



SEE SHEET 2

SEE SHEET 3

REVISIONS	DATE
THIRD SUBMITTAL	09/27/24
SECOND SUBMITTAL	09/06/24
FIRST SUBMITTAL	08/16/24

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE CROSSINGS AT DEER CREEK PLAT 16
FINAL PLAT

4 / 4

2407.516

FILE: N:\2024\2407516\DWG\2407516-FINAL PLAT.DWG
PLOT DATE: 9/27/2024 8:00 AM
PLOTTED BY: CODIS KLEIHAN
COMMENT: ENG

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: October 8, 2024

Agenda Item: The Crossings at Deer Creek Plat 16 – Final Plat
Report Date: September 30, 2024
Prepared By: Derek Silverthorn EJC
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of The Crossings at Deer Creek Plat 16 Final Plat.

Project Summary:

The Crossings at Deer Creek Plat 16 is a proposed 50.75-acre (+/-) plat located south of NE 18th Street, ½-mile east of NE Four Mile Drive, and ½-mile west of NE 38th Street. The subject plat creates 34 single-family detached residential lots, four street lots, and two outlots for Deer Creek and additional stormwater detention. All 34 residential lots are platted in accordance with the amended Deer Creek PUD Conceptual Master Plan approved in 2018; and the Deer Creek South Phase 4 Preliminary Plat approved in 2021.

Project Report:

Streets: The proposed development will be accessed from extensions of NE Meadow Landing Drive and NE Meadow Crossing Drive. These street extensions will continue north and intersect with a new portion of NE Avery Drive. NE Meadow Landing Drive and NE Avery Drive will both terminate via cul-de-sac as NE Meadow Landing Court to the north and NE Avery Court to the east, respectively. All proposed streets in the development will be required to have five-foot sidewalks.

Water: The proposed development will be served by eight-inch water main extended from existing water main along NE Meadow Landing Drive and NE Meadow Crossing Drive throughout the development. The new water mains will terminate at the cul-de-sacs of NE Avery Court and NE Meadow Landing Drive.

Sewer: Eight-inch sanitary sewer will be extended from existing sewer to serve the proposed plat area. Wastewater will convey off-site northwesterly into an existing trunk sewer, and ultimately into the Four Mile Outfall.

Drainage: Storm sewer and drainage easements are provided throughout the proposed plat area. A majority of stormwater within the plat area will be routed into a proposed stormwater detention pond within Outlot Y, which then outlets into Deer Creek.

Parkland: The developer requests that the City accept payment in lieu of parkland, in an amount equal to $14,520.00 based on $12,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

CITY OF ANKENY
SUBDIVISION DATA

PLAT NAME: The Crossings at Deer Creek Plat 16

OWNER/ DEVELOPER: Deer Creek Estates, LLC

GENERAL INFORMATION:

PLAT LOCATION:	South of NE 18th Street, ½-mile east of NE Four Mile Drive, and ½-mile west of NE 38th Street
SIZE OF PLAT:	50.75 acres
ZONING:	Deer Creek PUD

LOTS:

NUMBER:	34 single-family detached residential lots, 4 street lots, 2 outlots	
SIZE/DENSITY:	1.12 units per acre	
USE:	Residential	
BUILDING LINES:	Front:	30' for garage doors
		25' for house and porch
	Rear:	30 feet
		10' for front- or side-loaded detached garage
	Side:	15' total (min. 7' one side)

ADJACENT LANDS:

NORTH:	NE 18th Street; Deer Creek Estates Plat 14
SOUTH:	The Crossings at Deer Creek Plat 15
EAST:	Unplatted, Canyon Landing PUD
WEST:	NE Four Mile Drive

PARK SITE DEDICATION:

The developer requests that the City accept payment in lieu of parkland, in an amount equal to $14,520.00 based on $12,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

STREET DEVELOPMENT:

NAME:	NE 18th Street
LENGTH:	1007'
CLASSIFICATION:	Arterial
R.O.W. (REQ'D./PROV.):	100'/100'
PAVEMENT WIDTH:	To be determined via CIP

NAME:	NE Meadow Landing Drive
LENGTH:	262'
CLASSIFICATION:	Normal residential
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

NAME:	NE Meadow Landing Court
LENGTH:	141'
CLASSIFICATION:	Normal cul-de-sac
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

NAME:	NE Meadow Crossing Drive
LENGTH:	701'
CLASSIFICATION:	Normal Residential
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

NAME:	NE Avery Drive
LENGTH:	399'
CLASSIFICATION:	Normal residential
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

NAME:	NE Avery Court
LENGTH:	465'
CLASSIFICATION:	Normal cul-de-sac
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

WASTE WATER:

PROJECTED FLOWS: 34 units X 3 pers. per house X 100 gal. per day/pers.= 10,200 GPD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

FOUR MILE TRUNK SEWER CAPACITY: 47 MGD; current daily avg. 11.2 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Drainage Basin.

WATER SYSTEM:

USAGE: 34 units X 3 pers. per house X 100 gal. per day/person = 10,200 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



N

1 inch = 800 feet

Date: 9/30/2024

The Crossings at Deer Creek Plat 16

Ankeny
bringing it all together.

September 6, 2024

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Derek Silverthorn
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

RE: The Crossings at Deer Creek Plat 16
Final Plat and Construction Drawing Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of Deer Creek Ankeny Inc., we are pleased to submit herewith a final plat and construction drawings for The Crossings at Deer Creek Plat 16 located within the Deer Creek PUD, east of NE Four Mile Drive, north of E 1st Street. The property contains approximately 51 acres.

Plat 16 will include development of 34 single family lots, which is consistent with the Deer Creek PUD. The project contains several new public streets including the extension of NE Meadow Landing Drive and NE Meadow Crossing Drive and the construction of NE Avery Court. Public sanitary sewer will be extended from the trunk sewer, and water main will be extended from the public streets to provide service for the development. Storm water detention will be provided in a new dry-bottom detention basin in the NW corner of the property.

We are requesting that preliminary approval of the final plat be granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Emily Harding

Emily Harding, Project Manager

cc: Deer Creek Ankeny, Inc.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a proposed Ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny, Iowa (date of hrg: 8/17/26 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Prior to the COVID pandemic, the City Council initiated a project to rewrite the City's Zoning and Subdivision Ordinances. The current Ordinances are nearly 60 years old and need updating and modernizing. While the project was slowed down during the pandemic, staff has now completed the final draft of the new Codes and proposed updated Zoning Map – all three are provided with this report. With this public hearing, the formal adoption process is underway. The proposed update reflects several years of analysis, collaboration, and refinement, all with the goal of creating a clearer, more modern, and more effective development code for Ankeny. The draft introduces a number of significant improvements that strengthen alignment with the City's Comprehensive Plan, modernize development standards, and streamline processes.

CITY MANAGER/STAFF RECOMMENDATIONS:

To adopt resolution setting a public hearing for 8/17/26 @ 5:30 p.m.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On July 21st, 2026, the Plan and Zoning Commission recommended City Council approval of the Zoning and Subdivision Ordinance and Zoning Map Update.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Notification and public hearing by the Plan and Zoning Commission.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Notice
3. Draft Zoning Ordinance
4. Draft Subdivision Ordinance
5. Proposed Zoning Map

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A PROPOSED ORDINANCE TO REPEAL AND REPLACE CHAPTERS 190-197, CHAPTER 200, AND THE OFFICIAL ZONING MAP OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA

WHEREAS, on the 7th day of July, 2026, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 21st day of July, 2026, recommended City Council approval of an Ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny, Iowa; and

WHEREAS, the City Council now deems it necessary to provide for the notice and hearing of said Ordinance:

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 17th day of August, 2026, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a proposed Ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny, Iowa; 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 3rd day of August 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 PROPOSED ORDINANCE TO REPEAL AND REPLACE CHAPTERS 190-197, CHAPTER 200, AND THE OFFICIAL ZONING MAP OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider a proposed Ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny, Iowa.

YOU ARE SPECIFICALLY NOTIFIED that Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny, Iowa will be repealed and replaced, as established in said Ordinance.

YOU ARE FURTHER NOTIFIED that copies of the proposed Ordinance are on file and are available for inspection at the office of the City Clerk, 410 West First Street, Ankeny, Iowa. The proposed Ordinance is, by this reference, made a part of this notice.

NOTICE IS FURTHER GIVEN that the City Council will meet at 5:30 P.M. on the 17th day of August, 2026, at the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider said Ordinance, at which time and place all parties in interest and citizens shall have the opportunity to be heard.

DATED this 3rd day of August, 2026.

CITY OF ANKENY, IOWA

_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the ___ day of August, 2026.

CHAPTER 190

ZONING ORDINANCE

DEFINITIONS

190.01 TITLE. Chapters 190 through 197 of the Ankeny Municipal Code shall be known and may be cited and referred to as the "Zoning Ordinance" of the City.

190.02 MINIMUM REQUIREMENTS. In their interpretation and application, the provisions of this Zoning Ordinance shall be held to be minimum requirements. Where this Zoning Ordinance imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinances, the provisions of this Zoning Ordinance shall control.

190.03 DEFINITIONS. For the purposes of the Zoning Ordinance, certain terms and words are defined as follows; the words "used" and "occupied" include the words "intended, designed or arranged to be used or occupied."

1. "Accessory Dwelling Unit" means an additional residential dwelling unit located on the same lot as the single-family residence that is either attached to or detached from the single-family residence.

2. "Accessory Structure" means a structure on the same lot with, detached from, and of a nature customarily incidental and subordinate to the principal structure, but not including incomplete or inoperable motor vehicles, recreational vehicles, or trailers. May also be referred to as "Accessory Building."

3. "Accessory Structure, Agriculture-Related" means a structure on the same lot with, detached from, and of a nature customarily incidental and subordinate to the principal structure, designed to house farm implements, hay, grain, poultry, livestock or other agricultural products. This structure does not contain habitable space or a place of employment where agricultural products are processed.

4. "Accessory Use" means a use on the same lot with, and of a nature customarily incidental and subordinate to the principal use.

5. "Adult Day Services" means a non-residential facility that provides daytime care, supervision, and social or recreational activities for elderly adults or adults with disabilities, offering health monitoring, meals, personal care, therapeutic activities, and a variety of health-related care, social services, and other support services for up to sixteen hours within a twenty-four-hour period to two or more individuals with functional impairments on a regularly scheduled, contractual basis.

6. "Agriculture" means the practice of farming, including cultivating the soil, growing crops and raising livestock.

7. "Agriculture Sales" means an establishment engaged in the retail or wholesale sale from the premises of feed, grain, fertilizers, pesticides and similar goods.

8. "Agriculture Support Service" means uses that support agricultural uses, including farm supply services, farm equipment dealers, grain storage, and large animal veterinarians.

9. "Alley" means a public way, other than a street, twenty feet or less in width affording secondary means of access to abutting property.

10. "Alter" or "Alteration" means any replacement, change, addition, or modification in the type of construction or in the supporting members of a sign or building, such as bearing walls or partitions, columns, beams or girders, beyond ordinary repairs and maintenance; or occupancy, including relocation.

11. "Amusement Enterprise" means a commercial establishment that provides entertainment or recreational activities for the public, such as amusement parks, arcades, carnivals, or similar venues, often featuring rides, games, shows, or other attractions.

12. "Animal, Crop, and Farm Equipment Storage" means a structure designed for the indoor storage of animals, harvested crops, and farm equipment, but not consisting of a feedlot.

13. "Animal Services Facility" means an establishment including, but not limited to, animal hospitals, veterinary clinics, boarding, daycare, grooming, training, and other services for animals.

14. "Animal Production" means the day-to-day management, housing, raising, boarding, training, or showing of livestock, dairy, or fowl for commercial purposes, but excluding feedlots and slaughterhouses.

15. "Apartment" means a room or suite of rooms in a multiple-family dwelling intended or designed for use as a residence by a single family.

16. "Assisted Living Facility" means a residential establishment providing personal assistance and health care services, including residential care facilities, intermediate care facilities, nursing facilities, or rehabilitation services under Iowa Code Chapter 135C.1; and, for the purposes of this Ordinance, hospice programs licensed under Iowa Code Chapter 135J.

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17. “Automotive Parts, Supplies, and Accessory Sales” means an establishment used for the purpose of retail and wholesale sales of equipment and parts used to repair, service, or customize vehicles.

18. “Automotive Sales, Leasing, and Rental” means an establishment engaged primarily in the sale, rental or leasing of vehicles, trailers, motorcycles, boats, farm equipment and accessories, including all repair work in connection with their own or customers’ vehicles, but not including uses in which the major source of revenue is from body and fender work.

19. “Automotive Service and Repair, Major” means a facility where motor vehicles are inspected, serviced, and repaired, including mechanical and electrical repairs, maintenance services, installation of parts and accessories, bodywork, or painting.

20. “Automotive Service and Repair, Minor” means a facility where motor vehicles are inspected, serviced, and repaired, including mechanical and electrical repairs, maintenance services, and installation of parts and accessories, but specifically excluding uses in which the major source of revenue is from bodywork or painting.

21. “Aviation Facility” means a site used for the takeoff, landing, and maintenance of aircraft, including airplanes and helicopters. This category includes airports, helipads, and landing fields. An aviation facility may encompass runways, taxiways, hangars, terminals, control towers, fueling stations, and other associated infrastructure and services.

22. “Bar, Tavern, or Lounge” means a commercial establishment primarily engaged in the sale and service of alcoholic beverages for on-premises consumption. Such establishments may also offer limited food services, entertainment, and recreational activities.

23. “Bed and Breakfast Home” means an existing single-family structure that (i) is an accessory use to the primary residence; (ii) was originally constructed for residential purposes; (iii) contains not more than five rooming units for accommodating, for compensation, each guest or visitor for no more than seven consecutive days during any one-month period; and (iv) is occupied by a full-time resident owner or resident manager.

24. “Bed and Breakfast Inn” means an existing single-family structure that (i) was originally constructed for residential purposes; (ii) contains not more than eight rooming units for accommodating, for compensation, persons who are transients; and (iii) accommodates each guest or visitor for no more than seven consecutive days during any one-month period.

25. “Boardinghouse or Rooming House” means a multiple dwelling containing three but not more than five guest rooms which are used by three but not more than five guests, where rent is paid in money, goods, labor or otherwise and complies with all the requirements for multiple dwelling units.

26. “Craft Brewery, Winery, or Distillery” means a facility where alcoholic beverages such as beer, wine, or spirits are manufactured, fermented, distilled, bottled, stored, and/or sold; and may include spaces for public tasting, retail sales, on-site consumption, and limited distribution, but specifically excluding vineyards or associated crop production.

27. “Building” means any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals or property but not including signs, towers, or swimming pools.

28. “Building Line” means the line parallel to the front lot line over which no portion of any building foundation may extend and which is a distance from the front lot line equal to the depth of the front yard required for the district in which such lot is located.

29. “Building Material Sales” means an establishment that sell materials and supplies to contactors, subcontractors, builders, or owners for the purpose of constructing, renovating, or maintaining structures or sites. Typical materials include, but are not limited to brick, stone, glass, lumber, asphalt, flooring, insulation, roofing, fencing, paint, and gravel.

30. “Building or Development Contractor Equipment Facility” means a space or establishment where building or development contactors operate, manage, and store materials and equipment related to construction projects. The space or facility serves as a base for business operations with office space and may or may not include outdoor storage.

31. “Campground or Recreational Vehicle Park” means a facility designed for temporary use by travel trailers, recreation vehicles, or tents. A campground shall limit the stay of guests to seven days and shall supply toilet and bathing facilities for the guests as essential characteristics.

32. “Car Wash” means an area of land or structure with machine or hand operated facilities used for the cleaning, washing, polishing, or waxing of motor vehicles.

33. “Caretaker’s Quarters” means a residence that is accessory to a nonresidential primary use of a site, where there is a need for security, or twenty-four-hour care or supervision.

34. “Carport” means a roofed structure providing space for the parking of motor vehicles and enclosed on not more than two sides and is considered as part of the principal building thus subject to all yard requirements.

35. “Catering Establishment” An establishment that prepares and stores food and beverages on-site for transport and service at off-site events, typically without offering on-site dining to the general public.

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36. “Cemetery” means land used or intended to be used for the burial of the dead, including mausoleum, columbarium, and crematorium when operated in conjunction with and within the boundary of such cemetery.

37. “Child Care Facility” means a licensed child care center or registered child development home, as defined by Iowa Health & Human Services, but not operated within a dwelling.

38. “Clinic” means an establishment primarily engaged in providing medical outpatient services requiring a stay of less than 24 hours that may include consultation, diagnosis, treatment, minor surgical procedures, and therapeutic services provided by physicians, dentists, psychologists, or other licensed practitioners.

39. “Club, Lodge, Fraternal, or Veteran Organization” means a building in which members of a community or association may gather for social, educational, cultural, recreational, fraternal, civic, charitable, or similar purpose, but not including an organization engaged primarily in a service or activity customarily conducted as a business.

40. “College or University” means a public or private postsecondary educational institution accredited by a nationally recognized accrediting agency or association, including administrative buildings, classrooms, dormitories, athletic facilities, fraternities, sororities, and similarly related structures, but excluding commercial trade schools and business colleges.

41. “Commercial Trade, Business, or Vocational School” means an educational institution primarily engaged in offering specialized instruction and training in a specific trade, business, or vocation designed to prepare students for careers in a particular field. Such institutions include, but are not limited to, technical institutes, business colleges, and vocational training centers.

42. “Community Garden” means a private or public facility for cultivation of fruit, flowers, vegetables, or ornamental plants by more than one person or family.

43. “Condominium” means a building containing two or more units which are designed and intended to be separately owned in fee, as defined under Chapter 499B of the Iowa Code.

44. “Consumer Maintenance and Repair Service” means an establishment that cleans, restores, or repairs consumer products such as appliance repair services, tailors, dry cleaners, etc., but does not include small engine repair.

45. “Convenience Store” means an establishment whose principal business is the sale of a portion of or all of the following: Edible foodstuff, beverages, petroleum products for immediate use in automotives, and other consumer goods associated with the sale of such products.

46. “Correctional Facility” means a facility designated for the incarceration, rehabilitation, and supervision of individuals convicted of crimes or awaiting trial, including jails, prisons, juvenile detention centers, and other institutions for managing inmates.

47. “Country Club” – See “Golf Course.”

48. “Creative Arts Studio or Instructional Service” means a facility for the instruction, practice, and creation of music, art, or photography, including, but not limited to, classrooms for individual or group lessons, studio rentals, workshops, exhibitions, creative sessions, and related activities.

49. “Crop Production” means the growing and harvesting of crops such as grains, vegetables, fruits, trees, flowers, other ornamental horticulture, and including vineyards.

50. “Cultural Education Facility” means an establishment engaged in the collection, preservation, exhibition, or dissemination of cultural, artistic, historical, scientific, or educational materials, including, but not limited to, museums, galleries, aquariums, and libraries which may offer exhibits, educational programs, public lectures, research areas, reading spaces, and auxiliary services such as gift shops, cafes, and event hosting.

51. “Deck” means an exterior platform area abutting the wall of a building, accessible at or from above grade and attached to the ground, that is uncovered and unenclosed both above and below the exterior platform area.

52. “Density, Gross” means the calculation from dividing the number of dwelling units by the entire gross area of the site/lot/development.

53. “Density, Net” means the calculation from dividing the number of dwelling units by the net area of only the buildable lot(s).

54. “Department Director” means the director, or their designee, of the department that administers the building codes, this Zoning Ordinance, and other codes and ordinances related to the development of the City. The Department Director is also the designated Zoning Administrator.

55. “Development” means any manmade change to improved or unimproved real estates within the City, including but not limited to the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations.

56. “Distribution” means the process of moving products between wholesalers, retailers, or consumers within the fulfilment process. Distribution centers may partake in repackaging, quality control, and other similar processing.

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57. “Dock” means any elevated protrusion intended or used for purposes of loading and unloading goods, merchandise, cargo, or other tangible goods.

58. “Dormitory” means a building used as a group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, orphanage, convent, monastery or other similar institutional use.

59. “Drug Store” – means an establishment that primarily sells medications, health and wellness products, personal care items, and sometimes additional goods such as food, beverages, and household products.

60. “Duplex” – See “Dwelling, Two Family.”

61. “Dwelling” means any building or any portion thereof which is designed or used exclusively for residential purposes, but not including a tent, cabin, trailer, mobile home, or recreational vehicle, apartment house, boardinghouse, or hotel.

62. “Dwelling, Multi-Family” means a residence designed for or occupied by three or more families, with separate housekeeping and cooking facilities for each.

63. “Dwelling, Single-Family Attached” means a residence designed for or occupied by one family only which is erected on a separate lot and is joined to another such residence on one side by a vertical wall located on the lot line. The attached dwelling has yards on the remaining unattached sides. May also be referred to as “Bi-Attached Dwelling.”

64. “Dwelling, Single-Family Detached” means a residence designed for or occupied by one family only entirely surrounded by yard on the same lot.

65. “Dwelling, Townhouse or Rowhouse” means a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof, and with a side yard or public way on not less than two sides.

66. “Dwelling, Two-Family” means a residence designed for or occupied by two families only, on a single lot, and with separate housekeeping and cooking facilities for each. May also be referred to as “Duplex” or “Single-Family Conversion.”

67. “Electric Vehicle (EV) Charging Station” means a public or private parking space that is served by battery charging station equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

68. “Experimental, Research, Testing, and Development Laboratory” means a facility dedicated to conducting scientific experiments, research, testing, and development activities in various fields, such as technology, pharmaceuticals, engineering, and materials science, typically equipped with specialized equipment and staffed by trained personnel.

69. “Family” means an individual or two or more persons related by blood or marriage or a group of not more than five persons who need not be related by blood or marriage living together in a dwelling unit. Family specifically includes all persons living in “family homes” or “elderly family homes” as those terms are defined under, respectively, Iowa Code Sections 414.22 and 231A.1.

70. “Financial Institution” means an establishment primarily engaged in providing financial services and products to the public, including, but not limited to, banks, credit unions, savings and loan associations, mortgage companies, and investment firms.

71. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

72. “Floodplain” means any land area susceptible to being inundated by water as a result of a flood.

73. “Floodway” means the channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge floodwaters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.

74. “Floor Area, Gross” means the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or a portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

75. “Florist” means an establishment engaged in the business of selling, at wholesale or retail, flowers, shrubs, trees, ornamental plants, bridal bouquets, funeral floral designs or growing plants.

76. “Fuel Station” means an accessory use, but not a gas station, that is not available to the general public, used for fueling business and fleet vehicles.

77. “Funeral Home or Mortuary Service” means an establishment engaged in preparation, display and related ritual of the human deceased prior to burial or cremation.

78. “Garage” means an enclosed accessory structure intended for and used for the parking of motor vehicles of the owners or

tenants of the premise.

79. “Garden Center” means a retail operation that sells plants and related products for the domestic garden as its primary business. It is a development from the concept of the retail plant nursery but with a wider range of outdoor products and on-site facilities.

80. “Gas Station” means any building or premises used for the following:

A. The retail sale of liquefied petroleum products for the propulsion of motor vehicles and may include such products as kerosene, fuel oil, packaged naphtha, lubricants, tires, batteries, antifreeze, motor vehicle accessories, and other items customarily associated with the sale of such products;

B. The rendering of services and the making of adjustments and replacements to motor vehicles, and the washing, waxing, and polishing of motor vehicles as incidental to other services rendered; and

C. The making of repairs to motor vehicles except those of a major type which are defined to be spray painting, body, fender, clutch, transmission, differential, axle, spring and frame repairs, major overhauling of engines requiring the removal of the engine cylinder head or crankcase pan, repairs to radiators requiring the removal thereof, or complete recapping or retreading of tires.

81. “Golf Course” means an outdoor area designed for playing the game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a country club or other clubhouse, a driving range, putting greens, miniature golf, and shelters as accessory uses.

82. “Government Services” means facilities focused on the provision of a public service that are public in nature and serve a wide range of needs and patrons, including but not limited to, police stations, fire stations, emergency medical service stations, community centers, and libraries.

83. “Grade” or “Ground Level” means the reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

84. “Greenhouse” means a private building or structure constructed primarily of glass, glasslike, or translucent material which is devoted to the protection or cultivation of flowers or other tender plants.

85. “Grocery Store” means an establishment involved in the sale primarily of food, food products, beverages, or household products and may include accessory uses such as banking, coffee shops, and restaurants.

86. “Guest” means any person hiring or occupying a room for living or sleeping purposes.

87. “Guest Room” means any habitable room or rooms used, or intended to be used, by a guest for sleeping purposes. Every one hundred square feet of superficial floor area in a dorm area is a guest room.

88. “Habitable Room” means any room meeting the requirements of this Zoning Ordinance for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms or similar spaces.

89. “Handicraft or Artisanal Service” means a use for the production, service, or sale of handmade goods, including, but not limited to, woodworking, metalsmithing, candle making, cabinet or furniture making, leatherworking, upholstery, stone sculpting and carving, and glass blowing.

90. “Hard Surfacing” means having a surface of asphalt or Portland cement pavement, or such other surfaces as approved by the Department Director, so as to provide a durable and dustless surface.

91. “Hardware Store” means a use primarily engaged in selling tools, building materials, household goods, paint, plumbing and electrical supplies, garden equipment, and related items, which may also offer small engine maintenance and repair services as an accessory use provided such use is conducted within an enclosed building.

92. “Heavy Industrial, Generally” means a use including, but not limited to, animal processing and by-products (e.g., slaughterhouses, stockyards), chemical and material production and storage (e.g., explosives, cement, plaster), fuel and energy production and storage, scrap and waste management, mining and resource extraction (e.g., sand pits), and metal ore smelting (e.g., tin, copper, iron), and other similar uses with significant environmental impacts due to factors such as noise, odors, and emissions.

93. “Height” means the vertical distance of a structure other than a building measured from the average elevation of the finished grade within six feet of the structure to the highest point of the structure.

94. “Height, Building” means the vertical distance from grade to the average height of the roof measured to the highest roof surface.

95. “Home Occupation” means a service or business which is subordinate to the principal use of the premises as a dwelling and

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does not change the character thereof.

96. “Hospital” means a facility in which patients or injured persons are given medical, surgical and/or psychiatric care on an inpatient or outpatient basis, or an institution for the care of contagious or incurable diseases.

97. “Hotel, Motel, or Inn” means a multiple dwelling containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied; or which are occupied for sleeping purposes by guests.

98. “In-Home Daycare” means a residential dwelling where childcare services are provided on a regular basis for a limited number of children, typically in the caregiver's own home. This use also includes “Child Care Home” and “Child Development Home” as defined by Iowa Health and Human Services.

99. “Junk, Scrap, or Salvage Yard” means a facility where waste, scrap, used, or second-hand materials—including but not limited to scrap iron, metal, paper, rags, rubber tires, automobiles, tractors, and machinery—are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, recycled, or otherwise handled for reclamation, disposal, or similar purposes. This use includes solid waste handling, disposal, or transfer stations; but excludes areas where such uses are conducted entirely within a completely enclosed building, and the processing of used, discarded, or salvaged materials as part of manufacturing operations.

100. “Landscape Buffer” means an area which acts as a buffer between two different zone districts or two land uses of different intensity in mixed-use areas that visually separates one use from another or shields or blocks noise, lights or other nuisances and is required to include trees and shrubs and may include fences and/or berms. May also be referred to as, “Open Space Buffer,” or “Buffer Yard.”

101. “Light Industrial, Generally” means a use typically involving the fabrication, production, manufacturing, assembly, repair, processing, storage, or operation of goods, materials, equipment, or technology systems, including, but not limited to: personal care products (e.g., drugs, cosmetics, toiletries) or items made from previously prepared materials such as cloth, metal, wood, plastic, and paper; pre-manufactured components including food products, pharmaceuticals, clothing, furniture, hardware, and small vehicle assembly; construction materials, including concrete and untreated wood products; facilities engaged in metal fabrication, machine work, and equipment manufacturing or repair, such as foundries, welding, and the production of sheet metal products and ventilation equipment; data centers and similar technology infrastructure facilities involving the housing, operation, and maintenance of servers, data storage systems, network equipment, and associated cooling and backup power systems; and other similar uses producing minimal off-site impacts such as noise, vibration, odors, or pollutants as determined by the Development Services Director.

102. “Liquor or Tobacco Store” means an establishment that sells alcoholic beverages, such as beer, wine, spirits (liquor), and sometimes mixers, tobacco, and other related products for consumption off premise.

103. “Lot” means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area and provides such yards and other open space as are required. Such lot shall have frontage on a public street or public way and may consist of the following:

A. A single lot of record;

B. A portion of a lot of record;

C. A combination of complete lots of record and portions of lots of record; and

D. A parcel of land described by metes and bounds or plat of survey.

In no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Zoning Ordinance.

104. “Lot, Corner” means a lot abutting upon two or more streets at their intersection.

105. “Lot Depth” means the mean horizontal distance between the front and rear lot lines.

106. “Lot, Double-Frontage or Through” means a lot having a frontage on two or more nonintersecting streets, as distinguished from a corner lot.

107. “Lot, Interior” means a lot other than a corner lot.

108. “Lot, Postage Stamp” means a lot typically contained within a larger owner’s association held common lot or outlot and is intended to define the immediate area surrounding the perimeter of an individual townhouse or rowhouse unit or commercial building for ownership purposes.

109. “Lot, Reversed-Frontage” means a corner lot, the side street line of which is substantially a continuation of the front lot line of the first platted lot to its rear.

110. “Lot Line” means the property line bounding a lot.

111.“Lot of Record” means a lot which is a part of a subdivision recorded in the office of the Polk County Recorder, or a lot or parcel described by metes and bounds, the description of which has been recorded.

112.“Lot Width” means the width of a lot measured at the building line and at right angles to its depth.

113.“Lumberyard” means an establishment where lumber or wood-related products used in construction are processed, stored, or sold.

114.“Manufactured Home” means a single-family structure, which is wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have any permanently attached wheels or axles to its body or frame. For the purpose of this Zoning Ordinance, manufactured homes include factory-built homes, modular homes, and shall be considered the same as any site-built single-family detached dwelling.

115. “Manufacturing and Assembly, Heavy” means an establishment or use of land that manufactures, assembles, or fabricates using processes that generally create odor, noise, vibration, illumination or particulates that may impact surrounding properties.

116. “Manufacturing and Assembly, Light” means an establishment or use of land for the assembly or processing of previously processed components or manufactured parts using processes that do not create significant amounts of noise, vibration, illumination, or particulates that may impact surrounding properties.

117.“Medical Lab” means a facility performing testing and analysis of blood, blood fluids, pathological specimens, and DNA sampling and analysis. Generally, these services are not open to the general public on a walk-in basis.

118. “Mining, Mineral Processing, or Extraction of Raw Material” means a use involving on-site extraction of surface or subsurface mineral products or natural resources.

119.“Mobile Home” means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons.

120.“Mobile Home Park” means any site, lot, field or tract of land upon which two (2) or more occupied mobile homes are situated, either free of charge or for revenue purposes, and includes any building, structure, vehicle or enclosure used or intended for use as part of the equipment of such mobile home park

121.“Motor Freight or Truck Transportation Terminal” means a facility where freight brought by trucks is loaded, unloaded, sorted, and temporarily stored for shipping in interstate and intrastate commerce.

122.“Multi-Tenant Commercial Center” means a commercial development designed for two or more tenants, that provides for the sale of general merchandise, convenience goods or services, and other similar products.

123.“Nonconforming Structure” means a structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment of a Zoning Ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district in which it is constructed.

124.“Nonconforming Use” means a use or activity which was lawful prior to the adoption, revision or amendment of a Zoning Ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district in which it is conducted.

125.“Nursery, Retail or Wholesale” means a facility where flowers, shrubs, trees, grass, and other plants are raised for sale.

126.“Occupancy” means the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

127.“Office” means a room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.

128. “Off-Street Parking Area” means any area containing parking spaces, driveways or access drives devoted to the parking of motor vehicles whether free or for compensation.

129.“Open Space Buffer” – see “Landscape Buffer.”

130.“Outdoor Display” means an area for the retail sale of finished products actively available for sale. Typical items include, but are not limited to, new or used motor vehicles, sheds, swimming pools, lawn mowers, grills, and similar items. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which shall be considered Outdoor Storage.

131. “Outdoor Service Area” means an accessory use, such as a patio or courtyard, used for serving and consuming food and beverages as part of a permitted principal use, and specifically including the serving and/or consumption of alcohol.

132. “Outdoor Storage” means the storing or safekeeping of any goods, material, merchandise, or vehicles in the same place for more than three days, including, but not limited to, typical items such as heavy equipment, freight or commercial motor vehicles, trailers, construction materials, and raw, processed or packaged materials including any products on pallets, in shipping containers, or in crates. This definition does not include areas for the retail sale of finished products actively available for sale, which shall be considered Outdoor Display.

133. “Park, Playground, or Common Open Space” means an area open to the general public and reserved for recreational, educational, environmental, or scenic purposes.

134. “Parking Lot or Structure” means an area or structure typically designed to accommodate vehicles for short-term or long-term parking, and may include designated spaces for cars, motorcycles, bicycles, and other modes of transportation.

135. “Parking Space” means a permanently surfaced area delineated to define its boundaries either within a structure or in the open, to be exclusive of driveway areas, except in one and two-family dwelling units. The space to be used for the parking of motor vehicles shall adjoin adequate area for ingress and egress and turning maneuvers which do not encroach on any public rights-of-way, except when such parking space abuts upon a public alley.

136. “Pawnbroker” means an establishment that makes loans or advancements upon pawn, pledge, or deposit of personal property, or who receives actual possession of personal property as security for loans, with or without a mortgage or bill of sale thereon, who, by advertisement, sign, or otherwise holds himself or herself out as a pawnbroker. Pawnbrokers are further regulated in Chapter 141 of the Ankeny Municipal Code.

137. “Passenger Transportation Terminal” means a facility serving as a point of boarding, arrival, departure, or transfer of passengers using public or private transportation services, such as commercial buses or trains, and may include ticket sales areas, reception areas, bus parking, refueling areas, and accessory retail sales, but does not include the storage, cleaning, or repair of buses.

138. “Personal Service” means a use that provides personal support and improvement services including, but not limited to, barbers, hair and nail salons, tanning salons, day spas, piercing and tattoo parlors.

139. “Place of Worship” means a building or structure intended for conducting organized religious services and associated accessory uses.

140. “Porch” means a covered structure that adjoins the exterior of a dwelling that is accessible at or from above grade and attached to the ground.

141. “Post Office” means a facility designated or licensed by the federal government to sell U.S. postage stamps and U.S. postal products and accept mail and packages for delivery.

142. “Premises” means all land and buildings, whether attached or unattached, under single ownership and may be served by common off-street parking facilities and driveway entrances and exits.

143. “Principal Use” means the predominant or primary use of land or structures.

144. “Property Line” - see “Lot Line”.

145. “Public Way” means a street, alley or other parcel of land which has been deeded, dedicated or otherwise permanently appropriated to the public for public use that is open to the outside air, leads to a street, and that has both a clear width and height of not less than 10 feet.

146. “Recreation Facility, Indoor” means a commercial establishment primarily engaged in providing indoor entertainment and recreational activities including, but not limited to, bowling alleys, arcades, pool halls, nightclubs, ballrooms, dancehalls, archery or firearm ranges, and similar venues. They may also provide additional services and amenities such as food and beverage services, event hosting, and equipment rental.

147. “Recreation Facility, Outdoor” means a commercial or public establishment primarily intended for organized sports, leisure activities, or spectator events, including, but not limited to, amphitheaters, commercial stadiums, running tracks, swimming pools, ball fields, drive-in theaters, and similar facilities. Recreational facilities may include seating areas, spectator amenities, locker rooms, and may host organized sports leagues, tournaments, or public recreational activities.

148. “Resort” means an establishment or complex offering a variety of recreational, leisure, and hospitality services and amenities to guests. Resorts typically provide lodging accommodations, dining options, recreational facilities (such as pools, spas, golf courses, or ski slopes), entertainment, and organized activities.

149. “Restaurant” means an establishment where food and drink are prepared and served within the structure or in a designated and permitted outdoor area, which may also include carry-out service but may not be a drive-in or drive-thru.

150. “Restaurant, Drive-In” means an establishment where patrons typically park in designated spaces, order from a menu, and have their orders delivered to their vehicle by restaurant staff, typically for on-premises consumption.

151. “Restaurant, Drive-Thru” means an establishment where patrons typically drive up to a window or kiosk, order from a menu, and have their orders delivered to their vehicle by restaurant staff, typically for off-premises consumption.

152. “Retail Sales Establishment” means a standalone use primarily engaged in the sale of goods directly to consumers, including, but not limited to, bicycle sales, bookstores, toy stores, camera stores, furniture stores, appliance sales and repair shops, jewelry stores, music stores, radio and television sales outlets, and sporting goods stores. This definition does not include the outdoor storage or display of such goods.

153. “Right-of-Way” – see “Public Way”

154. “School, Pre, Primary or Secondary” means preschool, elementary, middle, junior, high school, and other educational institutions having an established current curriculum the same as ordinarily given in public schools, but excluding boarding schools, nursery schools and childcare centers.

155. “Screening” means the creation of a physical barrier via landscaping, walls, fences, or other structures to minimize impacts between adjacent properties or land uses.

156. “Seasonal Sales Area” means a designated outdoor space used temporarily for the sale of goods and products related to specific seasons or holidays, such as Christmas trees, pumpkins, fireworks, or other seasonal merchandise, typically operating for a limited time period during the year.

157. “Self-Service Storage” means a facility consisting of a building or group of buildings providing individual storage units or spaces for rent, typically used for storing personal or business property. May also be referred to as, “mini storage,” “mini-warehouse,” or “self-storage.”

158. “Senior, Youth, or Community Center” means a building used as a place of meeting, recreation, or social activity and not operated for profit.

159. “Sexually Oriented Business” means any use or activity as prescribed under Chapter 140 of the Ankeny Municipal Code.

160. “Shed” means a detached accessory structure, with no door or entry wider than six (6) feet, used for indoor shelter or storage of equipment or goods, but not for licensed motor vehicles.

161. “Sign” means an accessory use depicting a name, identification, description, display, illustration, structure, device which is affixed to or painted or represented directly or indirectly upon a building, or other allowed outdoor surface or a piece of land, and which directs attention to an object, product, place, activity, person, institution, organization, or business.

162. “Small Engine Maintenance and Repair” means an establishment engaged in the maintenance and repair of low-power internal combustion engines or low-power electric engines, such as for lawn mowers and snow blowers.

163. “Solar Panel Array, Large Scale” means a connected set of solar cells, measuring a minimum of 851 square feet, that convert energy from sunlight directly to electricity.

164. “Solar Panel Array, Small Scale” means a connected set of solar cells, measuring a maximum of 850 square feet and mounted on a roof or the ground, that convert energy from sunlight directly to electricity.

165. “Stable (Public or Commercial)” means a facility designed and used for the storage of horses and horse-drawn vehicles or both.

166. “Story” means that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

167. “Story, First” or “Story Above Grade Plane” means any story having its finished floor surface entirely above grade plane, except that a basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is more than six feet above grade or more than 12 feet above the finished ground level at any point.

168. “Street” means a public or private thoroughfare which affords the principal means of access to abutting property.

169. “Street, Private” means any private way which shall be approved by the Council after recommendation by the Plan and Zoning Commission.

170. “Street, Public” means any thoroughfare or public way which has been dedicated to the public or deeded to and accepted by the City for street purposes.

171. “Street Line” means the right-of-way line of a street.

172. “Street Sign” means a sign used to direct and manage traffic or to identify named roads, generally those that do not qualify as

expressways or highways. Street signs are most often posted at intersections and driveways and are usually installed by the City, County or State in discharge of governmental functions as required by law, ordinance or other governmental regulation.

173. “Structure” means anything built, constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.

174. “Supermarket” see “Grocery Store”

175. “Swimming Pool” means any structure intended for swimming, recreational bathing, wading, or aesthetic purposes that is capable of containing water over 24 inches deep. This includes in-ground, above-ground, and on-ground pools, hot tubs, spas, fixed-in-place wading pools, and landscape ponds, but excludes manmade lakes or ponds created through the collection of storm water or drainage runoff.

176. “Television or Radio Studio” means a facility dedicated to the production, recording, broadcasting, and transmission of television or radio programs, including associated antennas and towers.

177. “Temporary Construction Building” means a building or structure located on an active construction site utilized for work incidental to on-site construction. Such buildings shall be removed upon completion or abandonment of the construction work.

178. “Temporary Real Estate Office” means the use of a dwelling within a residential development utilized as a job or real estate office. The dwelling structure may also be utilized as a model home for prospective buyers. This use shall terminate upon completion of the residential development.

179. “Temporary Seasonal Use” means a short-term, limited-duration activity or operation, conducted on a property that occurs during specific times of the year. The activity or operation is often tied to holidays, festivals, or seasonal demand. These uses are not permanent fixtures and are set-up and dismantled within a defined timeframe.

180. “Temporary Structure” means a structure that is designed, built, and intended to be used for a short period of time. These structures are typically not attached to a permanent foundation and are often used for specific events, construction purposes, or seasonal activities.

181. “Temporary Use” means a use or activity that is not permanent and is allowed to occur for a set period of time.

182. “Theater or Place of Public Assembly” means a facility used for the presentation of movies, live performances, or other forms of entertainment to an audience that usually includes seating for spectators, a stage or screen for the performance or projection, and may also include ancillary spaces such as lobbies, concession areas, and restrooms.

183. “Truck, Tractor, Trailer, or Bus Storage, Parking Yard, Lot or Garage” means a designated area or facility for the storage, parking, or garaging of commercial vehicles such as trucks, tractors, trailers, and buses. This includes open yards, parking lots, and enclosed garages where these vehicles are stored when not in use.

184. “Urgent Care” means an establishment that provides unscheduled, ambulatory walk-in care on an outpatient basis outside of a hospital emergency room.

185. “Use” means the activity occurring on a lot or parcel for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied, including all accessory uses.

186. “Utility, Major” means major infrastructure serving a site, development, or the City at-large. Major Utilities include public or private infrastructure serving the general community, that may or may not be maintained or regulated by a public or municipal entity and possibly having on-site personnel. Major utilities include: Electrical substation; electric generation plant; elevated water storage tank (water tower) solar panel array (large scale); telecommunication tower; water or wastewater treatment plant; and other similar uses.

187. “Utility, Minor” means minor infrastructure serving a site, development, or the City at-large. Minor Utilities include public or private infrastructure serving a limited area with no on-site personnel. Minor Utilities include: Collocated telecommunication antenna; small telecommunication tower; public or municipally-owned utilities; stormwater retention or detention facility; telephone exchange; and other similar uses.

188. “Wellness, Fitness, or Exercise Facility” means a commercial establishment focused on improving physical and mental well-being through various activities and services, including fitness gyms, gymnastics studios, dance studios, martial arts facilities, yoga studios, and similar venues that may offer exercise classes, personal training, wellness programs, and open exercise areas, along with auxiliary services such as locker rooms, showers, retail sales of wellness products, and health consultations.

189. “Yard” means an open space on the same lot with a building or structure unoccupied and unobstructed by any portion of a structure from thirty-six inches above the general ground level of the graded lot upward. In measuring a yard for the purpose of determining the depth or width, the least distance between the lot line and the main building foundation shall be used.

190. “Yard, Buildable Area” means the area unencumbered by a required yard setback and/or easement.

191.“Yard, Front” means a yard extending across the full width of the lot and measured between the front lot line and the foundation front of the main building or any projection thereof other than the projection exceptions listed in Chapter 196.03.2.

192.“Yard, Rear” means a yard extending across the full width of the lot and measured between the rear lot line and the rear of the building foundation other than the projection exceptions listed in Chapter 196.03.2. On both corner lots and interior lots, the rear yard shall be considered the opposite end of the lot from the front yard.

193.“Yard, Required” means the area between a lot line and the minimum required setback (front, rear, or side) to the building foundation.

194.“Yard, Side” means a yard extended from the front to the rear yard and measured between the side lot lines and the main building foundation or projection exceptions listed in Chapter 196.03.2.

195.“Warehousing (Retail and Wholesale)” means a building used primarily for the storage of goods and materials.

196.“Zoning Administrator” means Department Director or designee and is responsible for the duties assigned to the position in this Zoning Ordinance.

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CHAPTER 191

ZONING ORDINANCE

GENERAL REGULATIONS

191.01 ANNEXATION. All territory which may be annexed to the City shall be considered as lying in the AG District or the RL-1 District, whichever is most appropriate as determined by the Department Director, until such classification has been changed by amendment in accordance with the provisions of Chapter 196.04 of this Zoning Ordinance.

191.02 CONFORMANCE REQUIRED. Except as otherwise specified in this Zoning Ordinance, no building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, which does not comply with all of the district regulations established by this Zoning Ordinance for the district in which the building or land is located. To be built upon, a parcel of land shall be platted or meet the requirements and criteria in Chapter 200.01.6 and Chapter 200.01.7 of the Ankeny Municipal Code in order to be exempted from subdivision by the Council.

191.03 STREET FRONTAGE REQUIRED. Except as permitted in Section 196.03 of this Zoning Ordinance, all single-family lots shall abut for at least forty feet on at least one public street. All other lots shall have access to public streets either by abutting directly on them or by public way, provided driveway separations onto public streets conform to the City standards.

191.04 RESIDENCE DISTRICTS; FRONT YARD. In any residence district, there shall be a minimum required front yard as stated in the yard requirements for that particular district; provided, however, where lots comprising thirty percent or more of the frontage within 200 feet of either side lot line are developed with buildings at a lesser setback, the required front yard shall be the average of these building setbacks and the minimum required front yard for the undeveloped lots. In computing the average setback, buildings located on reverse corner lots or entirely on the rear half of lots shall not be counted. Exceptions are listed in Chapter 196.03 of this Zoning Ordinance.

191.05 CORNER LOTS. The front yard regulations shall apply to each street side of a corner lot and the Zoning Administrator shall confirm the rear yard on a corner lot. For corner lots platted or of record prior to March 19, 1959, the side yard regulations shall apply to the longer street side of the lot except in the case of reverse frontage where a corner lot fronts a different street than the lots to the rear of such corner lot. In this case, there shall be a side yard on the longer street side of the corner lot of not less than fifty percent of the front yard required on the lots to the rear of the corner lot, and no accessory structure on said corner lot shall project beyond the setback line of the lots to the rear; provided this regulation shall not be so interpreted as to reduce the buildable width of the corner lot facing the intersecting street to less than 28 feet or prohibit the erection of an accessory structure.

191.06 THROUGH LOTS. The Zoning Administrator shall designate the front yard of a through lot which shall generally be the yard adjacent to the local street or the street with the lower classification. For through lots with a platted landscape or open space buffer or easement across the designated rear yard, accessory structures shall be located outside any easements and visibility triangles (191.15) and may be located adjacent to the edge of the buffer or easement opposite the street right-of-way. In zone districts where one and two-family homes are permitted as a use-by-right and the one and two-family lots are platted without a landscape or open space buffer or easement across the designated rear yard, setbacks for accessory structures shall be outside any visibility triangles (191.15) and easements and set back a minimum of three (3') feet from the designated rear property line. For one-family and two-family residential lots there shall be no vehicular access to through lots from arterial streets. Buildings and structures for other than one- and two-family residential lots shall conform to Chapter 192.02, Site Plan Requirements.

191.07 ACCESSORY STRUCTURES.

1. Agriculture District. No accessory structure in the Agriculture District shall be erected in any required front or side yard setback, except as provided herein. Agriculture-related accessory structures exceeding 14 feet in height shall be set back a minimum of 35 feet from side lot lines and 50 feet from rear lot lines. Other typical residential accessory structures which do not exceed 14 feet in height shall adhere to the provisions of Chapter 191.07.2. The sum of all accessory structures, excluding Accessory Dwelling Units, on a lot in the Agriculture District shall not occupy more than twenty-percent (20%) of the total square footage of the lot.

2. One-family and two-family residence districts. No accessory structure in one-family and two-family residential zone districts shall be erected in any front yard or required side yard setback, except as provided herein. All accessory structures, including garages, shall be set back a minimum of three (3) feet from side and rear lot lines of adjoining lots in any residential zone district; and accessory structures, except for garages which front an alley, shall be setback a minimum of five (5) feet from alley right-of-way lines. Garages which front an alley in any residential district shall be set back either seven (7) feet or a minimum of 18 feet from the alley right-of-way. Accessory structures on corner lots shall conform to front yard setback regulations along both streets. (See Section 191.05.) Accessory structures, excluding Accessory Dwelling Units, on one and two-family residential lots shall not occupy more than ten-percent (10%) of the total square footage of the lot. No single accessory structure for one-family and two-family lots shall exceed 1,010 square feet in size, and all conforming one-family and two-family residential lots shall be permitted up to 720 square feet of detached accessory structure use.

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3. Accessory structures for all uses except agriculture and one- and two-family residential which are allowed by right shall be located in accordance with Chapter 192.02, Site Plan Requirements, and be as shown on the approved site plan.

4. Accessory structures shall not exceed the height for accessory structures specified in the zoning district in which located.

5. Except in the AG zoning district, no accessory structure shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory structure shall be used unless the main building on the lot is also being used.

191.08 SWIMMING POOL REQUIREMENTS.

1. Swimming pools shall be allowed as an accessory use in all zoning districts unless otherwise specifically prohibited in this Zoning Ordinance.

2. All swimming pools located in Agriculture and Residential Districts shall be located in the side or rear yard and shall be setback a minimum of four feet (4) from any property line.

3. All outdoor swimming pools shall be enclosed by a barrier to prevent unauthorized access by small children and to provide a degree of security. In the case of in-ground pools, this shall be accomplished using a fence or wall not less than four feet in height located not less than four feet from each side of such pool. In the case of aboveground pools, a combination of fence or wall and the water-enclosing wall of the swimming pool may be used, provided that the pool is reasonably secure and the effective enclosure height is not less than four feet. For all swimming pools, any opening to the swimming pool shall be equipped with a self-closing and self-latching device with locking provisions for keeping the gate or door securely closed at all times when not in actual use.

191.09 REDUCTION OF LOT OR YARD PROHIBITED. No yard or lot existing at the time of passage of the Zoning Ordinance shall be reduced in dimension or area below the minimum required by this Zoning Ordinance. No part of a yard or other open space, or off-street parking or loading space, provided about any building, structure or use for the purpose of complying with the provisions of this Zoning Ordinance, shall be included as part of a yard, open space or off-street parking or loading space for another building, structure or use. Off-street parking and loading areas may occupy part of any required yard, subject to the provisions of Chapter 194.01.

191.10 HEIGHT LIMITATIONS. The building height limitations of this Zoning Ordinance shall be modified as follows:

1. Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, penthouses, stacks, stage towers or scenery lofts, tanks, water towers, ornamental towers and spires, radio, cellular communication, or television towers, or necessary mechanical appurtenances may be erected to a height allowed in the zone district in which the structure is located and shall meet all height requirements stated in the adopted ordinances of the City.

2. Public, semipublic or private service buildings, hospitals, sanatoriums, schools, business colleges and related structures, churches and temples, and multi-family residential buildings, when permitted in a district, may be erected to a height not exceeding 125 feet, if the building is set back from each property line at least one foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is located.

191.11 BUILDING PERMITS PREVIOUSLY ISSUED. Nothing contained in this Zoning Ordinance shall require any change in the overall layout, plans, construction, size or designated use of any building or part thereof, for which approvals and required building permits have been granted before the enactment of the Zoning Ordinance, the construction of which in conformance with such plans has been started prior to the effective date of the Zoning Ordinance, and completion thereof has been carried on in a normal manner and not discontinued for reasons other than those beyond the builder's control.

191.12 DIVIDED PROPERTY; ZONING CLASSIFICATION. Where one parcel of property is divided into two or more portions by reason of different zoning district classifications, each of these portions shall be used independently of the others in its respective zoning classification and, for the purpose of applying the regulations of this Zoning Ordinance, each portion shall be considered as if in separate and different ownership.

191.13 FENCES, WALLS, AND PLANTINGS.

1. Permit Required. No person shall erect, alter or relocate any fence, wall, or other vision barrier without first obtaining a building permit, the fee for which shall be established by resolution of the City Council. Barbed wire and electric fences shall adhere to Chapter 41.08 of the Ankeny Municipal Code.

2. Fences shall be permitted in any yard in Agriculture and Residential Districts. Front and side yards adjacent to a street (corner lots) in Agriculture and Residential Districts shall be considered front yards and fences in front yards shall not exceed 48 inches in height; except that a six-foot tall fence may be constructed in a front side yard along the street if it is set back a minimum of 15 feet from the property line. Said six-foot tall fence shall not extend beyond the front wall line of the front façade of the dwelling (See Chapter 191.05, *Corner Lots*). In side and rear yards in Agriculture and Residential Districts, opaque and/or solid fences or walls shall not exceed six-feet in height, but fences may extend to eight-feet in height if the portion of fence higher than six feet is constructed with 70% of the surface area open. Fences in the designated rear yard of a though lot shall be located no closer to the

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street right-of-way than the far edge from the street right-of-way of the landscape or open space buffer or easement. No setback is required from the street-right-of-way for fences six feet and under in height in the designated rear yard of through lots when there is no landscape or open space buffer or easement. Residential fences taller than six feet in the designated rear yard of a through lot with no landscape or open space buffer or easement shall have a minimum setback of five feet from the property line. (See Chapter 191.06, *Through Lots*). All fences shall adhere to the requirements for visibility at intersections as prescribed in Chapter 191.15.

3. Fences shall be permitted in any yard in commercial and industrial zoning districts except that fences or walls shall not in any case exceed eight feet in height in side and rear yards. Fences in yards adjacent to street right-of-way lines on corner and interior lots shall be at the height and location shown on the approved site plan. Fences in the designated rear yard of a through lot shall be located no closer to the street right-of-way than the far edge from the street right-of-way of a landscape or open space buffer or easement or, when there is no buffer or easement, shall be at the height and location shown on the approved site plan. All fences shall adhere to the requirements for visibility at intersections as prescribed in Chapter 191.15.

4. Fences of any height shall be permitted in connection with any agricultural use within the AG zoning district, provided that the requirements of traffic visibility at intersections are observed in accordance with the provisions of Chapter 191.15.

5. Nothing in this Section shall be deemed to apply to public tennis courts, public swimming pools, public baseball fields, and any other public recreational use facility accessible to the public, except where traffic visibility is impaired.

6. Fences greater than 50% opaque crossing drainage easements shall be installed with the bottom of the fence above grade so as to not impede storm water drainage paths. Fences less than 50% opaque, and chain-link, are not required to be installed with the bottom of the fence above grade, though shall be maintained so as to preclude debris from impeding storm water drainage paths.

7. Fences erected within an easement may be removed for utility purposes with all costs for removal and restoration borne by the property owner.

191.14 MINIMUM OPEN SPACE AND OPEN SPACE LANDSCAPING.

1. The total land area devoted to open space, exclusive of agriculture and one- and two-family lots, shall not be less than twenty percent (20%) of the gross land area included in the building lot.

2. Such open space shall be maintained as grassed and landscaped areas, pedestrian walks, and ornamental structures, when part of the landscaping theme. Open space shall not include structures or buildings, off-street parking areas, loading areas and access drives.

3. Trees and shrubbery shall be provided at a minimum of one landscape unit per 3,000 square feet of required open space with one landscape unit consisting of two trees and six shrubs or three trees and three shrubs. The use of native grasses in lieu of open space shrubs may be approved by the Development Services Director or their designee.

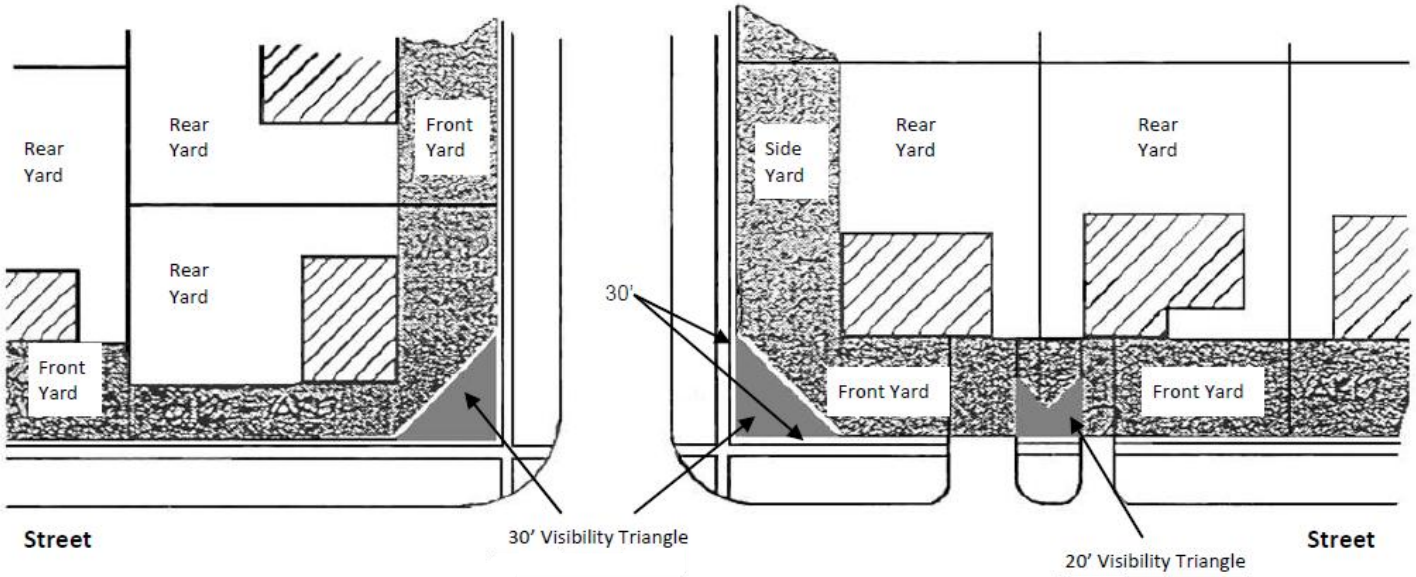
4. There shall be a minimum of one landscape unit per building lot, which are required separate from and in addition to screen plantings.

191.15 VISIBILITY AT INTERSECTIONS.

1. No fence, wall, shrubbery, earthen berm, sign, billboard, or other obstruction to vision shall be permitted which serves to obstruct vision between a height of 30 inches and 10 feet on any corner lot within a triangle of 30 feet formed by intersecting street right-of-way lines; or in the case of interior lots, within a triangle of 20 feet formed by intersecting driveway edge and street right-of-way lines.

2. As an alternative to the 30-foot and 20-foot visibility triangles defined above, an unobstructed area between a height of 30 inches and 10 feet at intersections formed by intersecting street right-of-way lines or driveway edge and street right-of-way lines may comply with the sight distance specifications established by the Iowa State Urban Design Standards Manual (SUDAS) in Chapter 5, Roadway Design, Urban Geometric Design Criteria, if approved by the City.

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191.16 SCREENING OF OUTDOOR STORAGE AREAS. The outdoor storage of materials, equipment, or supplies, when permitted in any commercial or industrial district, shall be so located and screened, fenced, or landscaped to comply with a type "C" screen as described in Chapter 194.02 to prevent visibility of such storage from all street right-of-way and appropriate adjoining property lines as determined by the Department Director.

191.17 EXCEPTIONS TO SCREENING REQUIREMENTS. Nothing in this Zoning Ordinance shall be deemed to require screening from the street side of the outdoor display of new and used motor vehicles which are kept for resale to the general public by a licensed dealer. The screening of landscape plantings, or any new merchandise or products held for resale to the general public may be required, and such requirements shall be determined by the Department Director. If a property within a commercial zoning district is put to a residential use subsequent to the establishment of an outdoor storage area adjacent thereto, this Section shall not apply.

191.18 CHURCH-RELATED PRESCHOOL AND CHILD CARE FACILITIES. Nothing in this Zoning Ordinance shall be deemed to restrict the location or operation of a child care facility, or preschool, as defined in Chapter 190.03 of this Zoning Ordinance, if such child care facility or preschool is conducted within any church, cathedral, temple, or other similar place of religious worship.

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CHAPTER 192

ZONING ORDINANCE

DISTRICT REGULATIONS

192.01 DISTRICT ESTABLISHMENT AND ZONING MAP.

1. District Establishment. In order to carry out the purpose and intent of this Zoning Ordinance, the area is divided into zoning district classifications as follows:

AG	Agriculture District
RL-1	One-Family Residence District – 85’
RL-2	One-Family Residence District – 70’
RL-3	One-Family Residence District – 55’
RM-1	One-Family Residence District – 50’
RM-2	One-Family Attached District
RM-3	Mobile Home Park Residence District
RH	Multiple-Family Residence District
UP	Uptown District
NMU	Neighborhood Mixed-Use District
CMU	Community Mixed-Use District
NC	Neighborhood Commercial District
CC	Community Commercial District
BP	Business Park District
LI	Light Industrial District
HI	Heavy Industrial District
CU	Civic/Utility District
PUD	Planned Unit Development District

2. Zoning Map. The boundaries of the districts listed in Subsection 1 are indicated upon the Official Zoning Map of the City, which map is made a part of this Zoning Ordinance by reference to it in this Section. The Official Zoning Map and all the notations, references and other matters shown thereon shall be as much a part of this Zoning Ordinance as if the notations, references, and other matters set forth by said map were all fully described in this Section. The Official Zoning Map shall be on file in the office of the City Clerk and shall bear the signature of the Mayor, attested by the City Clerk, under the certification that this is the Official Zoning Map referred to in the Zoning Ordinance.

3. Changes; Ordinance Required. Changes in district boundaries or other matters portrayed in the Official Zoning Map shall be made by ordinance which shall identify the affected property by legal description, the zoning district in which it then lies, and the new district to be established for said property. The Clerk shall attach a certified copy of the amending ordinance to the Official Zoning Map.

4. Adoption of New Zoning Map. The Council may from time to time adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map, in the event that the Official Zoning Map becomes damaged or destroyed, or for purposes of clarity due to a number of boundary changes, or to correct drafting errors or omissions; provided, however, any such adoption shall not have the effect of amending the original Zoning Ordinance or any subsequent amendment thereof.

5. Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

A. Boundaries indicated as approximately following the centerlines of streets, highways, alleys or other public rights-of-way shall be construed to follow such centerlines.

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

C. Boundaries indicated as approximately following City limits shall be construed as following City limits.

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D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

E. Boundaries indicated as following shorelines shall be construed to follow such shorelines; and, in the event of change in the shoreline, shall be construed as following a platted lot line or for unplatted property, as moving with the actual shoreline. Boundaries described as generally following the centerline of drainageways, streams, water bodies, or other watercourses, shall be construed to generally follow the centerline. In the event of a natural change in the location of such streams or other watercourses, the zoning district boundary shall be construed as generally moving with the centerline.

F. Boundaries not capable of being determined in the previous paragraphs shall be as dimensioned on the Official Zoning Map; or, if not dimensioned, shall be determined by the scale shown on the Map.

192.02 SITE PLAN REQUIREMENTS.

1. Purpose and Application. It is the intent and purpose of this Section to establish a procedure which will enable the City to review certain proposed improvements to property within specified zoning districts of the City to ensure compliance with all applicable zoning, subdivision, and building regulations. Site plans in conformance with this Section, with the exception of site plans for one-family and two-family dwellings and their associated accessory structures (See Chapter 197.03), shall be required whenever any person proposes to place any building, structure or hard surfacing on any tract or parcel of land.

2. Site Plan Approval Prerequisite to Building Permit and Certificate of Occupancy and Use Issuance. No building permit shall be issued for the construction of any structure nor approval of hard surfacing that is subject to the provisions of this Section and/or Chapter 156 of the Ankeny Municipal Code until a site plan has been submitted covering the land upon which such structure or hard surfacing is to be located, and further, approved for such development in accordance with this Section and/or Chapter 156. No certificate of occupancy and use shall be issued for such structure or hard surfacing until all terms and conditions of the approved site plan have been satisfactorily completed or provided for.

3. Design Standards. The standards of design provided in this Section are intended to establish criteria for those items that affect the physical aspect of Ankeny's environment. These criteria are not intended to restrict design; however, they are intended to create a focus on development that maintains a satisfactory function and appearance within the City. It is the intent of these regulations to maintain or enhance neighborhood character, preserve values, and promote the public health, safety, and general welfare.

A. Site Development.

(1) The orientation, alignment, spacing and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.

(2) The site shall be planned to be compatible with the streetscape that is prevalent in the area.

(3) The site shall provide for adequate parking and circulation for vehicles, bicycles, and pedestrians. The site shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development, separate from vehicular traffic.

(4) The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided as required per the currently adopted City policy.

(5) Parking areas shall be treated with plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.

(6) Loading and unloading docks, delivery areas, refuse and waste removal areas, outside storage areas, fuel tanks, and generators shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen them from view from public ways and adjoining properties.

(7) All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.

(8) Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate all light spill onto adjoining properties in any AG, R, or MU Districts or onto residential uses and minimizing light spill on all other properties.

(9) The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.

(10) Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the City.

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(11) Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.

(12) Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site. Street trees are encouraged along all abutting streets and if included, shall adhere to the regulations outlined in Section 200.04.02.O. of the Municipal Code

B. Building Design. The standards listed herein this section shall not apply to dwellings containing 12 contiguous dwelling units or less.

(1) Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.

(2) Materials selected for buildings shall provide compatible textures and colors with those of neighboring buildings.

(3) Materials selected for buildings shall be compatible with the architecture of the building. Materials selected for suitability to the type of buildings and the design in which they are used. Materials should provide for strength and permanence.

(4) All mechanical equipment or other utility hardware on roof, ground or buildings, trash and recycling bins, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site. Trash and recycling enclosures shall be constructed of permanent materials to match the building.

(5) Multiple buildings on the same site shall provide for compatible and complimentary design materials while limiting repetitive, monotonous design.

(6) Specific Building Material Standards:

a. Base. All buildings will have a base, at least three feet in height, around the entire perimeter of the building that consists of a durable, permanent material, such as:

a. Brick, including full-depth and thin brick;

b. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;

c. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;

d. Pre-cast concrete;

e. Other similar durable material as approved by the Plan and Zoning Commission; or

f. Secondary materials as outlined in Chapter 192.02.3.B(6)(c) may be used up to 20% of the required base per façade as part of an architectural accent and at the discretion of the Director and/or Plan and Zoning Commission.

b. Primary Materials. The primary building materials used for exterior finishes must be of high-quality and durability. These include:

a. Brick, including full-depth and thin brick;

b. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;

c. Glass;

d. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;

e. Pre-cast concrete; or,

f. Other similar high-quality materials as approved by the Plan and Zoning Commission.

c. Secondary Materials. The secondary building materials used for exterior building walls include:

a. Stucco (Portland cement plaster) with three coats of metal lath or wire fabric lath;

b. Exterior Insulation Finish System (EIFS), provided use of a wall drainage system (barrier wall systems are prohibited) and used only above the base of the building;

c. Lap siding (wood, composite, fiber cement, vinyl, steel or aluminum);

d. Pre-finished architectural panel;

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e. Architectural metal panel (minimum 26 gauge) with concealed fasteners;

f. Metal siding with concealed fasteners; or,

g. Other similar appropriate accent materials as approved by the Plan and Zoning Commission.

d. Prohibited Materials. The following exterior walls, siding, and cladding are prohibited:

a. Corrugated galvanized metal;

b. Corrugated metal panel;

c. Smooth-face concrete block;

d. Vinyl siding (nonresidential development);

e. Plastic siding;

f. Plywood or wood fiber;

g. Unfired clay, sand, or shale rock; and,

h. Fabric roofing, such as for a hoop structure building.

e. Material Requirements. Set out in Table 192.02.01, are the minimum percentage of Primary materials required on the applicable building elevations within each Zoning District or identified, applicable land uses. For existing developments that do not meet these minimum requirements, these standards may be lessened for new buildings or building additions to provide for compatible and complementary design at the discretion of the Director and/or Plan and Zoning Commission.

Table 192.02.1
Minimum Primary Material Requirements
(% of Each Building Wall)

Zoning District [1]	RL-1 RL-2 RL-3	RM-1	RM-2 [4]	RM-3	RH [4]	UP	NMU CMU	NC	CC	BP	LI	HI
Public Façade [2]	--	--	40	40	60	70	60	60	70	60	40	30
Other Façade [3]	--	--	10	10	40	50	40	40	50	40	30	20

Table Notes:

1. Institutional uses such as schools, churches and civic buildings, regardless of zoning district, shall adhere to the minimum primary material requirements listed in the RH district.
2. Public façade refers to building elevation(s) fronting on or most directly facing a public street, alley or park.
3. Other façade refers to interior side or rear elevations.
4. For developments containing more than 12 contiguous dwelling units.

(7) Specific Building Architectural Standards. In addition to the minimum building material standards, the following minimum architectural standards shall be applied.

a. Residential Uses. The following minimum standards shall be applied to all townhouse, rowhouse, and multiple-family dwellings containing more than 12 contiguous dwelling units:

i. All townhouse, rowhouse, and multiple-family residential developments shall adhere to the minimum primary building materials requirements per the respective zoning district set forth in Table 192.02.1.

ii. Street facing building facades must use vertical and horizontal elements, such as porches, stoops, bay windows, balconies or other recesses and projections, together with building material and color changes, to break up wall planes. For townhouse/rowhouse dwellings, individual dwelling units shall be clearly distinguished.

iii. Developments with three or more buildings must substantially vary the buildings elements, such as height, scale (number of units), materials, and color.

iv. Building and dwelling unit entrances shall be clearly distinguishable through its architectural design and treatment. Each unit facing a public street must have a clearly visible front pedestrian entrance with either a porch, portico, stoop or other architectural design element to clearly delineate the entrance.

v. Pitched roofs shall have the appropriate slope and shall have generous roof overhang for the architectural style of the structure. In no instance shall a pitched roof overhang be less than one foot in depth.

vi. Flat roofs shall have a generous architectural element at the top such as a cornice row or parapet to clearly delineate the top of the structure.

vii. Rooflines may not be one long continuous element and must be broken, have a change in slope or parapet height, or have architectural elements introduced, such as dormers, gables, or sheds.

viii. Driveways and garage doors facing public streets may be no wider than 50 percent of the linear front elevation of the unit it serves.

ix. When facing a public street, where two garages for different units are adjacent, the garage faces for the two units must be offset a minimum of two feet.

x. Detached garages must be accessed from a shared parking court or private drive and must generally meet the same building material and design standards required of the principal buildings.

b. Nonresidential uses. The following minimum standards shall be applied to all commercial, office, industrial, mixed-use, institutional, and civic buildings:

i. All commercial, office, industrial, and mixed-use developments shall adhere to the minimum primary building materials requirements per the respective zoning district set forth in Table 192.02.1. Civic and institutional buildings, such as schools, churches, and governmental buildings shall adhere to the minimum primary material requirements of the RH district listed in Table 192.02.1, regardless of the zoning district in which they are located.

ii. All building facades must use vertical or horizontal elements, such as articulated entries, windows, wall projections, recesses, alcoves, porticos, columns, staggered wall planes, soldier courses, to break up wall planes.

iii. A development with more than one building must be of a unified building design by using common building materials, colors and signage and to avoid monotony in design, the buildings shall vary in roofline, height and scale/mass/size.

iv. Building entrances must be clearly distinguishable through its architectural design and treatment and wall signage location.

v. Pitched roofs shall have the appropriate slope and shall have generous roof overhang for the architectural style of the structure. In no instance shall a pitched roof overhang be less than 18 inches in depth.

vi. Flat roofs shall have a generous architectural element at the top such as a cornice row or parapet to clearly delineate the top of the structure.

vii. Rooflines may not be one long continuous element and must be broken, change in slope, or have architectural elements introduced, such as dormers, gables, sheds, or change in parapet height.

C. Signs.

a. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.

b. Building signs shall be designed as an integral architectural element of the building.

c. Monument signs shall be designed to provide elements compatible with the building design and architectural elements. Where pylon signs are allowed, pylons or poles shall be concealed using architectural materials compatible with the building.

d. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.

D. Factors for Evaluation. The following factors and characteristics, which affect the function and appearance of a development, will govern the Plan and Zoning Commission's evaluation of a site plan submission:

a. Conformance to design standards and other applicable Code requirements;

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b. Location of the buildings, and the relationship to the development site and neighboring buildings and sites;

c. Layout and utilization of building, parking, driveways, and open spaces;

d. Architectural character, including scale, style, color, and type of material, of the building and signage as it relates to the neighborhood;

e. Circulation, vehicular and pedestrian;

f. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

4. Submittal Requirements. All exhibits must be folded if larger than letter size and submitted at a suitable size and scale to be legible. However, large mounting boards, material samples, or other exhibits not meeting the criteria may be used for Commission presentation. An adequate number of color photographs are required to illustrate the site, including existing features and surrounding buildings. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal. Fees shall be provided in accordance with the current fee resolution adopted by City Council. Site plans shall be prepared by a Professional Engineer, Land Surveyor, Landscape Architect, or an Architect. The site plan must be certified as "substantially correct" by a Professional Engineer, Land Surveyor, Landscape Architect, or Architect, licensed by the State of Iowa. All required plans, unless waived by the Department Director, shall include as a minimum the following items of information:

A. Site Plan.

(1) Name, address, and phone number of the applicant, property owner(s), and person or firm preparing the site plan

(2) Property address(es)

(3) Date of preparation

(4) North Arrow

(5) Scale – not to exceed 1"=100'

(6) Legal Description

(7) Vicinity map at 1" = 500' or larger showing general location of property

(8) Plat or Survey

(9) References, location, and description of survey monument found

(10) All property and street placement lines and grades

(11) Dimensions of the present lot and lot area

(12) Lot numbers

(13) I.D. and ownership of adjacent land

(14) Lot survey, where possible ownership or boundary problems exist

(15) Existing and proposed zoning designation of the property and adjoining properties

(16) Existing and proposed buildings, additions, and structures including size and location, number of building, type of buildings, required building setback lines and dimensions from proposed building(s), site improvements to lot lines, number of dwelling units, proposed use for each building (to determine Code compliance), total floor area of each building, exact exterior dimensions of each building, location of entrances, square footage of each type of use

(17) Streets, including the location of adjacent public streets, private drives, intersections, dimensions of existing, adjacent, and proposed street widths, and street names

(18) Right-of-way (ROW) width dimensions

(19) Existing and proposed easements, including sizes

(20) Existing and proposed utility lines, including sizes and public/private designation

(21) Fire hydrant locations & hydrant coverage map

(22) Stormwater detention calculations and areas

(23) Location, grade, and dimension of existing and proposed paved areas and of all abutting streets

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(24) Parking calculations, including proposed building use, building square footage, and required and proposed number of off-street parking spaces

(25) Proposed ingress and egress to the site including sidewalks, parking area(s), parking stalls (regular and handicapped), and adjacent streets

(26) Traffic flow and control measures

(27) Existing and proposed contours (minimum of 2' intervals and if there is less than 2% slope, use 1' contours or spot elevations)

(28) Permanent improvements including sidewalks, bike paths, loading area, dividers, planters, etc.

(29) Location and type of buffers or screening for property boundaries, parking areas, outdoor storage and trash/recycling bins, and large storm water detention areas

(30) General type and location of any existing or proposed signage

(31) Location of floodplain, springs, streams, and other bodies of water, drainage, and storm water detention.

(32) Landscaping plan, including the location of existing trees with a diameter of six inches or greater and amount and type of proposed landscaping, plantings, fences, walls, or other screening as required by the zoning regulations and the design standards, planting schedule, and location of open space(s) including screening and shading calculations

(33) Location and type of any existing or proposed lighting on the property along with a photometric lighting plan

(34) A Traffic Impact Study meeting the requirements of the adopted City policies when applicable.

(35) Easement documents for all public easement areas in the format provided by the City.

(36) Any other information not herein stated above that is specific to the site plan and deemed necessary by the Department Director

B. Elevation Views.

(1) Exterior elevation views of all proposed building walls, including trash enclosures, mail kiosks, or other substantial structures, for the purpose of understanding the overall design of the structure, materials proposed to be used, the location of windows, doors, overhangs, projection height, etc., and the grade relationship to floor elevation, and the number of stories of each proposed building and of each building to be retained.

(2) General location of all proposed building signs.

5. Pre-Application Conference.

A. Whenever any person proposes to apply for a building permit for other than a one-family or two-family dwelling or related accessory structure, the applicant shall submit to the City a request for a pre-application conference.

B. The conference shall include the applicant or representative, the site designer/contractor and the Department Director or designee. The purpose of the conference shall be to acquaint the City staff with the proposed development and to acquaint the applicant or representative of the applicant with the procedures and with any issues that might be known regarding the site and proposal that may impact such development.

C. The applicant shall furnish a legal description of the platted real estate certified by a licensed land surveyor at the time of requesting a pre-application conference.

6. Technical Review Committee.

A. The technical review committee is the staff committee charged with review responsibility on official submittals. This committee generates comments on regulations affecting the proposed site development. A complete submittal for this meeting includes all items, quantities, and fees listed on the respective application currently published by the Development Services Department.

B. The technical review committee shall review an official site plan submittal consistent with the development schedule currently published by the Development Services Department. Pursuant to that review, the technical review committee shall notify the applicant in writing of any revisions or additional information needed to complete the review. If necessary, the applicant shall make revisions and resubmit the revised plan to the City according to the aforementioned development schedule.

7. Plan and Zoning Commission.

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A. This is the final review step for a site plan. If a site plan complies with requirements of the technical review committee, the site plan shall be submitted to the Plan and Zoning Commission for review consistent with the development schedule. A complete submittal for this meeting includes all items and quantities listed on the respective application currently published by the Development Services Department.

B. In the case of disapproval or approval subject to conditions, the Plan and Zoning Commission shall indicate the reasons therefor and shall return a copy of the plan to the applicant for revisions in accordance with action taken. The applicant shall then submit the revised plan for review by the Technical Review Committee and if the site plan complies with the requirements of this Section, the site plan shall be submitted for certification by the Plan and Zoning Commission.

C. The City shall retain the duly certified original in the City's permanent files.

8. Appeals.

A. The applicant may, upon notice to the Zoning Board of Adjustment, appeal in whole or in part any determination or action of the Plan and Zoning Commission made within the scope of this Section. Appeal shall be made without cost by written notification of the appeal received by the Recording Secretary within 90 days after the date of the action from which appeal is sought. The Recording Secretary shall place the matter on the agenda of the next regular meeting of the Zoning Board of Adjustment, provided such appeal is filed at least ten days prior to such meeting.

B. The Zoning Board of Adjustment shall decide all appeals within 30 days after written notification of the appeal has been received by the Recording Secretary, provided that the appellant may agree to a longer period not to exceed 60 days after the written notification of the appeal has been received by the Recording Secretary. Failure to decide the appeal within such period shall have the effect of overturning the Plan and Zoning Commission's disapproval and approving the site plan as appealed.

C. At the Zoning Board of Adjustment meeting, the appealing party or parties shall be presented a reasonable opportunity to present their views. A four-fifths vote of the Zoning Board of Adjustment shall be necessary to overturn or modify the action of the Plan and Zoning Commission.

D. A site plan that has been denied by the Plan and Zoning Commission or Zoning Board of Adjustment may be amended and resubmitted by the applicant to the City, pursuant to the terms of this section, upon payment of appropriate fees.

9. Validity of Approval. A site plan shall become effective upon certification of approval by the Plan and Zoning Commission. In the event that an appeal is filed, a site plan shall not become effective until all appeals have been decided. The approval of any site plan required by this Section shall remain valid for two years after the date of approval, after which time the site plan shall be deemed null and void if the development has not been established or actual construction commenced. For the purpose of this Section, "actual construction" means that a building permit has been issued and the permanent placement of construction materials has started and is proceeding without undue delay. Preparation of plans, securing financial arrangements, letting of contracts, grading of property, or stockpiling of materials on the site shall not constitute actual construction.

10. Site Plan Enforcement. Failure to comply with and maintain the approved site plan, unless another site plan has been submitted in accordance with this Section, shall be considered a violation of the Zoning Ordinance.

11. Site Plan Amendment. Any approved site plan may be amended in accordance with the standards and procedures established herein, including payment of fees; provided, the Department Director may waive such procedures for those minor changes listed in this Section. Such minor changes shall not be made unless the prior written approval for such changes is obtained from the Department Director. No fees shall be required for such minor changes, including, but not limited to:

A. Moving building walls within the confines of the original approved building; relocation of building entrances or exits, shortening of building canopies;

B. Changing to a more restrictive use, provided there is no reduction in the amount of off-street parking as originally approved; this does not apply to residential uses;

C. Changing angle of parking or aisle, provided there is no reduction in the amount of off-street parking as originally approved;

D. Substituting plant species, provided a nursery or landscape architect certifies the substituted species is similar in nature and screening effect;

E. Changing type and design of exterior lighting fixtures, provided a certified engineer or architect certifies there will be no change in the intensity of light at the property boundary;

F. Increasing peripheral yards.

G. Changing type and design of exterior elevations, provided the changes remain consistent with the original intent of the approved site plan.

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12. Applicability to Existing Site Plan. The requirements of this Section do not apply to any site plan that has been approved as of the date of the adoption of the Ordinance codified in this Section; provided, if the site plan has been deemed null and void under the provisions of Section 192.02.9, then a new site plan may be required.

13. Applicability to Existing Development. The requirements of this Section do not apply to the placement of any structure for which building permits have been issued as of the date of the adoption of the ordinance codified in this Section; provided, if such building permit shall expire, then a new building permit shall not be issued until the requirements of this Section have been met.

14. Exceptions to Site Plan Process.

A. For certain smaller development projects, an abbreviated administrative approval process may be allowed, which requires an official site plan submittal and review by the Technical Review Committee, as well as review and approval or denial by the Department Director. Such projects eligible for the abbreviated administrative approval process include:

(1) Building additions of twenty-five percent (25%) or less of the existing ground coverage and/or total floor area of the existing building; and

(2) Non-building uses of twenty-five percent (25%) or less of the existing non-building area of the site.

B. For certain projects deemed small or minor in nature, no official site plan submittal shall be required prior to permit issuance. Such projects include the development or redevelopment of a single-family dwelling or two-family dwelling in any zoning district, as well as those meeting any of the following criteria:

(1) A building addition not more than 600 square feet;

(2) An accessory structure not more than 600 square feet;

(3) Hard surfacing of not more than 2,000 square feet.

192.03 UNLISTED OR FUNCTIONALLY SIMILAR USES. Each of the use categories listed in Table 190.20.04-1, *Residential Permitted Uses by District*, and Table 190.20.05-1, *Nonresidential Permitted Uses by District*, are, and individual uses may be, defined in Chapter 190, *Definitions*. The Director is authorized to deem an unlisted use as functionally similar to a specifically listed use. The property owner or applicant may appeal the decision of the Director to the Zoning Board of Adjustment.

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192.04 AG AGRICULTURE DISTRICT. The AG District is intended and designed for the preservation of natural areas, continuation of agricultural uses, and accommodation of very low-density residential development.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1 *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the AG District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the AG District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the AG District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the AG District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the AG District in accordance with the provisions of Chapter 195.

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192.05 RL–1 ONE-FAMILY RESIDENCE DISTRICT – 85'. The RL–1 District is intended and designed to provide for single-family detached residential development of large sized lots together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RL-1 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, Accessory *Permitted Uses by District*, shall be permitted in the RL-1 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RL-1 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RL-1 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RL-1 District in accordance with the provisions of Chapter 195.

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192.06 RL–2 ONE-FAMILY RESIDENCE DISTRICT - 70'. The RL–2 District is intended and designed to provide for single-family detached residential development of moderate sized lots together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RL-2 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RL-2 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RL-2 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RL-2 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RL-2 District in accordance with the provisions of Chapter 195.

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192.07 RL–3 ONE-FAMILY RESIDENCE DISTRICT – 55'. The RL–3 District is intended and designed to provide for single-family detached residential development of small sized lots together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RL-3 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RL-3 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RL-3 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RL-3 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RL-3 District in accordance with the provisions of Chapter 195.

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192.08 RM–1 ONE-FAMILY RESIDENCE DISTRICT – 50'. The RM–1 District is intended and designed to provide for single-family detached residential development of very small sized lots together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RM-1 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RM-1 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RM-1 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RM-1 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RM-1 District in accordance with the provisions of Chapter 195.

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192.09 RM–2 ONE-FAMILY ATTACHED DISTRICT. The RM–2 District is intended and designed to provide for single-family attached, two-family, and lower density townhouse and rowhouse residential development together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RM-2 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RM-2 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RM-2 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RM-2 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RM-2 District in accordance with the provisions of Chapter 195.

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192.10 RM–3 MOBILE HOME PARK RESIDENCE DISTRICT. The RM–3 District is intended and designed to provide for certain residential areas of the City now developed with mobile home parks, which by reason of their design and location are compatible with surrounding residential areas and areas where similar development seems likely to occur.

1. Occupancy Outside Park Restricted. It is unlawful to use or occupy a mobile home as a dwelling place outside a mobile home park, unless such mobile home has been converted to real estate as provided by State law and meets with all the requirements of the building, plumbing, health, sanitary, electrical, and zoning ordinances of the City.

2. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses and those in accordance with the provisions of Subsection 5 of this Section, shall be permitted in the RM-3 District.

3. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, and those in accordance with the provisions of Subsection 5 of this Section, shall be permitted in the RM-3 District unless otherwise excluded.

4. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RM-3 District, subject to the height limitations found in Section 191.11 and the modifications contained in Chapter 196.03 of this Zoning Ordinance. The following additional minimum requirements shall be observed in the RM–3 District:

A. For any permitted use excepting a mobile home park, the minimum requirements shall be the same as those set out for the RM-3 District.

B. The minimum mobile home space excluding yard requirements shall measure at least 50 by 80 feet.

C. Mobile homes shall be located on each space so that there will be at least a 20-foot clearance between each mobile home; a 10-foot open space between the mobile home, including any permanently enclosed appendage and any driveway, walkway or mobile home space boundary; and a 10-foot open space at the rear of the mobile home.

5. Mobile Home Park Storm Shelters.

A. General Requirements. Every mobile home park of ten or more mobile home spaces which is constructed after the effective date of the ordinance codified in this Section shall be provided with above or below-grade storm shelters which shall:

(1) Have a minimum floor area of seven (7) square feet for each mobile home space in said mobile home community;

(2) Be designed by a licensed structural engineer or architect and built in accordance with plans as approved by the City Engineer, Building Official or licensed structural engineer or architect;

(3) Be designed and constructed to meet all Federal Emergency Management Agency (FEMA) structural guidelines.

(4) Be located outside of the floodplain or meet the requirements of Chapter 193, Floodplain Regulations.

(5) Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of the applicable City and State currently adopted construction and installation codes;

(6) Be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA);

(7) Be located no farther than 1,320 linear feet from the furthest mobile home space in the mobile home community;

(8) Provide area for the parking of cars of residents who drive to the facility. This is not intended to require a structure built solely as a shelter to provide a paved parking lot.

B. Additions to Existing Mobile Home Parks. For any addition of ten or more mobile home spaces to any existing mobile home park, a storm shelter which complies with the general requirements of Paragraph A of this Subsection shall be provided to serve such additional spaces. For any addition of fewer than ten mobile home spaces to an existing mobile home park which otherwise complies with the requirements of this Section, there is no requirement that an additional shelter be provided to serve such additional spaces; provided, however, when two or more such additions of fewer than ten mobile home spaces results in a cumulative addition of ten or more mobile home spaces to a mobile home park which otherwise complies with the requirements of said subparagraphs, a storm shelter which complies with the general requirements of the Section shall be provided to serve such additional spaces.

C. Restroom Facilities. Restroom facilities in required storm shelters are not mandatory. When restrooms are installed, toilets may be either flush-type operating from normal water supply, chemical, or other approved types.

D. Access to Shelters. The mobile home park owner, or such owner's designated agent or representative, shall be responsible for making the storm shelter accessible and usable in times of need. It is unlawful for any required storm shelter to be used for storage purposes if such storage reduces the minimum floor area available for shelter of persons below the requirements of this

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Section.

E. Existing Nonconforming Mobile Home Parks. Any mobile home park of ten or more mobile home spaces which has an existing above or below-grade storm shelter as of the effective date of the ordinance codified in this Section which does not conform with the requirements of this Section, shall be deemed a nonconforming mobile home park with regard to the requirements for storm shelters and may continue to exist as a nonconforming mobile home park for so long as said existing shelter remains in place and usable; provided, however, that any mobile home spaces added to such park after the effective date of the ordinance codified in this Section shall require storm shelters as provided in this Section.

6. Petition to Develop.

A. Each petition for a change to the RM–3 Zoning district classification shall be accompanied by a mobile home park site plan. Said plan shall show each mobile home space, the water, electrical and sewer lines or septic tank location serving each trailer space, the location of garbage cans, water hydrants, service buildings, driveways, walkways, recreation areas, required yards, parking facilities, lighting, and landscaping.

B. The plan shall be considered by the Plan and Zoning Commission and the Council, who may approve said plan or require such changes thereto as are deemed necessary to effectuate the intent and purpose of this Section.

7. Off-Street Parking, Loading and Screening. Spaces for off-street parking and loading in the RM-3 District shall be provided in accordance with the provisions of Chapter 194.

8. Signs. Signs shall be permitted in the RM-3 District in accordance with the provisions of Chapter 195.

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192.11 RH MULTIPLE-FAMILY RESIDENCE DISTRICT. The RH District is intended and designed to provide for apartments and higher density townhouse and rowhouse residential development together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RH District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RH District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RH District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RH District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RH District in accordance with the provisions of Chapter 195.

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192.12 UP UPTOWN DISTRICT. The UP District is intended to provide for a concentration and variety of residential development, retail stores, professional offices and service activities located within the Central Business District.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the UP District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the UP District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the UP District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. There is no minimum requirement for off-street parking and loading in the UP District.

5. Signs. Signs shall be permitted in the UP District in accordance with the provisions of Chapter 195.

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192.13 NMU NEIGHBORHOOD MIXED-USE DISTRICT. The NMU District is intended to provide for a mixture of residential and neighborhood commercial uses in a horizontal and/or vertical format at a neighborhood scale, which may be for transitioning areas along corridors, infill and redevelopment sites, or as a planned, mixed-use development.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the NMU District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the NMU District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the NMU District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading and Screening. Spaces for off-street parking and loading in the NMU District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the NMU District in accordance with the provisions of Chapter 195.

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192.14 CMU COMMUNITY MIXED-USE DISTRICT. The CMU District is intended to provide for a mixture of residential and community commercial uses in a horizontal and/or vertical format at a community scale, which may be for transitioning areas along corridors, infill and redevelopment sites, or as a planned, mixed-use development.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District,* shall be permitted in the CMU District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the CMU District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the CMU District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the CMU District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the CMU District in accordance with the provisions of Chapter 195.

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192.15 NC NEIGHBORHOOD COMMERCIAL DISTRICT. The NC District is intended to provide for the convenience shopping of persons living in neighborhood residential areas and for general uses and activities of a retail and personal service character. Only those uses are permitted which are necessary to satisfy the local needs which occur so frequently as to require commercial facilities in proximity to residential areas. Generally, these are low-intensity office and business establishments.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the NC District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the NC District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the NC District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the NC District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the NC District in accordance with the provisions of Chapter 195.

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192.16 CC COMMUNITY COMMERCIAL DISTRICT. The CC District is intended to provide for major retail shopping areas outside of Uptown and other neighborhood areas. These districts include much of the commercial property existing along the major streets and highways of the City. The uses permitted are intended to accommodate both the general retail consumer and the needs and services of the automotive-traveling consumer.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the CC District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the CC District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the CC District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the CC District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the CC District in accordance with the provisions of Chapter 195.

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192.17 BP BUSINESS PARK DISTRICT. The BP District is intended to provide a campus-like office, research, technology, and office-warehouse park with greater site and building design standards compared to the Industrial Districts.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the BP District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the BP District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the BP District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the BP District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the BP District in accordance with the provisions of Chapter 195.

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192.18 LI LIGHT INDUSTRIAL DISTRICT. The LI District is intended for less intensive industrial uses that may include office, warehousing, distributions, and light assembly of parts, materials, and equipment, with operations conducted indoors without the creation of smoke, gas, odor, dust, soot, or other noxious elements.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the LI District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District,* shall be permitted in the LI District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the LI District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading and Screening. Spaces for off-street parking and loading in the LI District shall be provided in accordance with the provisions in Chapter 194.

5. Signs. Signs shall be permitted in the LI District in accordance with the provisions of Chapter 195.

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192.19 HI HEAVY INDUSTRIAL DISTRICT. The HI District is intended to provide areas of the City for activities and uses of a heavy industrial character that may result in the creation of smoke, gas, odor, dust, soot, or other noxious elements. Such uses should be located away from major residential areas which are generally incompatible. The HI District is the least restrictive of any district and may accommodate the widest range of permissible uses; however, certain uses which, by reason of undesirable characteristics, may only be permitted subject to approval by the Board of Adjustment in accordance with appropriate safeguards.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the HI District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the HI District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the HI District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the HI District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the HI District in accordance with the provisions of Chapter 195.

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192.20 CU CIVIC/UTILITY DISTRICT. The CU District is intended for publicly owned and operated uses that are unique in nature and scale and warrant their own Zoning District. This District is also intended to allow for the development of major public utility facilities where required to serve the needs of the community.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the CU District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the CU District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the CU District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the CU District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the CU District in accordance with the provisions of Chapter 195.

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192.21 PUD PLANNED UNIT DEVELOPMENT DISTRICT. The purpose of this district is to promote and encourage development or redevelopment of tracts of land on a planned, unified basis by allowing greater flexibility and diversification than is normally permitted by conventional single lot development in other zoning districts because of the substantial public advantages of planned development. Although Planned Unit Developments (PUDs) may appear to deviate in certain respects from a literal interpretation of the comprehensive plan, regulations adapted to such unified planning and development are intended both to accomplish the purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use through an improved level of amenities, appropriate and harmonious variety, creative design, and a better living environment.

1. Where Permitted. Planned Unit Developments shall be permitted on any two-acre or larger tract of land that has been zoned or rezoned for PUD purposes by the Council. Said PUDs may consist of residential, commercial, industrial, public, semi-public and/or conservancy land uses.

2. Procedure.

A. Pre-application Conference. In order to eliminate unnecessary expenditures of time and money, the developer shall first schedule a pre-application conference with the Department Director, who shall involve representatives of other departments as deemed appropriate. The Department Director may require submittal of a generalized sketch plan providing such information as follows:

(1) Location and size of the overall site, and of the individual types of development or uses proposed within the site.

(2) Existing topography, indicating major earthwork areas, storm water runoff and detention considerations, floodplain, and any problem areas.

(3) Existing tree masses, geological and environmentally important characteristics.

(4) Generalized vehicular and pedestrian systems and parking areas.

(5) Generalized building locations.

(6) Approximate gross density, and number and types of dwelling units in accordance with the comprehensive plan; approximate gross floor areas of commercial and industrial land use.

(7) Generalized utility line considerations with sanitary sewer capacity limitations so noted.

(8) Generalized public and private ownership boundaries, including common ownership areas, if any.

The Department Director shall have fifteen days in which to review and comment on the pre-application sketch plan. Following the department's review, the developer may request an informal consideration of the proposal by the Plan and Zoning Commission. Said consideration shall be non-binding on either party.

B. Application for Rezoning. Following the pre-application conference, the applicant shall submit a petition for rezoning in accordance with standard City procedures for rezoning, accompanied by a master plan and related documents containing the information required by other paragraphs of this Section, and required fees. The petition and master plan shall be referred to the Plan and Zoning Commission for study and report, and for public hearing as required by this Zoning Ordinance for rezoning. The Commission shall review the master plan for conformity to the standards of this Section, and may approve the plan as submitted; require the petitioner to modify, alter, adjust, or amend the plan as deemed necessary to preserve the intent and purpose of this Section to promote public health, safety, morals and general welfare; or recommend that it be denied. The action of the Commission shall be reported to the City Council, whereupon the Council may approve or disapprove the petition and master plan as reported or may require such changes thereto as deemed necessary to effectuate the intent and purpose of this Section.

C. Final Plans. Final plans for the Planned Unit Development shall be comprised of site plans and/or preliminary and final subdivision plats as appropriate to the situation due to requirements of the site planning and subdivision ordinances or specific provisions of the master plan. Such site plans and plats shall contain all information and be processed in the manner set forth in said ordinances, in addition to complying with any specific provisions of the master plan, and shall generally comply with the development concepts outlined in the master plan. No public notice or hearing shall be required for final plans unless required by the master plan or caused to be required by the Commission or Council as deemed appropriate, provided that deviation from the master plan may be permitted as refinements to the design and planning if not defined by this Zoning Ordinance as a substantial modification requiring amendment to the master plan. Such deviations shall be expressly set out and shall be approved by the Commission and Council. Final plans may cover all or part of the Planned Unit Development, provided that a final plan covering only a part of a PUD is hereby defined as a phase irrespective of contrary provisions by the master plan and shall demonstrate the ability to be self-sustaining in terms of access, services, utilities, open space, economic viability, and other major considerations. If it is the desire of the petitioner, preliminary plat and/or final site plan approval may be obtained at the time of master plan approval by expressly declaring such intent and filing all information required by the

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subdivision and site planning ordinances. Final site plan approval shall not be granted for an unplatted parcel. Upon approval of final plans, building permits shall be issued in the same manner as for building permits generally. In any event where platting is required, no building permits shall be issued until the final plat is approved and recorded and all other requirements complied with. Final plans shall be binding on the petitioner and any and all successors in title so long as PUD zoning applies to the land, unless amended in accordance with the procedures set forth.

D. Amendments or Modifications. Substantial modification to the master plan shall be processed in the same manner as a rezoning pursuant to Chapter 196.04. Notice and public hearing requirements and the effect of a denial shall be the same as for a rezoning, provided that the notification area shall be those property owners legally required to be notified as opposed to the entire PUD. Further provided, in the event a requested amendment for a portion of the entire PUD is denied, such action shall not create any limitations under rezoning procedure on the filing of an amendment to another portion of the PUD having a substantially different notification area. Any ambiguities or disputes between this Section and procedures for rezoning shall be resolved in favor of the more restrictive requirements. Substantial modifications are hereby defined to include, but are not limited to, the following:

(1) Increased density;

(2) Intensification of use by changing to a lower classification, with conventional single family being the highest classification and progressing to attached single family, multiple family, commercial offices, retail, warehousing, and light industry, to heavy industry;

(3) Addition of uses, or elimination of conditions or restrictions on a use or uses;

(4) Other modifications considered probable to generate increased traffic, sewage, water consumption, or other detrimental conditions;

(5) Significant modifications to peripheral buffering or screening, setbacks, height, locations of buildings, drives, or other improvements, which were intended for protection of proximate properties, provided that substitution of equivalent screening materials shall not be considered a substantial modification;

(6) Modifications to the street pattern, such as that of major streets or continuations of existing streets, which will have a demonstrable impact on traffic flow such as to effectively change the functional classification of the street;

(7) Modifications to access which may lead to increased congestion, or to additional commercial or industrial traffic on a local residential street; or

(8) Other changes deemed substantial by the Department Director.

A modification to the Master Plan not rising to the level of a Substantial Modification shall be considered a Minor Modification. Minor Modifications shall be processed similarly to Site Plan Amendments and shall be reviewed by City staff through the normal development review process and then ultimately approved or denied by the Plan and Zoning Commission. Modifications to final plans shall follow the procedures of the site planning or subdivision ordinances, as appropriate.

3. Information Required on Master Plan. The following information, plans and maps shall be submitted as part of the application for a Planned Unit Development:

A. Names, addresses, and telephone numbers of owners, developer, and designer; name of development, date, north point, and scale.

B. Legal description of the PUD, and map of the boundary of the proposed PUD as well as interior boundaries of proposed development phases, and of any existing separate ownerships.

C. Sufficient information on adjacent properties to indicate relationships to the proposed development, including such information as land divisions, land use, pedestrian and vehicular circulation, significant natural features or physical improvements, and drainage pattern.

D. Existing site conditions including contours at intervals sufficient to indicate topographic conditions (generally two feet), drainageways and floodplain, heavy woods or other significant natural areas, and existing structures; multiple family, commercial, and industrial structures, and recreation facilities; further delineating areas with different uses or building types, and gross density per acre.

E. General location and size of areas to be dedicated or reserved for common open space, park, schools, recreation area, and similar uses, and how any private facilities are proposed to be maintained.

F. Existing and proposed general circulation systems, including streets, pedestrian ways, and major points of access with estimated traffic generation.

G. Existing and proposed general sanitary and storm sewer systems, water mains, and drainage ways.

H. Proposed development standards, including but not limited to, uses, density, floor area ratios, or bulk regulations including open space, lot areas and widths, setbacks, and exceptions or variances from general requirements of zoning and other ordinances.

I. Proposed architectural standards for all structures located within the proposed PUD, including a listing of allowable building materials and elevations drawings or photos of typical buildings allowed within the PUD. It is intended that the architectural design is to be elevated above the normal, but in no case shall the architectural standards of the PUD be less than required in the Site Plan requirements for all other developments in the City.

J. Estimated sewer and water usage computations in accordance with the criteria of the regulating agency.

K. Treatment of transitional zones around the perimeter of the project for protection of adjoining properties, including setbacks and landscaping areas, fences or other screening, height limitations or other provisions.

L. A narrative or graphic explanation of the planning and design concepts and objectives the owner intends to follow in implementing the proposed development, including a description of the character of the proposed development; the rationale behind the assumptions and choices made; the compatibility with the surrounding area; and design considerations for architecture, engineering, landscaping, open space and so forth.

M. A statement of intent with regard to selling or leasing all or portions of the proposed development.

N. Proposed energy conservation methods, such as siting or design or structures.

O. Proposed phasing timetable.

The above information should be shown in a clear and logical manner at a legible scale. In addition to the required hard copies of the proposed PUD, where practical, the final document is required to also be submitted as one digital/electronic file that contains all pages of the PUD. Generally, existing conditions should be illustrated on a separate sheet for sake of clarity, although existing topography, access, utility and sewer lines and other items that are appropriate for understanding the proposal should also appear on the proposed development plan. It is strongly recommended that an architect, landscape architect, and civil engineer be employed to prepare the plans. The Commission or Council may require any additional information which may be needed to evaluate the proposed PUD on the basis of special or unforeseen circumstances, or may waive any of the above requirements if it is found that such information is unnecessary to properly evaluate the proposed PUD.

4. Development Controls. Although PUDs are intended to promote and permit flexibility of design and thereby may involve modifications of conventional regulations or standards, certain requirements which are set forth below shall be applied to ensure that the development is compatible with the intent of this Zoning Ordinance.

A. Any use that is approved and made a part of the master plan, subject to any conditions attached thereto, shall be permitted.

B. Height, setback, bulk, and other requirements set out in the master plan shall constitute the basis for and become the zoning requirement for that particular PUD, provided that refinements may be made through final plan approval if not defined as a substantial modification; in lack of any special provisions set out in the master plan, the requirements of the most proximate zoning district, as defined by use, shall be applied.

C. Project phases shall be substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, open space, screening and transitional elements and other support features, and be capable of supporting required operation and maintenance activities; temporary provisions, such as turnarounds or access easements, may be required for this purpose; the initial phases generally should not be comprised of the most intensive portions of the PUD, unless the City concurs this is the most feasible means of developing the property in terms of access, sewer service, or similar physical constraints, or will permit earlier development of common amenities.

D. Attention shall be given to mitigation of existing or potential land use conflicts through proper orientation, open space setbacks, landscaping and screening, grading, traffic circulation and architectural compatibility. It is the intent of this Section to recognize that appropriate use of design techniques will provide the required mitigation, and thereby eliminate the need for certain conventional regulations or standards. Examples of design techniques, not requirements, are: orienting views, access, and principal activities away from the land use needing protection by placing those least compatible activities farthest from the common boundary and those compatible nearest to create an effective buffer; using setbacks in conjunction with landscaping can mitigate conflicts by providing a visual buffer, controlling pedestrian access, softening visual contrast by subduing differences in architecture and bulk, and reducing heat generated by development, and the use of dense landscaping can reduce the width of physical separations needed for such purposes; the use of proper grading will control drainage, can alter views, subdue sound, and channel access; fences, walls and berms can be used to channel access and control visual, sound and light pollution; proper architectural use of color, bulk, materials and shape will enhance compatibility and reduce contrast, although details added to the building for esthetic purpose without consideration to form and surroundings may be detrimental rather than helpful; and proper design of pedestrian ways, streets and points of access and proper location of parking areas, will reduce

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congestion and safety hazards and help prevent introduction of noise, pollutants and other conflicts into areas with less intensive land use. Other techniques may also be used.

5. Validity. In the event the first development phase has not commenced within two years after the date of rezoning, or if subsequent phases are delayed more than two years beyond the indicated development schedule, the developer shall file appropriate information detailing the reasons for the delay with the City. The Department Director shall review the circumstances and prepare a report recommending appropriate action to be taken concerning the PUD. The Plan and Zoning Commission and Council shall review the matter, and may continue the PUD zoning with revised time limits; require that appropriate amendments be made or action taken, such amendments to comply with the procedures of this Section if deemed substantial; continue with PUD zoning for part of the area, with or without revised time limits, and initiate rezoning of the remainder to an appropriate district; or initiate rezoning of the entire parcel to an appropriate district, provided that the rezoning shall not be to a zone more restrictive than the one applied immediately prior to the rezoning to PUD except after comprehensive planning analysis. The Commission and Council may schedule such public hearings as deemed appropriate. Approval of a final site plan or preliminary plat shall be deemed to commence development, provided that the permanent placement of construction materials shall have started and be proceeding without delay within two years after the date of site plan approval, and a final plat approved and filed with the Polk County Clerk and Recorder within one year after the date of preliminary plat approval in the event a site plan is not required. Failure to comply with this provision shall void the site plan and preliminary plat approvals, and make the PUD subject to review as provided above. It shall be the responsibility of the developer to comply with all prescribed time limits without notice from the City.

6. Application to Existing PUD Districts. Existing PUD districts shall comply with the requirements and provisions of this Section, provided that no additional filings shall be required to maintain current valid status, and no currently expired approvals shall be deemed to have been reapproved by passage of this Section. Validity of existing PUDs shall be computed according to the time limits set forth herein from the effective date of the ordinance codified in this Section.

7. Fees.

A. Before any action shall be taken as provided in this Section, the party or parties proposing the change shall pay the fee as established by City Council Resolution.

B. Under no condition shall said sum or any part thereof be refunded for failure of such rezoning or substantial modification to be enacted into law.

C. Site plans and subdivisions in a PUD shall be subject to the normal fees for such filings.

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Table 190.20.04-1

Residential Permitted Uses by District

P = Permitted | C = Conditional | S = Special | "--" Prohibited

Use Category	Subtype	Zoning District								Notes
		AG	RL-1	RL-2	RL-3	RM-1	RM-2	RM-3	RH	
Residential										
Single-Family Detached	Single-Family Detached Dwelling	P	P	P	P	P	P	--	--	
	Manufactured Home	P	P	P	P	P	P	P	--	
	Mobile Home	--	--	--	--	--	--	P	--	
Single-Family Attached	Single-Family Attached or Bi-Attached Dwelling	--	--	--	--	--	P	--	P	
	Two-Family or Duplex Dwelling	--	--	--	--	--	P	--	P	
	Townhouse or Rowhouse	--	--	--	--	--	P	--	P	
Multiple-Family	Apartment, Condominium, Boardinghouse, or Rooming House	--	--	--	--	--	--	--	P	
	Assisted Living Facility	--	--	--	--	--	--	--	P	
Nonresidential										
Agriculture	Agriculture Sales	P	--	--	--	--	--	--	--	
	Agriculture Support Service	P	--	--	--	--	--	--	--	
	Animal or Crop Production	P	--	--	--	--	--	--	--	
	Craft Brewery, Winery, or Distillery	S	--	--	--	--	--	--	--	
	Nursery, Retail or Wholesale	P	--	--	--	--	--	--	--	
	Stable (Public or Commercial)	P	--	--	--	--	--	--	--	
Civic and Institutional	Aviation Facility (Airport, Helipad, Landing Field, etc.)	S	--	--	--	--	--	--	--	
	Campground or Recreational Vehicle Park	S	--	--	--	--	--	--	--	
	Cemetery	--	--	--	--	--	--	--	--	
	Club, Lodge, or Veteran Organization (no beer or liquor license)	--	--	--	--	--	--	--	P	
	College or University (Public and Private)	--	--	--	--	P	P	--	P	
	Commercial Trade, Business, or Vocational School	--	--	--	--	--	--	--	--	
	Community Garden	P	C	C	C	C	C	C	C	
	Golf Course, Country Club, Tennis or Swimming Club (Privately-Owned)	S	S	S	S	S	S	S	S	
	Golf Course, Golf Driving Range, Mini-Golf Course (Publicly-Owned)	P	P	P	P	P	P	--	P	
	Government Services (Public Safety Facilities, Library, Community Center, etc.)	P	P	P	P	P	P	--	P	
	Park, Playground, or Common Open Space (Public or Private)	P	P	P	P	P	P	--	P	
	Place of Worship	P	P	P	P	P	P	P	P	
	Post Office	P	P	P	P	P	P	--	P	
	School (including Preschool), Primary or Secondary (Public or Private)	P	P	P	P	P	P	--	P	
Utilities	Major Utility	S	S	S	S	S	S	--	S	
	Minor Utility	C	C	C	C	C	C	--	C	

Table 190.20.05-1 Nonresidential and Mixed-Use Permitted Uses by District P = Permitted | C = Conditional | S = Special | | "--" Prohibited												Notes
Use Category	Subtype	Zoning District										
		UP	NMU	CMU	NC	CC	BP	LI	HI	CU		
Residential												
Single-Family Detached	Single-Family Detached Dwelling	P	--	--	--	--	--	--	--	--		
Single-Family Attached	Single-Family Attached or Bi-Attached Dwelling	P	--	--	--	--	--	--	--	--		
	Two-Family or Duplex Dwelling	P	--	--	--	--	--	--	--	--		
	Townhouse or Rowhouse	P	P	P	--	--	--	--	--	--		
Multiple-Family	Apartment or Condominium	P	P	P	--	--	--	--	--	--		
	Boardinghouse or Rooming House	P	--	--	--	--	--	--	--	--		
Civic, Institutional, and Utility												
Civic and Institutional	Aviation Facility (Airport, Helipad, Landing Field, etc.)	S	S	S	S	S	S	S	S	S		
	Cemetery	S	S	S	S	S	S	S	S	S		
	College or University, Public and Private	S	--	P	--	P	P	P	--	P		
	Commercial Trade, Business, or Vocational School	--	--	P	--	P	P	P	--	--		
	Community Garden	P	P	P	P	P	P	P	--	P		
	Cultural Education Facility (Library, Museum, Gallery, Aquarium, etc.)	P	P	P	P	P	P	P	--	P		
	Government Services (Administration, Public Safety Facility, Emergency Services, etc.)	P	P	P	P	P	P	P	P	P		
	Park, Playground, or Common Open Space (Public or Private)	P	P	P	P	P	P	P	--	P		
	Place of Worship	P	P	P	P	P	P	P	P	P		
	Post Office	P	P	P	P	P	P	P	P	P		
	School (including Preschool), Primary or Secondary (Public or Private)	P	P	P	P	P	P	--	--	P		
	Senior, Youth, or Community Center (Public)	P	P	P	P	P	P	P	--	P		
Utilities	Utility, Major	S	S	S	S	S	S	S	S	P		
	Utility, Minor	P	P	P	P	P	P	P	P	P		
Commercial												
Assembly, Entertainment, and Recreation	Amusement Enterprise (Carnival, Circus, Rides, Shows, etc.)	--	--	--	--	--	--	C	--	--		
	Club, Lodge, Fraternal, or Veteran Organization	P	P	P	P	P	P	P	--	P		
	Golf Course, Country Club, Tennis or Swimming Club (Privately-Owned)	S	S	S	S	S	S	S	--	S		
	Golf Course, Golf Driving Range, Mini-Golf Course (Publicly-Owned)	--	--	--	--	--	--	--	--	P		
	Recreation Facility, Indoor (Public or Private)	P	--	P	--	P	P	P	--	P		
	Recreation Facility, Outdoor (Public or Private)	P	--	P	--	P	P	P	--	P		
	Theater or Place of Public Assembly	P	P	P	P	P	--	--	--	--		
Automotive	Automotive Parts, Supplies, and Accessory Sales	--	C	P	C	P	--	P	P	--		
	Automotive Sales, Leasing, and Rental	P	--	P	--	P	--	P	P	--		
	Automotive Service and Repair, Major	--	--	--	--	--	--	P	P	--		
	Automotive Service and Repair, Minor	S	S	C	S	C	--	P	P	--		
	Car Wash	--	--	P	--	P	P	P	P	--		
	Gas Station	--	C	P	C	P	P	P	P	--		
	Animal Services Facility	C	C	C	C	C	--	P	--	--		
	Building Material Sales or Lumberyard	--	--	--	--	C	C	C	P	--		
	Consumer Maintenance and Repair Service (Tailor, Dry Cleaner, etc.)	P	P	P	P	P	--	P	P	--		

Commercial Sales and Service	Convenience Store, Drug Store, Liquor or Tobacco Store	P	P	P	P	P	P	P	P	--	
	Florist, Greenhouse, or Garden Center	P	P	P	P	P	--	P	--	--	
	Grocery Store or Supermarket	P	P	P	P	P	P	P	--	--	
	Handicraft or Artisanal Service	C	C	P	C	P	C	P	P	--	
	Hardware Store	P	P	P	P	P	--	P	P	--	
	Multi-Tenant Commercial Center (up to 50,000 square feet)	P	P	P	P	P	P	P	--	--	
	Multi-Tenant Commercial Center (more than 50,000 square feet)	--	--	P	--	P	P	P	--	--	
	Pawnbroker	--	--	--	--	C	--	C	C	--	
	Personal Service (Nail Salon, Barber, etc.)	P	P	P	P	P	--	P	--	--	
	Retail Sales Establishment	P	P	P	P	P	--	P	--	--	
	Self-Service Storage	--	--	C	--	C	C	P	P	--	
	Sexually Oriented Business (Ch. 140, Ankeny Municipal Code)*	--	--	--	--	--	--	C	C	--	
	Small Engine Maintenance and Repair	--	--	--	--	P	--	P	P	--	
Food and Beverage	Bar, Tavern or Lounge	P	C	P	C	P	P	P	P	--	
	Craft Brewery, Winery, or Distillery	C	C	P	C	P	C	P	P	--	
	Catering Establishment	P	P	P	P	P	P	P	--	--	
	Restaurant	P	P	P	P	P	P	P	--	--	
	Restaurant, Drive-In or Drive-Thru	C	C	C	C	P	P	P	--	--	
Health and Human Services	Adult Day Services	P	P	P	P	P	--	--	--	P	
	Assisted Living Facility	P	P	P	P	P	--	--	--	P	
	Child Care Facility	P	P	P	P	P	P	P	--	P	
	Clinic or Urgent Care	P	P	P	P	P	P	P	--	P	
	Correctional Facility	--	--	--	--	--	--	--	S	S	
	Funeral Home or Mortuary Service	--	P	P	P	P	--	--	--	--	
	Hospital or Medical Lab	--	--	P	--	P	P	P	--	P	
	Wellness, Fitness, or Exercise Facility	P	P	P	P	P	P	P	--	--	
Lodging and Overnight Accommodations	Bed and Breakfast Inn	C	C	C	C	C	--	--	--	--	
	Campground or Recreational Vehicle Park	--	--	S	--	S	--	S	--	S	
	Hotel, Motel, or Inn	P	--	P	--	P	P	C	--	--	
	Resort	--	--	P	--	P	P	P	--	--	
Office and Studio	Creative Arts Studio or Instructional Service	P	P	P	P	P	P	P	--	--	
	Financial Institution	P	P	P	P	P	P	P	--	--	
	Office	P	P	P	P	P	P	P	P	--	
	Television or Radio Studio	P	--	P	--	P	P	P	P	--	
Industrial											
Agriculture	Agriculture Sales	--	--	P	--	P	P	P	P	--	
	Agriculture Support Service	--	--	--	--	--	P	P	P	--	
	Animal or Crop Production	--	--	--	--	--	--	P	--	--	
	Nursery, Retail	--	--	P	--	P	--	P	--	--	
	Nursery, Wholesale	--	--	--	--	--	--	P	--	--	
	Stable (Public or Commercial)	--	--	--	--	--	--	P	--	P	
	Building or Development Contractor Equipment Facility (with outdoor storage)	--	--	--	--	C	C	P	P	--	
	Building or Development Contractor Equipment Facility (without outdoor storage)	--	--	--	--	P	P	P	P	--	
	Experimental, Research, Testing, and Development Laboratory	--	--	--	--	--	P	P	P	--	

Light Industrial	Light Industrial, Generally	--	--	--	--	--	C	P	P	--	
	Manufacturing and Assembly, Light	--	--	--	--	--	C	P	P	--	
	Storage, Outdoor	--	--	--	--	--	--	C	C	--	
	Warehousing and Distribution (Retail or Wholesale)	--	--	--	--	--	P	P	P	--	
Heavy Industrial	Heavy Industrial, Generally	--	--	--	--	--	--	--	S	--	
	Manufacturing and Assembly, Heavy	--	--	--	--	--	--	--	S	--	
	Junk, Scrap, or Salvage Yard	--	--	--	--	--	--	--	S	--	
	Mining, Mineral Processing, or Extraction of Raw Material	--	--	--	--	--	--	--	S	--	
Transportation and Parking	Motor Freight or Truck Transportation Terminal	--	--	--	--	--	--	P	P	--	
	Parking Lot or Structure	P	--	P	--	P	P	P	P	P	
	Passenger Transportation Terminal (Bus Station, Railroad Passenger Station, etc.)	--	--	P	--	P	--	P	P	P	
	Truck, Tractor, Trailer, or Bus Storage, Parking Yard, Lot, or Garage	--	--	--	--	--	--	P	P	--	

Table 190.20.06-1
Accessory Permitted Uses by District

P = Permitted | C = Conditional | S = Special | | "--" Prohibited

Use Category	Subtype	Zoning District																Notes
		AG	RL-1	RL-2	RL-3	RM-1	RM-2	RM-3	RH	UP	NMU	CMU	NC	CC	BP	LI	HI	CU	
Accessory	Accessory Dwelling Unit	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
	Bed and Breakfast Home	C	C	C	C	C	C	--	C	--	--	--	--	--	--	--	--	--	
	EV Charging Station	P	--	--	--	--	C	C	C	P	P	P	P	P	P	P	P	P	
	Garage or Carport (Detached)	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	
	Greenhouse (Personal)	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	
	Home Occupation	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
	In-Home Daycare	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Shed	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	
	Small Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Solar Panel Array, Small Scale	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	
	Swimming Pool	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
	Animal, Crop, and Farm Equipment Storage	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	Stable (Private or Non-Commercial)	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	Car Wash	--	--	--	--	--	--	--	--	C	C	P	C	P	P	P	P	--	
	Caretaker's Quarters	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	
	Fuel Station	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	C	
	Nonresidential Accessory Use (Other than Listed)	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	
	Outdoor Display	--	--	--	--	--	--	--	--	C	C	C	C	C	C	P	P	--	
	Outdoor Service Area	--	--	--	--	--	--	--	--	P	S	S	S	S	S	S	S	S	
	Seasonal Sales Area	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	
	Solar Panel Array, Large Scale	--	--	--	--	--	--	--	--	C	C	C	C	C	C	P	P	P	
	Storage, Outdoor	--	--	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	
	Temporary Construction Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Temporary Real Estate Office	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	
	Temporary Concrete or Asphalt Batch Plants	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Wireless Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Temporary Seasonal Use	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

Table 190.20.04-2
Residential Lot and Building Standards

District	Housing/ Building Type	Minimum Lot [1] [2]			Maximum Height [4]	Minimum Setbacks [5]		
		Area	Width	Depth	Feet	Front	Side	Rear
Graphic Legend		A	B	C	D	E	G	H
AG - Agricultural								
AG	Rural Homestead / Single-Family Detached	10 AC	250	500	45	50	35	100
RL - Low-Density Residential								
RL-1	Single-Family Detached	10,000	85	110	35	35	8	35
RL-2	Single-Family Detached	8,000	70	110	35	30	7	35
RL-3	Single-Family Detached	7,000	55	110	35	30	6	35
RM - Medium-Density Residential								
RM-1	Single-Family Detached	6,000	50	110	35	30	5	35
RM-2	Single-Family Detached [10]	5,000 [9]	50 [9]	100 [9]	35	25	5	35
	Single-Family Attached / Bi-Attached [10]	5,000 [9]	40 [9]	100 [9]	35	25	0 [6] / 5	35
	Duplex / Two-Family [10]	5,000 [9]	40 [9]	100 [9]	35	25	0 [6] / 5	35
	Townhouse / Rowhouse [10]	2,000 [9]	20 [9]	100 [9]	35	25	0 [6] / 5	35
RM-3	Mobile Home Park [7]	3 AC	50	80	16	See note 7 below.		
RH - High-Density Residential								
RH	Townhouse / Rowhouse [10]	2,000 [9]	20 [9]	100 [9]	45	25	0 [6] / 5	35
	Multiple-Family	12,500 [3]	--	--	45 [12]	30	10	30
PUD - Planned Unit Development								
PUD	Mixed Housing Types	See lot and building standards above.						
Accessory Structures								
All	Accessory Dwelling Unit [13]	--	--	--	--	--	--	--
	Detached Garage	--	--	--	14	--	3	3 [8]
	Detached Structure (non-dwelling)	--	--	--	12 [11]	--	3	3

Notes:

1. Minimum lot area and width are calculated on a "per unit" basis, with the exception of the RM-3 district.

2. There is no minimum lot area, width, or depth for permitted non-residential uses.

3. Multiple-family dwellings require a minimum of 12,500 square feet for the first three units, with an additional 1,500 square feet for each additional dwelling unit.

4. Churches and schools located within any RL or RM district may be a maximum height of 45 feet.

5. Permitted non-residential uses require a 35' setback from all property lines. (See Table 190.20.04-1, *Residential Permitted Uses by District*)

6. Zero feet is for the shared party wall between attached units (including single-family attached/bi-attached, duplex/two-family, and townhouse/rowhouse dwellings).

7. A mobile home park may only be approved by a special use permit. The minimum area required to establish a park is three acres. When adjacent to public rights-of-way or an R or PUD district, the minimum setback is 50 feet, which is reduced to 30 feet when adjacent to an NC, CC, UP, MU, CI, BP, LI, OR HI district. A minimum 10-foot setback is required between mobile homes and between any mobile home (and appurtenances) and a lot line. (See Ch. 192.10: *RM-3, Mobile Home Park Residence District)*

8. Detached garages that access an alley shall be set back either seven feet or a minimum of 18 feet from the alley right-of-way.

9. There is no minimum lot area, width, or depth for townhouse or rowhouse dwellings which do not have access from a public street, such as postage stamp lots. The maximum density in the RM-2 district is 12 units/acre. The maximum density in the RH district is 24 units/acre.

10. A common outlot is required for postage stamp developments, which shall provide a 35-foot perimeter setback from all property lines. The minimum distance between separate dwelling unit structures is 10 feet.

11. The height of accessory structures in the AG district may be a maximum of 14 feet; or 75 feet for agriculture-related accessory structures.

12. For each foot that the multiple-family building is set back beyond the required front, side and rear yards, one foot may be added to the height limit of such building or portion thereof. No building, however, shall exceed 125 feet.

13. Accessory Dwelling Units shall comply with the height and setback requirements for principal structures for the Zoning District in which the property is located.

Table 190.20.05-2
Non-Residential Lot and Building Standards

District	Housing/Building Type	Minimum Lot			Maximum Height	Minimum Setbacks		
		Area	Width	Depth	Feet	Front	Side	Rear
Graphic Legend		A	B	C	D	E	G	H
Mixed-Use								
UP	Uptown	See note 6.			45	--	-- [3]	-- [3]
NMU	Neighborhood Mixed-Use	See note 6.			35	35	-- [1]	40 [2]
CMU	Community Mixed-Use	See note 6.			45	35	-- [1]	40 [2]
Commercial								
NC	Neighborhood Commercial	--	--	--	35	35	-- [1]	40 [2]
CC	Community Commercial	--	--	--	45	35	-- [1]	40 [2]
Industrial								
BP	Business Park	--	--	--	75	50	-- [4]	40 [5]
LI	Light Industrial	--	--	--	75	50	-- [4]	40 [5]
HI	Heavy Industrial	--	--	--	75	50	-- [4]	40 [5]
Civic/Utility								
CU	Civic/Utility	--	--	--	--	50	50	50
PUD - Planned Unit Development								
PUD	Planned Unit Development	See lot and building standards above.						

Notes:

1. No minimum requirement, except when adjoining any R district, in which case 25 feet. Any side yard adjoining an R district shall be buffered by use of landscaping, walls, or fences to effectively screen the commercial use from the adjoining R district.

2. Any rear yard adjoining an R district shall be buffered by use of landscaping, walls, or fences to effectively screen the commercial use from the adjoining R district.

3. No minimum requirement, except when adjoining any R district, in which case 10 feet.

4. No minimum requirement, except when adjoining any R district or street right-of-way line, in which case 50 feet.

5. Where a railroad right-of-way line lies immediately adjacent to the rear of a lot, the rear yard requirement need not apply.

6. No minimum requirement for non-residential uses. Residential uses are subject to the minimum lot area, width, and depth established in Table 190.20.04-2, *Residential Lot and Building Standards*

CHAPTER 193

ZONING ORDINANCE

FLOODPLAIN REGULATIONS

193.01 FLOODPLAIN REGULATIONS.

1. Statutory Authority. The Legislature of the State of Iowa has, in Chapter 414, Iowa Code, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

2. Findings of Fact. The flood hazard areas of the City of Ankeny are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community. These flood losses, hazards, and related adverse effects are caused by (i) the occupancy of flood hazard areas by uses vulnerable to flood damages, which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding; and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities. This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.

3. Purpose. It is the purpose of this Section to protect and preserve the rights, privileges and property of Ankeny, and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing flood losses with provisions designed to:

A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially;

B. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood height or velocities;

C. Require that uses vulnerable to floods, including public utilities which serve such uses, be protected against flood damage at the time of initial construction;

D. Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard; and

E. Assure that eligibility is maintained for property owners in the City to purchase flood insurance through the National Flood Insurance Program.

4. Compliance. No structure or land shall hereafter be used, and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.

5. Warning and Disclaimer of Liability. The degree of flood protection required by this Zoning Ordinance is considered reasonable for regulatory purposes, and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. The ordinance codified in this Section does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This Section shall not create liability on the part of Ankeny, or any officer or employee thereof, for any flood damages that result from reliance on this Section, or any administrative decision lawfully made thereunder.

6. Abrogation and Greater Restrictions. It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions; however, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

7. Severability. If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

193.02 DEFINITIONS. The definitions found in Chapter 190 of this Zoning Ordinance apply to the provisions of this Chapter. The following additional words, definitions, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Chapter, except where the context clearly indicates a different meaning:

1. “Appurtenant Structure” means a structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

2. “Base Flood” means the flood having a one percent chance of being equaled or exceeded in any given year. Also, commonly referred to as "100-year flood."

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3. “Base Flood Elevation (BFE)” means the elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

4. “Basement” means any enclosed area of a building which has its floor or lowest level below ground level (sub-grade) on all sides. See also, "Lowest floor."

5. “Development” means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities," as defined in this Section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.

6. “Enclosed Area Below Lowest Floor” means the floor of the lowest enclosed area in a building when all the following criteria are met:

A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of Chapter 193.05.2.B(4) of this Ordinance;

B. The enclosed area is unfinished (not carpeted, drywalled, etc.), and used solely for low damage potential uses such as building access, parking or storage;

C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot above the base flood elevation; and

D. The enclosed area is not a "basement," as defined in this Section.

7. “Existing Construction” means any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community.

8. “Existing Factory-Built Home Park or Subdivision” means a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.

9. “Expansion of Existing Factory-Built Home Park or Subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

10. “Factory-Built Home” means any structure designed for residential use, which is wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Zoning Ordinance, factory-built homes include mobile homes, manufactured homes, and modular homes; and also include "recreational vehicles," which are placed on a site for greater than 180 consecutive days, and not fully licensed for and ready for highway use.

11. “Factory-Built Home Park or Subdivision” means a parcel or contiguous parcels of land divided into two or more factory-built home lots for rent or sale.

12. “Five-Hundred (500) Year Flood” means a flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year, or which, on average, will be equaled or exceeded at least once every 500 years.

13. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas, resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

14. “Flood Insurance Rate Map (FIRM)” means the official map prepared as part of (but published separately from) the Flood Insurance Study, which delineates both the flood hazard areas and the risk premium zones applicable to the community.

15. “Flood Insurance Study (FIS)” means a report published by FEMA for a community, issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.

16. “Floodplain” means any land area susceptible to being inundated by water as a result of a flood.

17. “Floodplain Management” means an overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including, but not limited to, emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

18. “Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

19. “Floodway” means the channel of a river or stream, and those portions of the floodplains adjoining the channel, which are

reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one foot.

20. “Floodway Fringe” means those portions of the Special Flood Hazard Area outside the floodway.

21. “Highest Adjacent Grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

22. “Historic Structure” means any structure that is:

A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs, which have been approved by the Secretary of the Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either (i) an approved state program as determined by the Secretary of the Interior; or (ii) directly by the Secretary of the Interior in states without approved programs.

E. “Lowest Floor” means the floor of the lowest enclosed area in a building, including a "basement," as defined in this Section, except when the criteria listed in the definition of "Enclosed Area Below Lowest Floor" are met.

23. “Maximum Damage Potential Development” means hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use

24. “Minor Projects” means small development activities (except for filling, grading and excavating) valued at less than $500.

25. “New Construction (New Buildings, Factory-Built Home Parks)” means those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.

26. “New Factory-Built Home Park or Subdivision” means a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the effective date of the first floodplain management regulations adopted by the community.

27. “Recreational Vehicle” means a vehicle which is built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational camping, travel, or seasonal use.

28. “Routine Maintenance of Existing Buildings and Facilities” means repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

A. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;

B. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;

C. Basement sealing;

D. Repairing or replacing damaged or broken window panes; or

E. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

29. “Special Flood Hazard Area (SFHA)” means the land within a community subject to the "base flood," as defined in this Section. This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

30. “Start of Construction” includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either (i) the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or (ii) the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial

improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

31. "Structure" means anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities, and other similar uses.

32. "Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before- damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

33. "Substantial Improvement" means any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (i) before the "start of construction" of the improvement; or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either (i) any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement officer, and which are the minimum necessary to assure safe living conditions; or (ii) any alteration that will not preclude the structure's continued designation as an historic structure.

B. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed on or after the first floodplain management regulations adopted by the City shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

34. "Variance" means a grant of relief by a community from the terms of the floodplain management regulations.

35. "Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

193.03 FLOODPLAIN OVERLAY ZONE ESTABLISHED. The Flood Insurance Rate Maps (FIRM) for Polk County and Incorporated Areas, City of Ankeny, Panels 19153C0045F, 0065F, 0070F, 0185F, 0205F, 0210F, 0215F, 0220F, dated February 1, 2019, were prepared as part of the Polk County Flood Insurance Study are hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Polk County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations. The Floodplain Zoning Map shall be used to identify flood hazard areas, and all areas shown thereon to be within the boundaries of the 100-year flood. The precise location of the 100-year flood boundary and the location at a particular site in question shall be determined by scaling distances on the official floodplain zoning map. Where interpretation is needed as to the exact location of the boundaries of the district as shown on the official zoning map, the Floodplain Manager shall make the necessary interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case and submit technical evidence. Where the 100-year flood elevation is locally calculated by a registered engineer and delineated upon a preliminary and/or final plat drawing, this line shall be used to delineate the floodplain boundary and the hydrological data used shall be retained on file in the City Engineer's office.

193.04 FLOODPLAIN SUBDISTRICTS ESTABLISHED. The floodplain areas within the jurisdiction of this Ordinance are divided into the following subdistricts:

1. Floodway (Overlay) Subdistrict (FW). The floodway subdistrict shall be consistent with the boundaries of the floodway as shown on the Official Floodplain Zoning Map.

2. Floodway Fringe (Overlay) Subdistrict (FF). The floodway fringe subdistrict shall be those areas identified as Zone AE on the Official Floodplain Zoning Map, but excluding those areas identified as Floodway.

3. General Floodplain (Overlay) Subdistrict (GF). The general floodplain subdistrict shall be those areas identified as Zone A on the Official Floodplain Zoning Map.

193.05 FLOODPLAIN SUBDISTRICT REGULATIONS. Uses within the floodplain overlay zone shall be restricted in accordance with the following subdistrict regulations:

1. Floodway (Overlay) Subdistrict (FW).

A. Permitted Uses. All development within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district), and provided they meet applicable performance standards of the Floodway District.

B. Performance Standards. All floodway subdistrict development allowed as a permitted or conditional use shall meet the following standards:

(1) No development shall be permitted in the floodway subdistrict that would result in any increase in the base flood

elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

(2) All development within the floodway subdistrict shall (i) be consistent with the need to minimize flood damage; (ii) use construction methods and practices that will minimize flood damage; and (iii) use construction materials and utility equipment that are resistant to flood damage.

(3) No development shall affect the capacity or conveyance of the channel or floodway or any tributary to the main stream, drainage ditch, or any other drainage facility or system.

(4) Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the floodway fringe subdistrict, and shall be constructed or aligned to present the minimum possible resistance to flood flows.

(5) Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.

(6) Storage of equipment or materials that are buoyant, flammable, explosive, or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the floodway subdistrict within the time available after flood warning.

(7) Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.

(8) Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.

(9) Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

2. Floodway Fringe (Overlay) Subdistrict (FF).

A. Permitted Uses. All development within the floodway fringe subdistrict shall be permitted to the extent that they are not prohibited by any other ordinance or underlying zoning district, and provided they meet applicable performance standards of the floodway fringe subdistrict.

B. Performance Standards. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. Where 100-year flood data has not been provided on the Flood Insurance Rate Map, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

(1) All development shall (i) be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure; (ii) be constructed with materials and utility equipment resistant to flood damage; and (iii) be constructed by methods and practices that minimize flood damage.

(2) Residential structures - All new or substantially improved residential structures shall have the lowest floor, including basements, elevated a minimum of one foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the base flood elevation, and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed, subject to favorable consideration by the Board of Adjustment and issuance of a conditional use permit, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure, as well as withstand the various forces and hazards associated with flooding. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood; however, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

(3) Nonresidential structures - All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of one foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the state of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood; and that the structure, below the base flood elevation, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are

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floodproofed shall be maintained by the Floodplain Manager.

(4) In all new and substantially improved structures, fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria: (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; (ii) The bottom of all openings shall be no higher than one foot above grade; and (iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. Such areas shall be used solely for parking of vehicles, building access and low damage potential storage.

(5) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(6) New and substantially improved structures must be constructed with electric meter, electrical service panel box, water heater, heating, air conditioning ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of nonresidential structures, optionally floodproofed) to a minimum of one foot above the base flood elevation.

(7) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of nonresidential structures, optionally floodproofed) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

(8) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors, as required by the State Building Code.

(9) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one foot above the base flood elevation.

(10) All new and replacement sanitary sewage systems shall be designed to minimize and eliminate infiltration of floodwaters into the system, as well as the discharge of effluent into floodwaters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one foot above the base flood elevation.

(11) On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

(12) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one foot above the base flood elevation.

(13) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

(14) Storage of materials and/or equipment that are flammable, explosive, or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot above the base flood elevation. Other material and equipment shall either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to floodwaters; or (ii) be readily removable from the area within the time available after flood warning.

(15) Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of three feet of design freeboard, and shall provide for adequate interior drainage. In addition, structural flood control works shall be approved by the Iowa Department of Natural Resources.

(16) No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.

(17) Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, the Department of Natural Resources must approve such alterations or relocations.

(18) Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by

wheeled vehicles during the base flood. Proposals for subdivisions greater than five acres or 50 lots (whichever is less) shall include base flood elevation data for those areas located within the Floodway Fringe (Overlay) subdistrict.

(19) The exemption of detached garages, sheds, and similar structures from the base flood elevation requirements may result in increased premium rates for insurance coverage of the structure and contents; however, such detached garages, sheds, and similar accessory type structures are exempt from the base flood elevation requirements when (i) its size shall not exceed 600 sq. ft.; (ii) those portions of the structure located less than 1-foot above BFE must be constructed of flood-resistant materials; (iii) the structure shall not be used for human habitation; (iv) the structure shall be designed to have low flood damage potential and be used solely for low flood damage potential purposes such as vehicle parking and limited storage; (v) the structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters; (vi) structures shall be firmly anchored to resist flotation, collapse, and lateral movement; (vii) the structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation; and (viii) the structure's walls shall include openings that satisfy the provisions of Chapter 193.05.2.B(4) of this Ordinance.

(20) Recreational vehicles are exempt from the requirements of Chapter 193.05.2.B(8-9) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied: (i) The recreational vehicle shall be located on the site for less than 180 consecutive days; and (ii) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Chapter 193.05.2.B(8-9) of this Ordinance regarding anchoring and elevation of factory-built homes.

(21) Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

(22) All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to the North American Vertical Datum, 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where the 0.2% annual flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be constructed to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

3. General Floodplain (Overlay) Subdistrict (FP).

A. Permitted Uses. The following development shall be permitted within the general floodplain subdistrict to the extent they are not prohibited by any other ordinance or underlying zoning district; and provided they meet the applicable performance standards of the General Floodplain District.

B. Any development which involve placement of structures, factory-built homes, fill or other obstructions, storage of materials and/or equipment, excavation or alteration of a watercourse may be allowed only upon issuance of a conditional use permit by the Board of Adjustment, as provided for in Chapter 193.07.3 of this Ordinance. All such development shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.

C. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where (i) the bridge or culvert is located on a stream that drains less than 2 square miles; and (ii) the bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

D. Performance Standards.

(1) All development, or portions thereof, to be located in the floodway as determined by the Iowa Department of Natural Resources shall meet the applicable provisions and standards of the floodway (overlay) subdistrict.

(2) All development, or portions thereof, to be located in the floodway fringe as determined by the Iowa Department of Natural Resources shall meet the applicable standards of the floodway fringe (overlay) subdistrict.

193.06 FLOODPLAIN DEVELOPMENT PERMIT.

1. Permit Required. A floodplain development permit issued by the Floodplain Manager shall be secured prior to initiation of any floodplain development (any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations) including the placement of factory-built homes.

2. Application for Permit. Application for a floodplain development permit shall be made on forms supplied by the Floodplain Manager and shall include the following information:

A. Description of the work to be covered by the permit for which application is to be made;

B. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address or similar description) that will readily identify and locate the work to be done;

C. Location and dimensions of all buildings and building alterations;

D. Identification of the use or occupancy for which the proposed work is intended;

E. Elevation of the base flood;

F. Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of structures, or of the level to which a structure is to be floodproofed;

G. For structures being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements; and

H. Such other information as the Floodplain Manager deems reasonably necessary for the purpose of this Ordinance.

3. Action on Permit Application. The Floodplain Manager shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable provisions and standards of this Zoning Ordinance, and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefor. The Floodplain Manager shall not issue permits for conditional uses or variances except as directed by the Board of Adjustment.

4. Construction and Use to be as Provided in Application and Plans. Floodplain development permits issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement, or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Section and shall be punishable as provided in Chapter 193.07.10 of this Ordinance. The applicant shall be required to submit certification by a professional engineer or land surveyor (as appropriate) registered in the State of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Section, prior to the use or occupancy of any structure.

193.07 ADMINISTRATION.

1. Duties and responsibilities. The Floodplain Manager is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.

2. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:

A. Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.

B. Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.

C. Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures, or (ii) the elevation to which new or substantially improved structures have been floodproofed.

D. Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse, and submit evidence of such notifications to the Federal Emergency Management Agency.

E. Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.

F. Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.

G. Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.

H. Maintain the accuracy of the community's Flood Insurance Rate Maps when:

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(1) Development placed within the Floodway (Overlay) subdistrict results in (i) an increase in the Base Flood Elevations, or (ii) alteration to the floodway boundary.

(2) Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or

(3) Development relocates or alters the channel.

I. Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

J. Perform site inspections to ensure compliance with the standards of this Ordinance.

3. Conditional Uses. Requests for conditional uses shall be submitted to the Floodplain Manager who shall forward such to the Board of Adjustment for consideration. Such requests shall include information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

4. Appeals. Where it is alleged there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Section, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board of Adjustment and with the official from whom the appeal is taken, and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

5. Variances. The Board of Adjustment may authorize, upon request in specific cases, such variances from the terms of this Section that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Section will result in unnecessary hardship. Variances granted must meet the following applicable standards:

A. No variance shall be granted for any development within any designated floodway which would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

B. Variances shall only be granted upon:

(1) A showing of good and sufficient cause;

(2) A determination that failure to grant the variance would result in exceptional hardship to the applicant;

(3) A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense; create nuisances, or cause fraud on or victimization of the public; and

(4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

C. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Zoning Ordinance, the applicant shall be notified in writing over the signature of the Floodplain Manager that:

(1) The issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as 25 dollars for 100 dollars of insurance coverage; and

(2) Such construction increases risks to life and property.

D. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

6. Hearings. Upon the filing with the Board of Adjustment of an appeal, an application for a conditional use or a request for a variance, the board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney, and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary, and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.

7. Decisions. The Board shall arrive at a decision on an appeal, conditional use, or variance within a reasonable time. In passing upon an appeal, the Board may, so long as such action is in conformity with the provisions of this Zoning Ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from; and it shall make its decision in writing, setting forth the findings of fact and the reasons for its decision. In granting a conditional use or variance, the Board shall consider such factors as contained in this Section and all other relevant sections of this Zoning Ordinance, and may prescribe such conditions as contained in Chapter 193.07.9.

8. Factors Upon Which the Decision of the Board Shall Be Based. In passing upon applications for conditional uses or requests for variances, the Board shall consider all relevant factors specified in other sections of this Zoning Ordinance and:

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A. The danger to life and property due to increased flood heights or velocities caused by encroachments;

B. The danger that materials may be swept on to other lands or downstream to the injury of others;

C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions;

D. The susceptibility of the proposed facility and its contents to flood damage, and the effect of such damage on the individual owner;

E. The importance of the services provided by the proposed facility to the community;

F. The importance of the services provided by the proposed facility to the community;

G. The availability of alternative locations not subject to flooding for the proposed use;

H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;

I. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area;

J. The safety of access to the property in times of flood for ordinary and emergency vehicles;

K. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site;

L. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges; and

M. Such other factors which are relevant to the purpose of this Zoning Ordinance.

9. Conditions Attached to Conditional Uses or Variances. Upon consideration of the factors listed above, the Board may attach such conditions to the granting of conditional uses or variances as it deems necessary to further the purpose of this Zoning Ordinance. Such conditions may include, but not necessarily be limited to:

A. Modification of waste disposal and water supply facilities;

B. Limitation on periods of use and operation;

C. Imposition of operational controls, sureties, and deed restrictions;

D. Requirements of channel modification, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purposes of this Zoning Ordinance; or

E. Floodproofing Measures. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

10. Penalties for Violation. Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of variances) shall be considered a municipal infraction punishable by civil penalty provided in Chapter 4 of the Ankeny Municipal Code.

11. Amendments. The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

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CHAPTER 194

ZONING ORDINANCE

PARKING, LOADING AND SCREENING

194.01 OFF-STREET PARKING AND LOADING.

1. Number of Parking Spaces Required.

A. All developments in all zoning districts other than the UP District shall provide a sufficient number of off-street parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.

B. The presumptions established by this Section are that: (i) a development must comply with the parking standards set forth in Paragraph F of this Section to satisfy the requirement stated in Paragraph A; and (ii) any development that does meet these standards is in compliance. However, the table of parking requirements is only intended to establish a presumption and should be flexibly administered as provided in Subsection 2.

C. In determining the number of parking spaces required by the table of parking requirements, if a fractional space results, any fraction less than one-half may be disregarded while fractions in excess of one-half shall be counted as one parking space.

D. For developments containing multiple uses, with the exception of multi-tenant commercial centers, which will provide parking in accordance with Paragraph F, each use shall be calculated independently from one another.

E. The City Council recognizes that the table of parking requirements set forth in Paragraph F of this Section cannot and does not cover every possible situation that may arise. Therefore, in cases not specifically covered, the Department Director is authorized to determine the parking requirements using this table and a similar use as a guide.

F. Table of Parking Requirements. See Table 194.01, *Off-Street Parking Requirements.*

2. Flexibility in Administration.

A. The Council recognizes that, due to particularities of any given development, the inflexible application of the parking standards set forth in Paragraph F of Subsection 1 may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, the Department Director may permit deviations from the presumptive requirements of Paragraph F of Subsection 1 and may require more parking or allow less parking whenever such deviations are more likely to satisfy the standard set forth in Paragraph A of Subsection 1 of this Section. Such deviations granted by the Department Director shall not exceed more than 10% of the required parking spaces.

B. Whenever the Department Director is considering a deviation to the parking standards set forth in Paragraph F of Subsection 1, the Director may require additional information from the developer/property owner to provide justification for the deviation. Such additional information may include anticipated parking demands, peak parking times, parking history from other, similar situations.

3. Off-Street Display and Storage Areas. In all districts in connection with every industrial, commercial, business, trade, institutional, recreational, or dwelling use, and similar uses, space for the storage and/or display area of vehicles and equipment when required and/or provided shall have driveways and access drives permanently surfaced with an asphaltic or Portland cement binder pavement.

4. Off-Street Parking – Requirements Generally. Every parcel of land used as a public or private parking area after the effective date of the Zoning Ordinance shall be developed and maintained in accordance with the following requirements:

A. No part of any parking area shall be closer than five feet to any established street or alley right-of-way or property line. Parking areas may encroach the parking setback when immediately adjacent to another parking area. In case the parking area adjoins any R district or use, it shall be effectively screened in accordance with the standard for an opaque screen, type "C" as described in Chapter 194.02. In case the parking area adjoins a street right-of-way or is located within a front yard it shall be effectively screened through the use of earthen berms and/or landscaping to a height of thirty inches.

B. All parking spaces, driveways and access drives shall be surfaced with an asphaltic or Portland cement binder pavement, or such other surfaces as shall be approved by the Department Director, so as to provide durable and dustless surface; shall be so graded and drained as to dispose of all surface water accumulations within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. Alternate surface materials, such as crushed Portland cement concrete or crushed asphalt cement concrete, may be used for parking, drive aisles, and circulation areas associated with active farming operations, which do not have the appearance or scale of a commercial or industrial farming operation, on properties zoned AG with the condition that the drive approach within the public right of way

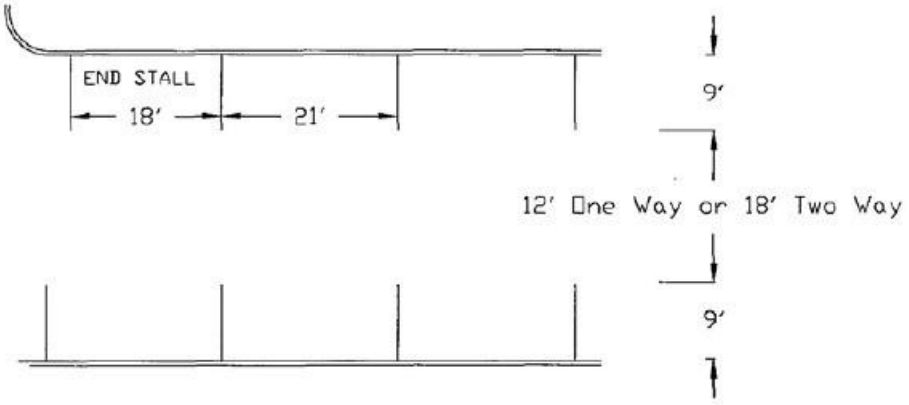
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and the first 20 feet of driveway on the property were constructed to meet the initial hard surfacing requirement. All surface materials shall be maintained such that the driving and parking surfaces are fully covered with the approved surface material and do not create any dust or hazardous conditions. The portion of a driveway within public right-of-way shall be hard surfaced to city standards.

C. Any lighting used to illuminate any parking area shall be so arranged to prevent any light spill onto adjoining properties in any AG, R or MU Districts or onto any residential uses and minimizing light spill on all other properties.

D. Parking Area Layout Criteria. Parking areas are encouraged to be located in side and rear yards. Parking areas shall be designed to accommodate traffic volumes and consideration should be given to pedestrian circulation through the parking area. The use of islands, medians, and curbing is encouraged to delineate parking spaces from traffic and pedestrian circulation areas. Where the code specifies parking space that space size shall be determined in accordance with the layout criteria and the table of standard dimensions. Stalls for persons with disabilities shall be provided as required by Iowa Code. The spaces shall be delineated to define their boundaries exclusive of driveways, except for one- and two-family dwelling units, and shall be shown as a part of the parking lot plan on the site plan drawing. The schedule of standard parking stall dimensions shall be in general conformance with Exhibits A and B set out following this Section.

E. Parking Area Landscaping. All parking spaces, driveways, and access drives shall be required to provide natural shading,



through the use of deciduous trees, in an amount equal to twenty percent of the parking area. Trees used for this purpose shall be overstory shade trees and will be presumed to shade a circular area having a radius of fifteen feet. New and existing trees should be protected from damage by vehicles and surrounded by an appropriate amount of open space.

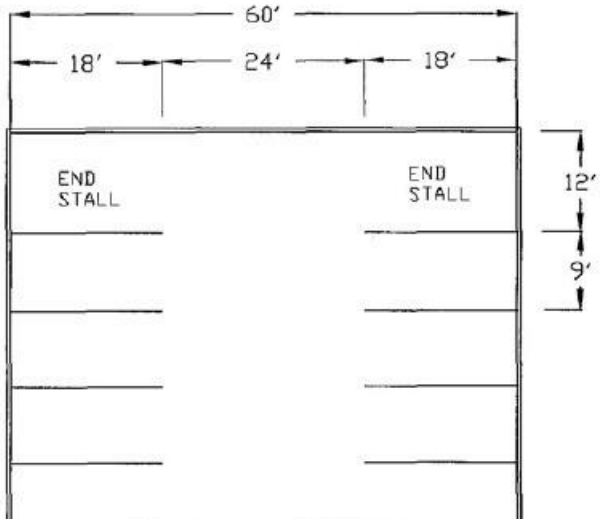


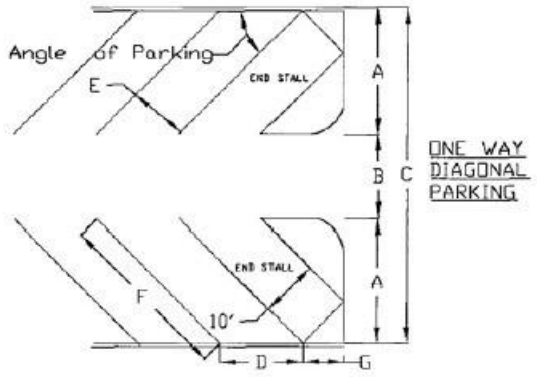
EXHIBIT "A"

SCHEDULE OF STANDARD DIMENSIONS

PARALLEL PARKING

EXHIBIT "B"

SCHEDULE OF STANDARD DIMENSIONS



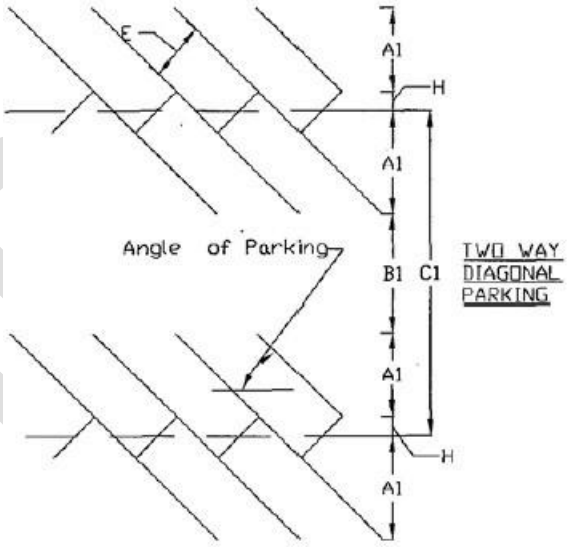


EXHIBIT "B" SCHEDULE OF STANDARD DIMENSIONS

		ONE-WAY			TWO-WAY						
	A	B	C	A1	B1	C1	D	E	F	G	H
Angle of Parking	Depth of Stall	Aisle Width	Width of Area	Depth of Stall	Aisle Width	Width of Area	Curb Width	Width of Stall	Length of Stripe		Depth of Overhang
30 deg	16'-10"	11'-0"	44'-8"	12'-11"	18'-0"	43'-10"	18'-0"	9'-0"	33'-7"	4'-6"	3'-11"
45 deg	19'-1"	13'-0"	50'-2"	15'-11"	18'-0"	49'-10"	12'-9"	9'-0"	27'-0"	6'-4"	3'-2"
60 deg	20'-1"	18'-0"	58'-2"	17'-10"	18'-0"	53'-8"	10'-5"	9'-0"	23'-2"	7'-10"	2'-3"

5. Off-Street Loading – Spaces Required. In any district in connection with every building or part thereof erected after the effective date of the Zoning Ordinance, which is to be occupied by any use that requires the receipt or distribution by vehicles of material or merchandise, all loading and unloading shall occur on-site. As such, there shall be provided and maintained at least one off-street loading space located on the same lot with such building.

194.02 SCREENING. The intent of screening regulations is to lessen the transmission from one lot to another of noise, dust, and glare; to lessen visual pollution by providing an impression of separation of spaces or entirely shielding one land use from another; and/or establishing a sense of privacy from visual or physical intrusion. The provisions of this Section are necessary to safeguard the public health, safety, and welfare.

1. General Screening Standard. Every development shall provide sufficient screening so that neighboring properties are shielded from any adverse external effects of that development; and the development is shielded from the negative impacts of adjacent uses including streets and railroads.

2. Compliance with General Standard.

A. The following table, in conjunction with the explanations set forth in Subsection 3 concerning types of screens, establishes screening requirements that presumptively satisfy the general standard established in Subsection 1 of this Section.

Table 194.02
Screening Requirements

Use	AG	RL-1	RL-2	RL-3	RM-1	RM-2	RM-3	RH	UP	NMU	CMU	NC	CC	BP	LI	HI	CU	PUD
AG	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RL-1	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RL-2	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RL-3	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RM-1	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RM-2	A	A	A	A	A	-	A	A	B	B	B	B	B	B	C	C	C	*
RM-3	A	A	A	A	A	A	-	A	B	B	B	B	B	B	C	C	C	*
RH	A	A	A	A	A	A	A	-	B	B	B	B	B	B	C	C	C	*
UP	B	B	B	B	B	B	B	B	-	A	A	A	A	A	C	C	C	*
NMU	B	B	B	B	B	B	B	B	A	-	A	A	A	A	C	C	C	*
CMU	B	B	B	B	B	B	B	B	A	A	-	A	A	A	C	C	C	*
NC	B	B	B	B	B	B	B	B	A	A	A	-	A	A	C	C	C	*
CC	B	B	B	B	B	B	B	B	A	A	A	A	-	A	C	C	C	*
BP	B	B	B	B	B	B	B	B	A	A	A	A	A	-	C	C	C	*
LI	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	B	B	*
HI	C	C	C	C	C	C	C	C	C	C	C	C	C	C	B	-	B	*
CU	C	C	C	C	C	C	C	C	C	C	C	C	C	C	B	B	-	*
PUD	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
	*** Screening to be approved with PUD Approval.**																	

B. The zoning classifications contained in Paragraph A of this Subsection, Table of Screening Requirements, are keyed to those classifications described in Chapter 192 of this Zoning Ordinance. The letter designations within the table refer to the types of screening described in Subsection 3 of this Section. The table indicates the type of screening that is presumptively required between two uses. Where such screening is required the applicant or burdened/heavier use is responsible for installation prior to receiving an occupancy permit for the use in question.

3. Descriptions of Screens. The following three basic types of screens are established and are used as the basis for the table of screening requirements set forth in Table 194.02.

A. Broken Screen, Type 'A' – a screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The screen may contain deciduous plants.

B. Semi-Opaque Screen, Type 'B' – a screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The zone of intermittent visual obstruction may contain deciduous plants.

C. Opaque Screen, Type 'C' – a screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The portion of intermittent visual obstructions may contain deciduous plants.

4. Storage Areas. The outdoor storage of materials, equipment, or supplies, when permitted in any commercial or industrial district, shall be so located and screened, fenced, or landscaped to comply with a type "C" screen as described in Chapter 194.02 to prevent visibility of such storage from all street right-of-way and appropriate adjoining property lines as determined by the Department Director. Such screening shall comply with the standard for an opaque screen type "C" as described in Paragraph C of Subsection 3 of this Section.

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Table 194.01

Off-Street Parking Requirements

Use Category	Subtype	Parking Requirement
Residential		
Single-Family Detached	Single-Family Detached Dwelling	2 spaces per dwelling unit, plus 1 space per room rented out
	Manufactured, Factory-Built, or Mobile Home	2 spaces per dwelling unit, plus 1 space per room rented out
Single-Family Attached	Single-Family Attached or Bi-Attached Dwelling	2 spaces per dwelling unit, plus 1 space per room rented out
	Two-Family or Duplex Dwelling	2 spaces per dwelling unit, except that one-bedroom units require only 1 space
	Townhouse or Rowhouse	2 spaces per dwelling unit, plus 1 space per room rented out, plus 1 additional space for every 4 units in the development
Multiple-Family	Apartment or Condominium	For multi-family units located in buildings where each dwelling unit has an entrance and living space on the ground floor, 1 ½ spaces for each 1 bedroom unit and 2 spaces for each unit with 2 or more bedrooms For multi-family units limited to persons of low or moderate income or the elderly, 1 space per unit For all other multifamily units, 1 space for each bedroom in each unit For all multifamily developments, 1 additional space for every 4 units in the development
	Boardinghouse or Rooming House	1 space per bedroom
Civic, Institutional, and Utility		
Civic and Institutional	Aviation Facility (Airport, Helipad, Landing Field, etc.)	1 space per 300/400 square feet of gross terminal floor area
	Cemetery	No requirement
	College or University (Public and Private)	1 space per 400 square feet of gross floor area
	Commercial Trade, Business, or Vocational School	1 space per 200 square feet of gross floor area
	Community Garden	1 space per 1,000 square feet of lot area used for storage, display, or sales
	Cultural Education Facility (Library, Museum, Gallery, Aquarium, etc.)	1 space per 300 square feet of gross floor area
	Government Services (Administration, Public Safety Facility, Emergency Services, etc.)	1 space per 200 square feet of gross floor area for operations designed to attract and serve customers 1 space per 400 square feet of gross floor area for operations designed to attract little or no customer traffic
	Park, Playground, or Common Open Space (Public or Private)	Refer to Park Facility Standards Manual.
	Place of Worship	1 space for every 80 square feet of worship area
	Post Office	1 space per 200 square feet of gross floor area
	School (including Preschool), Primary or Secondary (Public or Private)	2 spaces per classroom for elementary, middle, and junior high school; 5 spaces for high school
	Senior, Youth, or Community Center (Public or Private)	1 space per 300 feet of gross floor area
Utilities	Utility, Major or Minor	1 space for every 2 employees on maximum shift
Commercial		
Assembly, Entertainment, and Recreation	Amusement Enterprise (Carnival, Circus, Rides, Shows, etc.)	Refer to Conditional Use Requirements in Chapter…
	Club, Lodge, or Fraternal or Veteran Organization	1 space per 200 square feet of gross floor area
	Golf Course, Driving Range Country Club, Tennis or Swimming Club (Publicly/Privately-Owned)	1 space per 200 square feet of gross floor area for publically accessible buildings (club houses, event spaces, etc.) , plus 1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
	Recreation Facility, Indoor/Outdoor (Public or Private)	1 space for every 3 persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion – for example, tennis courts or bowling alleys) plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such a calculation.
	Theater or Place of Public Assembly	1 space for every 4 seats
Automotive	Automotive Parts, Supplies, and Accessory Sales	1 space per 200 square feet of gross floor area
	Automotive Sales, Leasing, and Rental	1 space per 200 square feet of gross floor area
	Automotive Service and Repair, Major	1 space per 200 square feet of gross floor area
	Automotive Service and Repair, Minor	1 space per 200 square feet of gross floor area
	Car Wash	Conveyor Type: 1 space for every 3 employees on the maximum shift, plus 3 stacking spaces per queue lane. Self-Service Type: 2 stacking spaces in front of each bay.
	Gas Station	1 space per 200 square feet of gross floor area
Commercial Sales and Service	Animal Services Facility	1 space per 200 square feet of gross floor area
	Building Material Sales or Lumberyard	1 space per 200 square feet of gross floor area, plus 1 space per 1,000 square feet of lot area used for storage, display, or sales.
	Consumer Maintenance and Repair Service (Tailor, Dry Cleaner, etc.)	1 space per 200 square feet of gross floor area
	Convenience Store, Drug Store, Liquor or Tobacco Store	1 space per 150 square feet of gross floor area
	Florist, Greenhouse, or Garden Center	1 space per 200 square feet of gross floor area, plus 1 space per 1,000 square feet of lot area used for greenhouse or garden center operations.
	Grocery Store or Supermarket	1 space per 200 square feet of gross floor area
	Handicraft or Artisanal Service	1 space per 400 square feet of gross floor area
	Hardware Store	1 space per 200 square feet of gross floor area
	Multi-Tenant Commercial Center (up to 50,000 square feet)	0 - 25,000 square feet: 5 spaces per 1,000 square feet of gross floor area 25,001 - 50,000 square feet: 4.5 spaces per 1,000 square feet of gross floor area
	Multi-Tenant Commercial Center (more than 50,000 square feet)	50,001 - 100,000 square feet: 4 spaces per 1,000 square feet of gross floor area 100,001 - 200,000 square feet: 3.5 spaces per 1,000 square feet of gross floor area 200,001 or more square feet: 3 spaces per 1,000 square feet of gross floor area
	Pawnbroker	1 space per 200 square feet of gross floor area
	Personal Service (Nail Salon, Barber, etc.)	1 space per 200 square feet of gross floor area
	Retail Sales Establishment	1 space per 200 square feet of gross floor area
	Self-Service Storage	1 space per 10 storage units, plus 1 space per 400 square feet of gross floor area dedicated to retail and/or office space
	Sexually Oriented Business (Ch. 140, Ankeny Municipal Code)*	1 space per 200 square feet of gross floor area
	Small Engine Maintenance and Repair	1 space per 400 square feet of gross floor area
Food and Beverage	Bar, Tavern or Lounge	1 space per 150 square feet of gross floor area, plus 1 space for every 4 outside seats
	Craft Brewery, Winery, or Distillery	1 space per 300 square feet of gross floor area, plus 1 space for every 4 outside seats
	Catering Establishment	1 space for every 2 employees on maximum shift, plus 1 space for every delivery vehicle on premise
	Restaurant	1 space per 150 square feet of gross floor area, plus 1 space for every 4 outside seats.
	Restaurant, Drive-In or Drive-Thru	1 space per 150 square feet of gross floor area, plus 1 space for every 4 outside seats, plus 5 stacking spaces per drive through window
Health and Human Services	Adult Day Services	1 space for every employee on maximum shift, plus 1 space for every 400 square feet of gross floor area
	Assisted Living Facility	3 spaces for every five beds except for uses exclusively serving children under 16, in which case 1 space for every 3 beds shall be required
	Child Care Facility	1 space per employee plus 1 space per 300 square feet of gross floor area, plus 1 space per 5,000 square feet of gross floor area or any portion thereof
	Clinic	1 space per 250 square feet of gross floor area
	Correctional Facility	1 space for every 2 employees on maximum shift
	Funeral Home or Mortuary Service	1 space per 200 square feet of gross floor area
	Hospital, Medical Lab, or Urgent Care	1 space per 250 square feet of gross floor area.
	Wellness, Fitness, or Exercise Facility	1 space for every 3 persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion – for example, tennis courts or bowling alleys) plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such a calculation.

Lodging and Overnight Accommodations	Bed and Breakfast Inn	1 space per room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities
	Campground or Recreational Vehicle Park	1 space for every 4 stalls dedicated to campground or recreational vehicles
	Hotel, Motel or Inn	1 space per room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities
	Resort	1 space per room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities
Office and Studio	Television or Radio Studio	1 space per 400 square feet of gross floor area
	Creative Arts Studio or Instructional Service	1 space per 300 square feet of gross floor area
	Financial Institution	1 space per 400 square feet of area within main building, plus 3 stacking spaces per drive though window
	Office	1 space per 200 square feet of gross floor area for operations designed to serve customers or clients on the premises, otherwise 400 square feet.
Industrial		
Agriculture	Agriculture Sales	1 space per 400 square feet of gross floor area
	Agriculture Support Service	The Department Director shall determine the parking requirements as authorized per section 194.01(D)
	Animal or Crop Production	1 space for every 2 employees on maximum shift
	Nursery, Retail or Wholesale	1 space per 1,000 square feet of lot area used for storage, display, or sales
	Stable (Public or Commercial)	1 space per horse that could be kept at the stable when occupied to maximum capacity
Light Industrial	Building or Development Contractor Equipment Facility (with outdoor storage)	1 space per 400 square feet of gross floor area
	Building or Development Contractor Equipment Facility (without outdoor storage)	1 space per 400 square feet of gross floor area
	Outdoor Storage	1 space for every 2 employees on the maximum shift
	Experimental, Research, Testing, and Development Laboratory	1 space for every 2 employees on the maximum shift
	Light Industrial, Generally	1 space for every 2 employees on the maximum shift
	Manufacturing and Assembly, Light	1 space for every 2 employees on the maximum shift
	Warehousing and Distribution (Retail or Wholesale)	1 space for every 2 employees on the maximum shift or 1 space per 5,000 square feet of area devoted to warehousing or storage
Heavy Industrial	Heavy Industrial, Generally	1 space for every 2 employees on maximum shift
	Manufacturing and Assembly, Heavy	1 space for every 2 employees on maximum shift
	Junk, Scrap, or Salvage Yard	1 space for every 2 employees on maximum shift
	Mining, Mineral Processing, or Extraction of Raw Material	1 space for every 2 employees on maximum shift
Transportation and Parking	Motor Freight or Truck Transportation Terminal	1 space for every 2 employees on maximum shift
	Parking Lot or Structure	N/A
	Passenger Transportation Terminal (Bus Station, Railroad Passenger Station, etc.)	1 space per 200 square feet of gross floor area
	Truck, Tractor, Trailer, or Bus Storage, Parking Yard, Lot, or Garage	N/A

CHAPTER 195

ZONING ORDINANCE

SIGNS

195.01 TITLE

1. This chapter shall be known and may be cited and referred to as the "Sign Ordinance" of the City of Ankeny, Iowa, and shall apply to all properties within the City. This ordinance is adopted as part of the City of Ankeny Zoning Ordinance per Iowa Code 414.

195.02 STATEMENT OF INTENT AND SEVERABILITY

1. In the interest of promoting the general welfare of the community and public safety, it is recognized that the community should be aesthetically attractive as well as financially prosperous. The purpose of this chapter is to regulate signs in such a way as to establish a compatibility of sign usage with the land use patterns and standards for the zoning district, and to permit such signs which will not, by reason of their size, location, construction or manner of display cause an annoyance or disturbance to citizens, detract from the community's aesthetic attractiveness, diminish property values, create a hazard, confuse or mislead traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public health or safety. The intent of this chapter is to regulate signs by their physical characteristics and not by their message.

2. If one or more provisions of this chapter is found by a court of jurisdiction to be unlawful, invalid, unenforceable, or preempted by applicable state or federal law or regulations, such provisions shall be severed from this chapter. The remaining provisions of this chapter remain in full force and effect.

195.03 DEFINITIONS. For the purpose of this chapter, the following definitions shall apply:

1. “Awning, canopy, or marquee” means an attached structure designed to provide cover for entrances, walkways, and windows.

2. “Decorative device” means a temporary ornamental element such as a pennant, streamer, or similar accessory that does not contain any advertisement or information.

3. “Development” means a tract of land containing one or more abutting parcels of land developed or to be developed as a unit under single ownership or unified control which is included in a single site plan, preliminary plat, neighborhood plan, or PUD.

4. "Flag" means any sign printed or painted on cloth, plastic, canvas, or other like material with words, colors, patterns, or symbols that is attached or appended to a flagpole, staff, line or frame, but does not include feather flag signs.

5. “Flag, Government” means any fabric, banner or bunting containing words, numbers, colors, patterns or symbols, used as a symbol of a government or political subdivision, including flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction.

6. “Flagpole” means a freestanding or attached structure designed specifically for displaying a flag, which includes the pole or mast on which the flag is raised, any associated halyard, pulleys, cleats, or other equipment necessary for raising, lowering, or securing the flag. The height of a flagpole shall be measured from the base of the structure to the highest point of the pole, including any ornamental caps or finials. Flagpoles may be constructed from various materials including, but not limited to, metal, wood, or fiberglass.

7. “Fuel pump island canopy” means a structure that provides shelter over fuel pump islands.

8. “Moving, flashing, or glaring light” means any flashing lights, strobe lights, rotating beams, pulsating lights, moving lights, beacons, exposed neon, or exposed fluorescent tubes or light bulbs.

9. “Multi-Occupancy Building” means a building designed to be occupied by two or more separate businesses.

10. “Mural” means a hand-painted, tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message, including, but not limited to, advertising a business, services rendered, or goods produced or sold.

11. “Decorative device” means decorative elements, including, but not limited to, spinners, streamers, or pennants, typically made of lightweight materials like fabric, plastic, or paper used for promotional or advertising purposes.

12. “Roofline” means that line at which an exterior wall surface of a building structure departs from a vertical plane.

13. “Sign” means an accessory structure depicting a name, identification, description, display, illustration, structure, device which is affixed to or represented directly or indirectly upon a building, or other allowed outdoor surface or a piece of land, and which directs attention to an object, product, place, activity, person, institution, organization, or business.

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A. “Sign, A-frame” means a freestanding sign, other than a portable sign, that may be placed adjacent to the building at or near the entrance to the business, intending to only serve to advertise to pedestrian traffic at the building. May also be referred to as, “sandwich board sign” or “sidewalk sign.”

B. “Sign, Advertising” means a sign or billboard which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than on the premises.

C. “Sign, Awning, canopy, or marquee” means a sign that is attached to the surface of an awning, canopy, marquee, or similar structure.

D. “Sign, Balloon” means an inflatable balloon or device used as a sign.

E. “Sign, Banner” means a temporary display of information on material such as canvas or plastic.

F. “Sign, Bench” means a sign painted upon or otherwise attached to or a part of a sitting bench at a DART designated bus stop.

G. “Sign, Billboard” – See also, “Sign, Off-premises.”

H. “Sign, Building” means a sign attached to the exterior surface of a building, including, but not limited to, walls, windows, and doors.

I. “Sign, Changeable” means a sign or portion of a sign with separate inset letters, pictures, and/or symbols which can easily be removed and which are periodically changed.

J. “Sign, Construction or Development” means a temporary sign located on the site of a new development that lists owners, developers, builders, contractors, financers, suppliers, or similar identifying information.

K. “Sign, Digital advertising” means an off-premises sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. A digital advertising sign shall not be considered a flashing sign, video sign, changeable sign or electronic message center sign. See also, “Sign, Billboard” and “Sign, Off-premises.”

L. “Sign, Directional” means a sign, but not an informational sign, that is erected upon private property and legible from off-site, to provide pedestrian or traffic directions and which may bear a company logo or color scheme in addition to the directional arrow or word message.

M. “Sign, Double face” means a sign displaying identical information on opposite sides.

N. “Sign, Drive-thru facility” means a sign customarily listing drive-up items in conjunction with a business serving customers in a vehicle.

O. “Sign, Electronic message center” means a sign with separate inset electronic panels, letters, and/or symbols which are periodically changed.

P. “Sign, Feather flag” means a temporary sign consisting of a flexible, vertical pole to which a long, narrow, often teardrop-shaped or feather-shaped banner is attached. The height of a feather flag shall be measured from the ground to the top of the banner, including the supporting pole.

Q. “Sign, Flashing” means any illuminated sign in which the artificial light is not maintained both stationary and constant in intensity and color at all times when a sign is in use, but excluding electronic message center signs and video signs.

R. “Sign, Freestanding” means a pylon sign, freeway-oriented sign, or monument sign that is not part of the principal structure.

S. “Sign, Freeway-oriented” means a freestanding sign located on property abutting the interstate, with a width of base not less than 40 percent of the width of the sign structure supported by the base.

T. “Sign, Fuel pump island” means a single- or double-faced sign located on a fuel pump, and not intended to be viewed from off-site.

U. “Sign, Fuel pump island canopy” means a sign located on a fuel pump island canopy.

V. “Sign, Government” means any sign that is constructed, placed or maintained by or at the direction of the federal, state, county, or local government.

W. “Sign, Illuminated” means any sign which has characters, letters, figures, design, or outline illuminated by electric lights or luminous tubes as part of the sign face.

X. “Sign, Informational” means a sign, but not a directional sign, that is erected upon private property and not legible from off-site, to identify or locate building or site functions, such as car wash bay or drive-in window.

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Y. "Sign, Monument" means a freestanding sign, which is not a pylon sign or freeway-oriented sign, erected upon or supported by the ground.

Z. "Sign, Moving" means any sign which has any visible movement achieved by electrical, mechanical, or air-activated means, including intermediate electrical pulsations, or by action of normal wind currents.

AA. "Sign, Off-premises" means a sign identifying or advertising a business, person, activity, goods, products or service, which is not related to, or available at the premises where the sign in located. See also, "Sign, Billboard," "Sign, Advertising," and "Sign, Digital Advertising."

BB. "Sign, Political" means a temporary sign which displays information pertaining to an upcoming governmental district, city, county, state, or national election.

CC. "Sign, Portable" means a sign, other than an A-frame sign, so designed as to be movable from one location to another and not permanently attached to the ground or to any immobile structure. A portable sign may consist of a panel supported by legs or wheels and/or a mobile structure such as a trailer, panel truck, semi-truck trailer, or other device whose primary function during a specific time period is to be stationary and used as a sign.

DD. "Sign, Projected image" means a sign that projects an image onto a surface from a distant electronic device, rather than originating from the surface itself.

EE. "Sign, Projecting" means a building sign, also referred to as a blade sign, which projects from and is supported by a wall of a building or structure.

FF. "Sign, Civic Event" means a temporary sign which promotes civic events or promotions limited to City-recognized activities, events, and/or celebrations.

GG. "Sign, Public interest landmark sign" means any sign intended to identify an area or landmark which serves the public interest, but is not a government sign.

HH. "Sign, Pylon" means a freestanding sign erected upon a single post or posts or shafts that converge at a common base with the posts not more than 15 feet apart, with the display portion mounted on top thereof.

II. "Sign, Real estate" means a sign intended to aid on the sale, rental, or lease of real property.

JJ. "Sign, Roof" means a permanent sign located on the roof of a building or structure, extending above the parapet or roofline.

KK. "Sign, Temporary" means any sign which is erected for a limited time and/or special purpose.

LL. "Sign, Traffic directional" means a sign erected by a public agency for the purpose of guiding vehicular and pedestrian traffic in a safe and convenient manner, which bears no advertising information, and which complies with the *Manual on Uniform Traffic Control Devices* (MUTCD).

MM. "Sign, Video" means a sign containing electronic panels capable of producing full color video images and intended for this purpose to display full motion video similar to television or motion picture images.

NN. "Sign, Window" means a sign considered as a building sign, that is affixed or applied to the exterior surface of a window or door. Signs affixed or applied to the interior surface of a window or door are not considered window signs.

14. "Sign area" means that area within the marginal lines or extreme outside edge of the surface which bears the advertisement (sign cabinet); or in the case of messages, figures, or symbols attached directly to any part of a building (no sign cabinet), that area which is included within three geometric shapes which can be made to circumscribe any message, figure, or symbol displayed thereon. For a sign with not more than two back-to-back faces, only the area of one side is computed in determining the sign area.

15. "Sign grade" means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the sign and a line five feet from the sign.

16. "Sign height" means the dimension calculated from the sign grade to the uppermost surface of any part of the sign or support structure, whichever is taller.

17. "Sign setback" means the shortest distance between a property or public right-of-way line and the surface or main supporting structure of a sign, whichever is closest.

18. "Visibility triangle" means a triangular area established at the intersection of streets and driveways protected from encroachments greater than 30 inches tall and intended to protect the line of sight of drivers, pedestrians, and bicyclists (191.15).

195.04 GENERAL PROHIBITIONS AND REQUIREMENTS

1. No sign shall be allowed except as permitted by this chapter.

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2. No sign shall be located within the required sign setback or visibility triangle (191.15) of street intersection as defined in Chapter 191.15. No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring a driver's or pedestrian's vision.

3. No person shall install, erect, construct, hang, or alter any sign within the City without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this chapter.

4. No person shall replace an existing sign or sign face without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this chapter.

5. Signs shall be properly erected or attached to a structure and kept in good repair. Any lettering, logo, design, and other markings placed upon the sign shall be clear, distinct, and readable and maintained in that condition.

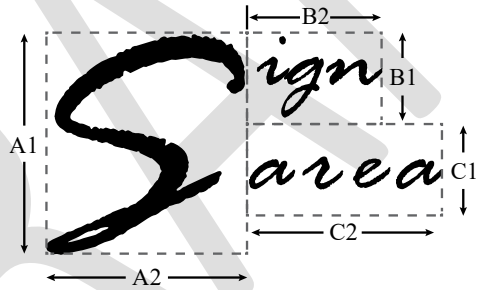
195.05 SIGN AREA FORMULAS

1. The sign area is determined by the Development Services Director, using actual dimensions where practical or approximate dimensions when irregularity of a sign shape warrants. The area of each sign type is to be measured with either Formula A or Formula B as noted below.

2. For building signs that are applied via channel lettering or similar application that does not utilize a cabinet or backer panel surface other than a typical raceway, the sign area shall be calculated using Formula A. For building signs fixed upon a cabinet or backer panel surface that is separate from and not customarily part of the building wall, the sign area shall be calculated using Formula B. All freestanding signs shall have their sign area calculated using Formula B.

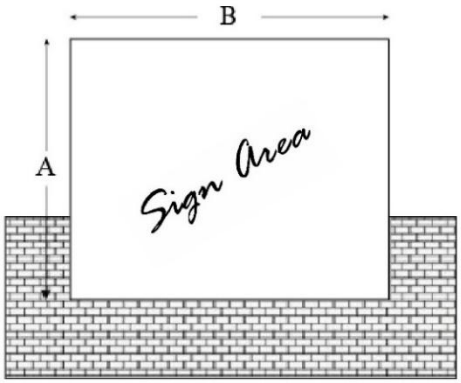
A. Formula A. The sign area is the sum of the area of up to three (3) contiguous rectangles, squares, or circles that enclose the extreme points or edges of all copy, logos and symbols of said sign.

Formula A: (A1 x A2) + (B1 x B2) + (C1 x C2) = Sign Area



B. Formula B. The sign area is the area of one rectangle, square or circle that encloses the extreme points or edges of all areas where copy may be placed on a sign. This area does not include structural or architectural features of the sign where copy will not be located.

Formula B: A x B = Sign Area



195.06 PROHIBITED SIGNS. The following signs shall not be allowed, erected or maintained on any property within the City unless otherwise specified in this chapter.

1. Moving, flashing, or glaring lights. Signs incorporating any flashing lights, strobe lights, rotating beams, pulsating lights, moving lights, beacons, exposed neon, or exposed fluorescent tubes or light bulbs are prohibited outside of buildings or visible from the outside in all zoning districts, except for special events approved by the City Council per the City's special event procedures, or when legally displayed as emergency or warning lights. Sign illumination must be designed to reflect light away from residential properties and motorists' vision.

2. Painting directly on exterior walls, windows, or doors, or freestanding signs. Signs shall not be painted directly on any exterior building surface or freestanding sign surface but shall be on a separate frame. Signs, letters, and symbols may be attached directly to a wall, window, door, or freestanding sign by adhesive or mechanical means.

3. Banner signs, feather flag signs, or decorative devices, except as specified in this chapter as a permitted temporary sign.

4. Moving signs.

5. Balloon signs.

6. Hazardous signs as prescribed in Chapter 195.13.

7. Obstructions. Signs that constitute an obstruction so as to prevent free ingress or egress through any door, window or fire escape.

8. Prohibited attachment. No sign or other advertising structure of any kind shall be attached to a standpipe or fire extinguisher.

9. Obscene matter. Signs that display obscene matters in violation of Iowa Code 728.

10. Portable signs, except as specified in this chapter as an allowed temporary sign.

11. Roof signs.

12. Billboards or off-premises signs, except those allowed in Chapter 195.11.

13. Pylon signs.

14. Signs projecting over public right-of-way. No permanent or temporary signs shall be upon or overhang the public right-of-way or the boundary of adjacent property except traffic signs erected by the City, County, or State; and except for signs in special areas such as the District at Prairie Trail or Uptown business/entertainment districts as defined in Chapter 143.01, and authorized by the Plan and Zoning Commission and City Council. See also Chapters 195.10 and 195.14.

15. Discontinued use. Signs on a property that is vacant or un-occupied for a period of more than six (6) months.

16. Unlawful signs. Any sign unlawfully installed, erected or maintained in violation of this chapter.

17. Mobile signs and signs attached to or painted on an inoperable or unlicensed vehicle or trailer.

18. Temporary signs, except those that are specifically allowed by this chapter.

19. Projected image signs.

195.07 EXEMPTIONS

1. The following signs shall not require a sign permit:

   A. Government signs and flags are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.

   B. Signs located within the confines of a building, including signs affixed or applied to the interior surface of a window or door.

   C. Building addresses on buildings and signs as required by the City.

   D. Murals, to the extent they meet the standards herein this chapter.

   E. Construction or development signs, provided that no final plat contains more than two such signs exceeding 64 square feet each.

   F. Informational signs.

   G. Real estate signs, provided that no single lot has more than one such sign not to exceed 8 square feet for one- and two-family lots; or 32 square feet for all other lots.

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H. A-frame signs, provided they do not exceed 2 feet by 3 feet, are unlighted, and shall not occupy parking spaces or block sidewalks or walkways.

I. Civic event signs. Signs in promotion of a special civic event recognized by the City Council, and not exceeding 32 square feet in area for each sign, are permissible for no more than 60 days before the first day of an event, celebration, or festival and shall be removed immediately upon the completion of the event, celebration, or festival. Such signs may be located in any zoning district subject to the permission of the property owner.

J. Fuel pump island signs. A single- or double-faced sign with a single side not in excess of three (3) square feet shall be permitted on each gasoline pump, and not intended to be viewed from off-site.

K. Political signs. Temporary political campaign signs may be placed no more than 12 months prior to and shall be removed within ten days after the election for which they are applicable. In all cases where campaign signs are not removed within the time limit allowed or after notice to be removed by the City, the City may cause the signs to be removed and the cost of removal shall be charged to the person named on the sign.

L. Bench Signs, which shall be permitted in any district.

M. Public interest landmark signs, subject to approval by the City Council.

N. Flags, but not including feather flag signs, to the extent they meet the standards herein this chapter.

195.08 SIGN TYPES. For the purposes of this chapter, the following sign types as defined herein are placed into the following categories:

1. Permanent Signs
   - A. Building Signs
   - B. Freestanding Signs
     - (1) Monument Signs
     - (2) Freeway-Oriented Signs
     - (3) Directional Signs
     - (4) Drive-Thru Facility Signs
2. Temporary Signs
3. Flags

195.09 SIGN REGULATIONS

1. Permanent and temporary signs permitted by zoning district are subject to the provisions listed in Table 195.09, *Sign Regulations.*

195.10 SIGN DESIGN STANDARDS

1. Building Signs.

   A. All illuminated signs shall have an indirect or diffused light source and be designed so as not to direct rays of light onto public streets or adjacent property, thereby creating a nuisance or hazard.

   B. Projecting signs or awning, canopy, or marquee signs, where permitted, shall comply with the following standards:

   (1) Application. Projecting signs as regulated by this chapter shall include any sign which projects from, and is supported by a wall of a building or structure, including awning, canopy, or marquee signs.

   (2) Construction. Every projecting sign or awning, canopy, or marquee sign, including the frame, braces and supports thereof, shall meet current Building Code standards.

   (3) Clearance height. No part of any projecting sign or awning, canopy, or marquee sign shall be less than eight (8) feet above ground level, except that every projecting sign or awning, canopy, or marquee sign to be erected over public or private driveways or thoroughfares shall be placed not less than fifteen (15) feet above the level of same.

   C. Building signs located on a multi-occupancy building shall have the allowable sign area calculated on a per-unit basis by the tenant frontage upon which they are located.

2. Freestanding Signs.

   A. Monument Signs and Freeway-Oriented Signs, Generally.

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(1) Monument signs throughout the City of Ankeny shall be considered as freestanding signs with the exception that properties abutting the interstate may be allowed to erect a freeway-oriented sign.

(2) Lighting regulations. All illuminated signs shall have an indirect or diffused light source and be designed so as not to direct rays of light onto public streets or adjacent property, thereby creating a nuisance or hazard.

(3) Sign area. The sign area of freestanding signs shall be calculated using Formula B as described in Chapter 195.05.2.B.

(4) Sign height. The height of freestanding signs shall be calculated from the sign grade to the uppermost surface of the sign or support structure, whichever is taller.

(5) Sign setback. No sign shall be located within the required sign setback or visibility triangle (191.15) of street intersection as defined in Chapter 191.15. No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring a driver's or pedestrian's vision.

(6) Sign base. The base or support structure for freestanding signs shall complement the design of the building to which it is accessory by incorporating materials such as brick, stone, decorative block, or similar substantial materials used in the construction of the building. The base of monument signs shall be a minimum of two feet in height in all zoning districts. At the discretion of the Department Director, residential signage may be incorporated into a landscape theme in lieu of the required base.

B. Changeable signs and electronic message center signs. Any monument sign as permitted by this chapter may contain a changeable sign or electronic message center sign, provided conformance with the following:

(1) Such sign shall not exceed fifty percent (50%) of the total sign area.

(2) Electronic message center signs shall be required to adjust in intensity related to ambient light levels.

(3) The images and messages displayed on an electronic message center sign must have a minimum dwell time of at least seven (7) seconds before changing to the next image or message.

(4) There shall be no flashing signs or use of flashing messages or pictures of any type. For the purpose of this section, electronic message center signs with smooth transitions such as fading or slow scrolling would not be considered flashing.

(5) The messages and images for each electronic message center sign shall be limited to three (3) colors. An approved monument sign may have more than one electronic message center sign provided the total area of all such electronic displays does not exceed 50% of the total sign area.

(6) The brightness of any electronic message center sign shall not exceed a maximum illumination of 5,000 candelas per square meter (nits) during daylight hours and a maximum illumination of 250 candelas per square meter (nits) between dusk and dawn, as measured from the brightest element on the sign's face. Electronic message center signs must be equipped with a light detector or photocell that automatically adjusts the display's brightness according to natural ambient light conditions.

C. Fuel Pump Island Canopy Signs.

(1) Fuel pump island canopies shall be entitled to two fuel pump island canopy signs in addition to those otherwise permitted on the principal structure.

(2) Fuel pump island canopy signs shall not exceed 10 feet in length or 20 square feet each, and shall not be located on the same side of the canopy.

(3) Fuel pump island canopy signs shall be placed in a manner that will allow a six-inch minimum border between the top, bottom, and sides of a fuel pump island canopy face. The sign area for fuel pump island canopy signs is determined by measuring the text only. Stripes or colors do not contribute to the sign area computation.

D. Video Signs are permitted under the following conditions:

(1) Video signs shall only be allowed as a component of a freeway-oriented sign and shall not exceed 50 percent of the sign area.

(2) Video signs shall be required to automatically adjust in intensity related to ambient light levels.

3. Temporary Signs; promotions or special events.

A. The following types of temporary signs may be allowed without a permit in accordance with the regulations herein this chapter.

(1) Freestanding signs, including, but not limited to, banner signs or feather flag signs.

(2) Banner signs attached to a building wall or window or covering and affixed to an existing building sign.

(3) Bag signs covering and affixed to an existing monument sign.

(4) Additional banners, feather flags, or decorative devices which bear no advertisement may be allowed for the duration of the temporary sign.

B. Time Limit. No temporary sign shall be in place for a period greater than 30 days per calendar year.

195.11 NONCONFORMING SIGNS

1. Continuation of Previously Permitted Signs. Existing signs, other than temporary signs, which were permitted under sign regulations in effect prior to enactment of the ordinance from which this chapter is derived may be kept as and where they were then located, even though they may not conform to these regulations. Upon replacement of any elements of the sign other than the sign face within an existing cabinet, unless the replacement is for the purpose of repair or maintenance and is essentially identical in nature to the original as determined by the Department Director, the sign must comply with the regulations herein this chapter.

2. New off-premises advertising signs (billboards) are not permitted. Existing non-conforming billboards are allowed to be converted to digital advertising signs subject to the following criteria:

1. For every one existing sign face converted from non-electronic to a digital advertising sign, two other existing non-electronic billboard sign faces must be removed. Sign faces shall be removed so that in no instance shall a sign face be left on a structure without another sign face backing up to it and consequently exposing the back side of the sign structure.

2. The digital advertising sign may not exceed the sign height or sign area of the existing sign being replaced.

3. The digital advertising sign shall be supported by a monopole structure, unless otherwise approved by City staff or the Plan and Zoning Commission.

4. The maximum brightness of the digital advertising sign shall not exceed a luminance of 5,000 NITS during daylight hours. The maximum brightness of the sign shall not exceed a luminance of 500 NITS during the period from dusk to dawn.

5. The digital advertising sign shall have an automatic dimmer control or ambient light monitors to produce an illumination change from a higher illumination level to a lower one for the period of time from dusk to dawn.

6. A digital advertising sign shall contain static imagery or messages only, and shall not have any type of motion, animation, scrolling of text, sequential displays, movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity.

7. Any image or message displayed on the digital advertising sign must have a minimum duration time of eight seconds.

8. The transition from one image to another shall appear instantaneous. The use of special effects or specialized transitions is prohibited.

9. Digital advertising signs shall not be within 1000’ of each other when facing the same way.

10. All approved digital advertising signs shall be made available for usage for Amber Alerts and other Emergency Community Notifications as deemed necessary by appropriate Emergency and Law Enforcement Agencies and community information approved by the City Council and City staff.

11. All digital advertising signs will be permitted only after obtaining all applicable permits from the City and payment of all permit fees, provided the standards and restrictions in this section, as well as all applicable requirements of all other adopted ordinances and regulations of the City, are met.

195.12 MAINTENANCE; REFUSE AND REMOVAL

1. All signs shall be maintained in good condition and the areas around them kept free from debris, bushes, and high weeds and from anything else which would be a nuisance.

2. All business signs shall be removed from the building and property by the owner of the property within 30 days after business or use is terminated except for framework that is expected to be used for a future business sign.

3. All signs shall contain current information. Outdated signs or signs with outdated information shall be removed by the owner.

4. When any sign is removed, the enforcing officer shall be notified and the entire surrounding area shall be cleared of all debris and unsightly projections and protrusions.

5. When a sign placed on private property is not in compliance with this chapter and has not been removed by the owner or operator of a business, the City shall have the right to remove the sign, after ten days’ written notice, and charge the cost of removal

to the owner or operator. Where a safety hazard exists, the City may remove the sign without notice.

195.13 SIGNS NOT TO CONSTITUTE A HAZARD

1. No sign shall be installed or allowed to exist when constituted as a hazardous sign, which is any sign that:

A. Is structurally unsafe; or

B. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment; or

C. Directs rays of light onto public streets; or

D. Is not kept in good repair; or

E. Is capable of causing electrical shocks to persons likely to come in contact with it; or

F. By reason of position, shape, color, or wording, would interfere with the proper functioning of any official traffic sign, signal, or device.

195.14 SIGNS ON PUBLIC PROPERTY OR RIGHT-OF-WAY

1. It is unlawful for any person to paint, print or in any way affix any picture, bill, sign, signboard, poster or advertising material on any post, utility pole, fire escape, hydrant, curb, sidewalk, tree, lamppost or other structure of any kind on, or so as to overhang or protrude over, any property owned by the City or any easement of the City unless otherwise authorized by this chapter.

2. Any sign not in compliance with this Chapter that is placed on, or protruding over, City-owned property or a City right-of-way easement without City approval shall be forfeited to the public and subject to confiscation. If a sign on public property violates this chapter, the City shall have the right to remove it immediately and store it for not less than three days, whereupon the City may dispose of the sign in a manner similar to other abandoned property. The City shall have the right to recover from the sign owner or person placing such a sign the full costs of removal and disposal of such sign.

195.15 SIGN ADMINISTRATION

1. Compliance with Chapter. No sign shall be erected, installed, constructed, altered, relocated, or painted within the City, except as otherwise specified in this chapter and unless it shall conform to and meet the requirements of this chapter.

2. Application for Permit. Application for permits shall be made in such form as required by the Development Services Department and shall contain or have attached thereto all items listed on the respective application currently published by the Development Services Department.

3. Enforcing Officer. The Department Director shall be the enforcing officer of this chapter.

4. Permit Fees. Permit fees for signs shall be as established by City Council Resolution.

195.16 VARIANCES AUTHORIZED

1. To provide reasonable flexibility in the sign regulations, the Board of Adjustment may approve a variance for a sign otherwise not permitted by these regulations where an exception would not be inconsistent with the intent of the sign regulations.

2. Conditions to Granting. No variance shall be granted unless the Zoning Board of Adjustment shall find that either of the conditions outlined in paragraph A and B exists:

A. All of the following requirements must be met:

(1) Special conditions exist which are peculiar to the land, structure, and building involved and which are not applicable to other lands, structures, or buildings in the same district;

(2) The special conditions and circumstances do not result from the actions of the applicant;

(3) A literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district and the terms of these sign regulations;

(4) That granting the variance requested would not confer on the applicant any special privilege for a use not common to other lands, structures or buildings in the same district; and

(5) The proposed use of the property shall have an appearance that will not have an adverse effect upon adjacent properties and there will be no deterrence to development of vacant land.

B. Any proposed signage beyond the maximum square footage permitted would have the primary function of providing a public service.

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3. Requests and Fees. All requests for variances shall be made in writing to the City on the form provided by the City and the request shall include the fee specified in the City Council Resolution. All information required when applying for a sign permit, as outlined in this chapter, shall be required before the request for a variance is considered by the Zoning Board of Adjustment.

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Table 195.09 Sign Regulations			
Permanent Signs	**Zoning District**		
	AG / RL / RM / RH	**UP / NMU / CMU / NC / CC / CU**	**BP / LI / HI**
Building Signs			
Quantity Allowed	1 sign per principal building wall facing a public street for multi-family residential and permitted non-residential uses.	Building signs may be located on any side of a building, with each building wall calculated separately per the maximum sign area formula below.	
Maximum Sign Area	For buildings set back up to 40 feet: 1 square foot per lineal foot of building frontage, not to exceed 60 square feet	For buildings set back up to 40 feet: 1 square foot per lineal foot of building or tenant frontage, not to exceed 100 square feet	
	For buildings set back 41-100 feet: 1 square foot per lineal foot of building frontage, not to exceed 100 square feet	For buildings set back 41-100 feet: 1.5 square feet per lineal foot of building or tenant frontage	
	For buildings set back greater than 100 feet: 1 square foot per lineal foot of building frontage, not to exceed 200 square feet	For buildings set back greater than 100 feet or abutting I-35: 2 square feet per lineal foot of building or tenant frontage	
Monument Signs			
Quantity Allowed	2 per development, but not to exceed 1 per lot	1 per lot, or 2 for through-lots	
Maximum Sign Area	40 square feet per sign	80 square feet per sign	100 square feet per sign
Maximum Sign Height	15 feet		
Sign Setback	5 feet from any property line		
Freeway-Oriented Signs			
Quantity Allowed	--	1 for each lot adjacent to I-35 right-of-way	
Maximum Sign Area	--	150 square feet per sign, using sign area Formula B as defined herein this chapter	
Maximum Sign Height	--	30 feet measured from the grade of the main interstate travel lane immediately adjacent to the sign, but in no case shall exceed 60 feet in height measured from the sign grade. Entrance and exit ramps shall not be considered main travel lanes.	
Sign Setback	--	5 feet from any property line	
Directional Signs			
Quantity Allowed	2 per access to site, legible from public street or adjacent property		
Maximum Sign Area	4 square feet per sign using formula B as defined herein this chapter		8 square feet per sign, using formula B as defined herein this chapter
Maximum Sign Height	8 feet		
Sign Setback	5 feet from any property line		
Drive-Thru Facility Signs			
Quantity Allowed	--	3 per drive-thru lane	
Maximum Sign Area	--	60 square feet of total sign area per drive-thru lane	
Maximum Sign Height	--	8 feet	
Sign Setback	--	5 feet from any property line	
Temporary Signs	**Zoning District**		
	AG / RL / RM / RH	**UP / NMU / CMU / NC / CC / CU**	**BP / LI / HI**
Quantity Allowed	1 per lot	2 per lot	
Maximum Sign Area	32 square feet per sign		
Maximum Sign Height	6 feet	12 feet	
Sign Setback	5 feet from any property line		
Flags	**Zoning District**		
	AG / RL / RM / RH	**UP / NMU / CMU / NC / CC / CU**	**BP / LI / HI**
Quantity Allowed	4 per lot	4 per lot	
Maximum Area	15 square feet per flag	32 square feet per flag	
Maximum Height	8 feet unless fixed to a flagpole, then 35 feet	10 feet unless fixed to a flagpole, then 45 feet	
Setback	5 feet from any property line		

CHAPTER 196

ZONING ORDINANCE

NONCONFORMITIES, CONDITIONAL AND SPECIAL USES, EXCEPTIONS, AND AMENDMENTS

196.01 NONCONFORMING USES AND STRUCTURES. Within the various districts established by this Zoning Ordinance, or amendments that may later be adopted, there exist structures and uses of land and structures which were lawful prior to the adoption of this Zoning Ordinance but which would now be prohibited, regulated or restricted under the provisions of this Zoning Ordinance. It is the intent of this Zoning Ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared to be incompatible with permitted uses in the districts involved. It is further the intent of this Zoning Ordinance that such nonconformities shall not be enlarged upon, expanded, or extended.

1. Determination of Nonconforming Status. A property owner may request a determination of the lawful status of a nonconforming use or structure from the Zoning Administrator.

A. The burden of establishing that any nonconforming use or structure is lawful shall be upon the owner of the nonconforming use or structure and not the City.

B. A determination may be appealed to the Board of Adjustment under the provisions of Chapter 197.01.

2. Any existing, nonconforming use which was not a lawful nonconforming use under the previous Zoning Ordinance shall not be authorized to continue as a nonconforming use pursuant to this Ordinance, or amendments thereto, and shall be considered an unlawful use.

3. Permits Previously Issued. Nothing herein contained shall require any change in the overall layout, plans, construction, size, or designated use of any structure or part thereof for which approvals and required permits have been granted before the enactment of this Ordinance provided that the construction of said building in conformance with such plans shall have been started prior to the effective date of this Ordinance and completion thereof carried on in a normal manner and not discontinued for reasons other than those beyond the builder's control.

4. Maintenance. Any structure existing on the effective date of this Ordinance and not in conformance with this Chapter may be maintained in a safe condition, but no alteration, modification, or improvement of said structure shall occur, unless installed in conformance with this Chapter.

5. Nonconforming Uses. Any lawful use which becomes nonconforming under the terms of this Ordinance may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. A conforming structure devoted to a nonconforming use may not be enlarged, extended, reconstructed, altered, or relocated on the site, unless the use is changed to a use permitted in the district.

B. No nonconforming use located outside of a structure shall be enlarged or increased to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.

C. Any existing residential use in any nonresidential district which is considered nonconforming by this Chapter may be structurally altered or enlarged by issuance of a Special Exception by the Board of Adjustment.

(1) This modification shall be limited to patios, decks, garages, and minor building additions.

(2) Any addition to a principal structure shall adhere to the lot area, lot coverage, frontage, width, yard, height, and parking requirements of the district in which it is located.

(3) Any modification to an accessory structure shall follow the provisions of Chapter191.07.

(4) When evaluating a special exception request, the Board of Adjustment may consider the following:

a. The length of time before a transition to conforming use may occur

b. The enhancement made to habitability

c. The maintenance and upkeep of the property

d. The effect the improvements may have upon the development of adjacent properties according to their current zoning.

D. Any nonconforming use shall not be moved in whole or in part to any other portion of the lot or parcel which was not occupied by such use at the effective date of adoption or amendment of this Ordinance unless such movement shall bring the nonconformance into compliance with this Ordinance.

E. If any nonconforming use ceases for any reason for a period of more than six (6) months, any subsequent use of land shall

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conform to district regulations for the district in which such land is located. Disconnection of any services, including but not limited to water, sewer, or electric, for a period of more than six (6) months shall be considered a cease of use for the purposes of this provision.

6. Nonconforming Structures. Where a lawful nonconforming structure or building exists at the effective date of adoption or amendment of this Ordinance, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No such building or structure may be enlarged or altered in a way which increases its nonconformity.

B. If the site improvements on an existing building site do not conform to the requirements of this Ordinance, the use of the site cannot be expanded or new buildings constructed, unless the site improvements are brought into conformance with this Ordinance.

C. In the event municipal acquisition of right-of-way causes an existing structure to be in violation of the setback or lot area provisions of the zoning code, said property shall be exempt from the provisions in Paragraph B and D of this Subsection to the extent said violation is caused by right-of-way acquisition, subject to the following provisions:

(1) Any property subject to a change of zoning subsequent to municipal acquisition of right-of-way shall no longer be exempt as described above and must comply with the setbacks of the district or otherwise be considered nonconforming.

(2) Nothing within this provision shall be construed to permit any obstruction which is otherwise determined herein to be a hazard.

D. Destruction.

(1) Should any legal nonconforming structure be destroyed by any means to an extent of 60 percent or more of its replacement cost at the time of its destruction, exclusive of the foundations, it shall not be reconstructed except in conformity with the provisions of this ordinance.

(2) If the structure is less than 60 percent destroyed above the foundation, it may be reconstructed and used as prior to the event, provided it is done within six (6) months of such event, and is built of similar materials.

196.02 CONDITIONAL AND SPECIAL USE STANDARDS

1. Applicability. Conditional Uses are reviewed and approved by the Director or his/her designee pursuant to Section 196.02.8. and Special Uses are reviewed and approved by the Zoning Board of Adjustment pursuant to Section 196.02.7. Uses shown as Conditional "C" or Special "S" on use tables 190.20.04-1, 190.20.05-1, and 190.20.06-1 may only be approved if they meet the standards of this Section and all other applicable standards of the Municipal Code. These standards apply when:

A. Establishment. A use is established; or

B. Structure Expansion. An existing structure is expanded by more than 10 percent of the gross floor area devoted to the use; or

C. Use Expansion. There is an expansion of the use to or within an existing building, in an outdoor area devoted to the use, or a combination thereof.

2. Purpose. This Section provides for compatibility among land uses through the imposition of standards, limitations, and conditions.

3. Validity. The authorization of a conditional use and approval of a special use permit is valid for a period of one year from the date of issuance, within which:

A. Building Permit. A building permit must be issued and construction must begin and thereafter diligently pursued to completion; or

B. Certificate of Occupancy. A certificate of occupancy is obtained and the use is commenced.

4. Authorization and Expiration. A special use permit may only authorize the use for which the permit was issued, which will automatically expire and cease to be of any force or effect if the use, for any reason, is discontinued for a period of six consecutive months or more.

5. Standards for all Conditional and Special Uses. An application for a conditional or special use may be authorized if, in addition to the standards of this Section, it is demonstrated that:

A. Plans. The proposed use in its proposed location will not conflict with the implementation of adopted plans; and

B. Compatibility. The use is compatible with surrounding land uses and the natural environment and will not materially detract from the character of the immediate area or negatively affect the anticipated development, (e.g., creating a critical mass

of similar uses that may discourage permitted uses by making the vicinity less desirable for them).

C. Property Value. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

D. Neighborhood Context. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:

(1) The location, nature and height of buildings, structures, walls and fences on the site; and

(2) The nature and extent of landscaping and screening on the site.

E. Parking and Loading. Off-street parking and loading areas will be provided in accordance with the standards set out in Chapter 194.01. Such areas will be screened from adjoining residential uses pursuant to Chapter 194.02, and located so as to protect such residential uses from any injurious effect.

F. Infrastructure. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

G. Access. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

H. Other. Any other standards for special uses that are specifically identified in this Ordinance.

K. The Board shall not grant a special use permit unless, in each specific case, it makes specific written findings of fact, based upon the particular evidence presented to it, that all the following standards have been met:

6. Specific Standards for Individual Use. In order for approval of all Conditional Use Permits and Special Use Permits, the following conditions must be met for each specific use:

A. Accessory Dwelling Unit

(1) A single accessory dwelling unit may be located only on a lot with an existing single-family home and may be either attached or detached.

(2) An accessory dwelling unit shall comply with all applicable building regulations as defined in Chapter 103A of the State Code.

(3) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence, whichever is larger.

B. Amusement Enterprise.

(1) Any amusement enterprise establishment shall be located at least 200 feet from any R district boundary.

C. Animal Services Facility.

(1) Any exercising runway for an animal services facility or similar use shall be at least 200 feet from any R district boundary.

D. Automotive Parts, Supplies, and Accessory Sales.

(1) All merchandise sold or services performed shall be within an enclosed building or structure.

(2) This use specifically excludes automotive service and repair shops, body and fender shops, and junk, scrap, or salvage yards.

E. Automotive Service and Repair, Minor.

(1) This use shall not be construed to include automotive, tractor or machinery wrecking and rebuilding, and used parts yards.

(2) All vehicle repair work shall take place within a fully-enclosed building.

F. Bar, Tavern, or Lounge.

(1) This use shall provide a minimum 300-foot separation from property line to property line from a place of worship, primary or secondary school, or an RL, RM, or RH Zoning District.

G. Bed and Breakfast Inn or Home.

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(1) Meals for Guests. Meals shall be provided to overnight guests only.

(2) Parking and Traffic. The use shall not create parking or traffic congestion or otherwise unreasonably interfere with the peace and enjoyment of surrounding homes as a place of residence.

(3) Buffering. All off-street parking shall be fully screened from the view of the public and adjacent properties with a Type 'B' landscape buffer.

H. Building or Development Contractor Equipment Facility (with outdoor storage)

(1) Outdoor storage of inoperable or unsafe vehicles constituting a junk, scrap, or salvage yard is prohibited.

(2) Outdoor storage of equipment or materials shall be so located and screened, fenced, or landscaped to comply with a type "C" screen as described in Chapter 194.02 to prevent visibility of such storage from all adjoining property lines and street right-of-way.

I. Car Wash

(1) All mechanical equipment, excluding vacuum units, shall be enclosed within a building.

(2) A Type 'C' landscape buffer shall be required adjacent to an abutting residential district or use.

(3) Bay access shall be oriented, and/or screen walls shall be provided, to prevent headlights from shining onto any abutting residential districts or use.

(4) Accessory equipment (e.g., vacuum facilities) shall be set back a minimum of 20 feet from any abutting residential district or use.

J. Fuel Station.

(1) A Type 'C' landscape buffer shall be required adjacent to any abutting R district or use.

(2) Fuel pump island canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch.

(3) Refueling or delivery trucks shall not take ingress and egress from a residential street.

(4) If the use includes a car wash as an accessory use, then the standards of Chapter 196.02.6.I. shall apply.

K. Gas Station

(1) A Type 'C' landscape buffer shall be required adjacent to any abutting R district or use.

(2) Fuel pump island canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch.

(3) Refueling or delivery trucks shall not take ingress and egress from a residential street.

(4) If the use includes a car wash as an accessory use, then the standards of Chapter 196.02.6.I. shall apply.

(5) Minor automotive repairs may be included as an accessory use, in accordance with Chapter 196.02.6.E., but not as the principal use.

L. Heavy Industrial, Generally

(1) All principal or accessory structures containing a use permitted only in the HI District shall be located at least 200 feet from any R or NC District and not less than 100 feet from any other district except an LI District.

(2) Outdoor storage of equipment or materials shall be so located and screened, fenced, or landscaped to comply with a type "C' screen as described in Chapter 194.02 to prevent visibility of such storage from all adjoining property lines and street right-of-way.

M. Home Occupations.

(1) Such use shall be conducted entirely within a dwelling and solely by members of the family residing in the same dwelling, and shall not exceed one-half of the floor area of one floor.

(2) No exterior indications of the home occupation shall be permitted.

(3) Such use shall not require mechanical equipment not customary in dwellings or cause or produce unreasonable noise, vibration, smoke, dust, odors, heat, or glare, or in any way be detrimental to the neighborhood.

(4) Such use shall not substantially increase traffic in the neighborhood.

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N. Junk, Scrap, or Salvage Yard.

(1) The yard shall be completely enclosed with a wall or fence not less than six feet in height and completely obscuring the activity, which has no more than one opening for each 200 feet of length facing public right-of-way.

(2) In addition to the wall or fence required in 196.02(7.) (O)(1), landscaping shall be provided to comply with a type "C" screen as described in Chapter 194.02.

(3) The best practical disposal of refuse matter or water-carried waste shall be employed, and the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisances shall be required.

(4) All principal or accessory structures shall be located at least 200 feet from any R district boundary; and not less than 100 feet from any other district boundary.

O. Outdoor Display

(1) Motor vehicles which are kept for resale to the general public by a licensed dealer are not required to be screened from adjacent properties or street right-of-way.

(2) The outdoor display of merchandise or products shall not interfere with any site plan requirements listed in Chapter 192.02, such as minimum parking requirements, required ingress/egress, or pedestrian access.

(3) The Department Director shall have the authority to determine screening requirements for any merchandise or products held for resale to the general public.

P. Pawnbroker.

(1) The establishment shall meet all requirements provided in Chapter 141.18, *Permitted Locations*, of the Ankeny Municipal Code.

Q. Seasonal Sales Area.

(1) An approved site plan depicting the proposed seasonal sales area approved by the Development Services Department Director shall be required.

(2) The outdoor display of merchandise or products shall not interfere with any site plan requirements listed in Chapter 192.02, such as minimum parking requirements, required ingress/egress, or pedestrian access.

R. Self-Service Storage.

(1) Only self-storage facilities accessed by a common building entrance are allowed, and may not include access to storage units via individual exterior doors.

S. Service Area, Outdoor. With the exception of properties located within Entertainment Districts as defined and regulated in Chapter 143 of the Ankeny Municipal Code, premises with a beer permit or liquor control license not contained within a completely enclosed and covered structure and located less than five hundred feet from a residential zoning district; provided the following standards are met:

(1) The applicant meets all other requirements listed in Chapter 130 of the Ankeny Municipal Code.

(2) The Special Use Permit, if granted, shall expire one year after the grant thereof, subject to renewal. The applicant shall file a letter of request for renewal at least 60 days prior to the expiration date of the granted permit. The applicant shall set forth that said permittee has and will continue to comply with all the requirements of this Zoning Ordinance and with the conditions attached to the issuance of the original permit or subsequent modifications or such other information as may be required by said Board. At any time within the 60 days prior to said anniversary date and after notice to the permittee, the Board may hold a hearing on whether or not such permit shall be amended, modified or revoked for any reasons which would cause the Board to deny or attach conditions to the grant of such permit the same as if the application were first being heard. In the event such hearing is not held and the statement herein is filed as required, such shall be automatically renewed for an additional period of one year on the same conditions. Nothing contained in this Section shall prevent the Board, after notice and hearing, from at any time revoking a permit because of violations of its terms. Notice hereunder shall be in writing and mailed by certified mail to the permittee at the address of the premises concerned in the permit, such mailing to be at least ten days prior to the hearing.

(3) Any permittee issued a Special Use Permit in accordance with Chapter 196.02 must comply with, and enforcement will be in accordance with, Municipal Code Chapter 44, Noise Control. When a Noise Permit is issued in accordance with Chapter 44, hours of operation for the event shall be consistent with the hours approved by the Special Use Permit and

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those hours shall be specifically set out in the Noise Permit.

(4) The Board may exact any other regulations and assurances, covenants, and warranties as may be necessary to protect the rights of the neighboring residents, including but not limited to the following: (a) hours of operation; (b) lighting; and (c) screening.

(5) Notwithstanding anything contained elsewhere in this Code, a Special Event Permit does not need to be obtained from the Board of Adjustment for a one-time event that is otherwise required to obtain a Special Event Permit in accordance with Chapter 11 of the Ankeny Municipal Code.

T. Sexually Oriented Business.

(1) The establishment shall meet all requirements provided in Chapter 140.12, *Location Restrictions*, of the Ankeny Municipal Code.

U. Small Wind Energy Conversion Systems.

(1) Intent. The intent of this Section is to balance the need for clean, renewable energy resources and the necessity to protect the public health, safety, and welfare of the community. The City finds these regulations are necessary to ensure that Small Wind Energy Conversion Systems are appropriately designed, sited, and installed.

(2) Definitions. For the purposes of this Section, the following definitions shall apply:

a. "Height, total system" means the height above grade of the system, including the generating unit and the highest vertical extension of any blades or rotors.

b. "Lot" (or Parcel) means any legally established lot or parcel which contains or could contain a permitted or permitted conditional principal use as provided by Section 190.03(54) of this Code.

c. "Off grid" means an electrical system that is not connected to utility distribution and transmission facilities or to any building or structure that is connected.

d. "Shadow flicker" means changing light intensity caused by sunlight through the moving blades of a wind energy conversion system.

e. "Small Wind Energy Conversion System" (SWECS) means a wind energy conversion system which has a nameplate rated capacity of up to fifteen (15) kilowatts for residential uses and districts and up to one hundred (100) kilowatts for commercial and industrial districts and which is incidental and subordinate to a principal use on the same parcel. A system is considered a SWECS only if it supplies electrical power solely for use by the owner on the site, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed by the owner for on- site use may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code, as amended from time to time.

f. "Small Wind Energy Conversion System, free standing" means a SWECS which is elevated by means of a monopole tower only and is not located on another supporting structure except that the tower shall have an appropriately constructed concrete base. Guyed, lattice, or other non-monopole style towers shall not meet this definition.

g. "Small Wind Energy Conversion System, horizontal axis" means a small wind energy conversion system that has blades which rotate through a horizontal plane.

h. "Small Wind Energy Conversion System, building mounted" means a SWECS which is securely fastened to any portion of a principal building in order to achieve desired elevation, whether attached directly to the principal building or attached to a tower structure which is in turn fastened to the principal building.

i. "Small Wind Energy Conversion System, vertical axis" means a small wind energy conversion system that has blades which rotate through a vertical plane.

j. "Tower" means the vertical component of a wind energy conversion system that elevates the wind turbine generator and attached blades above the ground. No other apparatus or mechanical/electronic equipment, such as cellular antennas, microwave dishes, or satellite dishes shall be attached to a SWECS tower.

k. "Wind Energy Conversion System" (WECS) means an aggregation of parts including the foundation, base, tower, generator, rotor, blades, supports, guy wires and accessory equipment such as utility interconnect and battery banks, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy, e.g., wind charger, windmill or wind turbine.

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l. “Wind turbine generator” means the component of a wind energy conversion system that transforms mechanical energy from the wind into electrical energy.

(3) General Regulations.

a. Special Use: A Small Wind Energy Conversion System (SWECS) shall be allowed only as a Special Use as prescribed in Chapter 196.02 of this Zoning Ordinance, and shall be accessory to a permitted principal use. A site plan must also be approved for a SWECS as prescribed in Chapter 196.02, prior to construction. A WECS that does not meet the definition of a SWECS is prohibited within the City of Ankeny.

b. Zoning: SWECS may be allowed in all zoning districts subject to the provisions contained herein and elsewhere within this Municipal Code.

c. Permit Required: It is unlawful to construct, erect, install, alter or locate any SWECS within the City of Ankeny, unless a Special Use permit has been obtained from the Zoning Board of Adjustment. The permitted Special Use Permit may be revoked by resolution of the Zoning Board of Adjustment any time the approved system does not comply with the rules set forth in this Chapter and the conditions imposed by the Zoning Board of Adjustment. The owner/operator of the SWECS must also obtain any other permits required by other federal, state and local agencies/departments prior to constructing the system.

d. Number of Systems Per Zoning Lot:

a. Residential Use: No more than one freestanding SWECS may be placed on any parcel or lot for residential use. Building mounted SWECS shall be prohibited on any parcel or lot containing a one- or two-family use.

b. Commercial, Industrial, and Institutional Use: No more than one freestanding SWECS may be placed any parcel or lot with a commercial, industrial, or institutional use that is taller than the tallest existing principal building located on said parcel or lot. Additional freestanding SWECS which conform to setback requirements contained herein and which are no taller than the tallest existing principal building located on said parcel or lot may be allowed. Additional building mounted SWECS may be allowed within the parameters herein below.

c. Mixed Use: Any building containing both residential and commercial uses or described as a “Mixed Use” building, shall be considered to be a commercial use for the purposes of this Section.

e. Tower: Only monopole towers shall be permitted for freestanding SWECS. Lattice, guyed or towers of any other type shall not be considered to be in compliance with this Section. SWECS towers shall be utilized for the sole purpose of supporting wind energy conversion systems, not other uses shall be permitted on SWECS towers.

f. Color: Freestanding SWECS shall be a neutral color such as white, sky blue or light gray. Building mounted SWECS shall match the color of the building on which it is mounted. Other colors may be allowed at the discretion of the Zoning Board of Adjustment. The surface shall be non-reflective.

g. Lighting: No lights shall be installed on the tower, unless required to meet FAA regulations.

h. Signage: No signage or advertising of any kind shall be permitted on the tower or any associated structures.

i. Climbing Apparatus: The tower must be designed to prevent climbing within the first ten feet.

j. Maintenance: Facilities shall be well maintained in accordance with manufacturer’s specifications and shall remain in an operational condition that poses no potential safety hazard nor is in violation of any provisions contained within this Section or elsewhere within this Municipal Code.

k. Displacement of Parking Prohibited: The location of the SWECS shall not result in the net loss of required parking as specified elsewhere in this Municipal Code.

l. Utility Notification: The City shall notify the utility of receipt of an application to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this notification requirement.

m. Interconnection: If connected to the grid, the SWECS shall meet the requirements for interconnection and operation as set forth by the utility and the Iowa Utilities Board. No permit of any kind shall be issued until the City of Ankeny has been provided with a copy of an executed interconnection agreement. Off-grid systems shall be exempt from this requirement.

n. Restriction on Use of Electricity Generated: A SWECS shall be used exclusively to supply electrical power to the owner for on-site consumption, except that excess electrical power generated by the SWECS and not presently needed for use by the owner may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code, as may be subsequently amended.

o. Noise: A SWECS shall be designed, installed, and operated so that the noise generated does not exceed the maximum noise levels established in Chapter 44 of the Ankeny Municipal Code.

p. Shadow Flicker: No SWECS shall be installed and operated so to cause a shadow flicker to fall on or in any existing residential structure.

q. Safety Controls: Each SWECS shall be equipped with both an automatic and manual braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades, or turbine components. Said automatic braking system shall also be capable of stopping turbine rotation in the event of a power outage so as to prevent back feeding of the grid.

r. Shut Off: A clearly marked and easily accessible shut off for the wind turbine will be required as determined by the Building Official of the City of Ankeny.

s. Electromagnetic Interference: All SWECS shall be designed and constructed so as not to cause radio and television interference. If it is determined that the SWECS is causing electromagnetic interference, the owner/operator shall take the necessary corrective action to eliminate this interference including relocation or removal of the facilities, subject to the approval of the City of Ankeny. A permit granting a SWECS may be revoked if electromagnetic interference from the SWECS becomes evident.

t. Wind Access Easements: The enactment of this Section does not constitute the granting of an easement by the City of Ankeny. The SWECS owner/operator shall have the sole responsibility to acquire any covenants, easements, or similar documentation to assure and/or protect access to sufficient wind as may or may not be necessary to operate the SWECS.

u. Insurance: The owner/operator of a SWECS must demonstrate and maintain liability insurance of not less than $1,000,000 coverage.

v. Engineer Certification: Applications for any freestanding or building mounted SWECS shall be accompanied by standard drawings of the wind turbine support structure, including the tower, base, and footings, or existing structure if applicable. An engineering analysis of all components of the SWECS showing compliance with the applicable regulations and certified by an Iowa licensed professional engineer shall also be submitted.

w. Installation: Installation must be done according to manufacturer's recommendations. All wiring and electrical work must be completed according to the applicable building and electric codes. All electrical components must meet code recognized test standards.

x. Removal: If the SWECS remains nonfunctional or inoperative for a continuous period of six (6) months, the system shall be deemed to be abandoned. The SWECS owner/operator shall remove the abandoned system at their expense. Removal of the system includes the entire structure, transmission equipment and fencing from the property excluding foundations. Non-function or lack of operation may be proven by reports from the interconnected utility. For off-grid systems the City of Ankeny shall have the right to enter the property at its sole discretion to determine if the off-grid system is generating power. Such generation may be proven by use of an amp meter. The SWECS owner/operator and successors shall make available to the City of Ankeny all reports to and from the purchaser of energy from the SWECS if requested. If removal of towers and appurtenant facilities is required, the City of Ankeny shall notify the SWECS owner/operator. Removal shall be completed within six (6) months of written notice to remove being provided to the owner/operator by the City of Ankeny.

y. Right of Entrance: As a condition of approval of a Special Use Permit an applicant seeking to install SWECS shall be required to sign a petition and waiver agreement which shall be recorded and run with the land granting permission to the City of Ankeny to enter the property to remove the SWECS pursuant to the terms of approval and to assure compliance with the other conditions set forth in the permit. Removal shall be at the expense of the owner/operator and the cost may be assessed against the property.

z. Feasibility Study: A feasibility study shall be made of any site prior to installing a wind turbine. The feasibility study shall include measuring actual wind speeds at the proposed turbine site for at least three (3) months.

(4) Bulk Regulations.

a. Setbacks: The minimum distance between any freestanding SWECS and any property line shall be a distance that is equivalent to:

a. 150% of the total system height for towers up to 65 feet in height.

b. 200% of the total system height for towers that are 65 feet and up to 80 feet in height.

c. 250% of the total system height for towers that are 80 feet and up to 100 feet in height.

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d. 300% of the total system height for towers that are 100 feet and taller in height.

The setback shall be measured from the property line to the point of the SWECS closest to the property line.

The required setback for any building mounted SWECS shall be equal to the required setback of the principal building to which the SWECS is to be attached at such time that the application to install a building mounted SWECS is received by the City of Ankeny.

b. Maximum Height: Height shall be measured from the ground to the top of the tower, including the wind turbine generator and blades.

a. For lots of more than three (3) and fewer than five (5) acres, the maximum height shall be 65 feet.

b. For lots of five (5) and up to forty (40) acres, the maximum height shall be 80 feet.

c. For lots of forty (40) acres and up to one hundred (100) acres, the maximum height shall be 100 feet.

d. For lots that are one hundred (100) acres and larger, the maximum height shall be 140 feet.

e. Building mounted SWECS may be a maximum of 10 feet higher than the point of attachment to the building on which they are attached.

c. Minimum Lot Size.

a. The minimum lot size for a freestanding SWECS shall be three (3) acres.

b. The minimum lot size for a building mounted SWECS shall be one (1) acre for any building of less than five (5) stories in height.

c. There shall be no minimum lot size for building mounted SWECS to be mounted on buildings of five (5) or more stories in height.

d. Blade Length. The length of each individual blade shall not exceed 50% of the height of the tower.

e. Clearance of Blade. No portion of a horizontal axis SWECS blade shall extend within 30 feet of the ground. No portion of a vertical axis SWECS shall extend within 10 feet of the ground. No blades may extend over parking areas, driveways or sidewalks. No blade may extend within 20 feet of the nearest tree, structure or above ground utility facilities.

f. Location.

a. No part of a SWECS shall be located within or over drainage, utility or other established easements.

b. A freestanding SWECS shall be located entirely in the rear yard for residential uses. For a freestanding SWECS for all other uses, the location shall be appropriate to the property and setting and shall be determined through the special use permit and site plan review process.

c. A SWECS shall be located in compliance with the guidelines of applicable Federal Aviation Administration (FAA) regulations as amended from time to time.

d. No SWECS shall be constructed so that any part thereof can extend within 20 feet laterally of an overhead electrical power line (excluding secondary electrical service lines or service drops). The setback from underground electric distribution lines shall be at least five (5) feet.

e. Building mounted SWECS shall be prohibited unless the owner has obtained a written analysis from an Iowa licensed structural engineer determining that installation of a SWECS will not cause damage to the structure and that the SWECS can be securely fastened so as to not pose a hazard caused by detaching from the structure.

(5) Application Required. Application for SWECS shall be made on forms provided by the City of Ankeny. No action may be taken regarding requests for SWECS until completed applications have been filed and fees paid.

V. Storage, Outdoor.

(1) Outdoor storage of inoperable or unsafe vehicles constituting a junk, scrap, or salvage yard is prohibited.

(2) Outdoor storage of equipment or materials shall be so located and screened, fenced, or landscaped to comply with a type “C” screen as described in Chapter 194.02 to prevent visibility of such storage from all street right-of-way and appropriate adjoining property lines as determined by the Department Director.

W. Swimming Pool.

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(1) All swimming pools located in residential districts shall be located in the side or rear yard and shall be setback a minimum of four feet (4) from any property line.

X. Temporary Concrete Batch Plants or Temporary Asphalt Batch Plants or Concrete or Asphalt Recycling Plants under the following conditions:

(1) Permitted until termination of such project or projects.

(2) The contractor shall submit a routing of trucks to and from the proposed plant to the City Engineer as a condition prior to approval.

(3) The contractor shall be required to restore the area to its original productive state.

(4) Such facility shall only be allowed access via arterial or collector roads and highways. Access via local residential and/or collector roads serving residential areas shall be prohibited.

(5) Entire site must be 1,000 feet from a residential dwelling.

Y. Temporary Seasonal Uses, such as haunted houses and corn mazes, subject to the following conditions:

(1) The temporary use is limited to a maximum of 30 days.

(2) The temporary use is compatible with adjacent uses and will not adversely affect the surrounding neighborhood by means of odor, noise, dust or other nuisance.

(3) The site of the temporary use will be at least five (5) acres in size.

(4) Adequate off-street parking is provided on-site.

(5) Increased traffic by the temporary use will not adversely affect the surrounding neighborhood or City at large.

(6) All signage shall conform to the requirements of Chapter 195.04 of the Municipal Code.

(7) The temporary use is consistent with all Comprehensive Plan, Municipal Code and City and State regulations.

(8) The property owner/applicant shall obtain and maintain all necessary permits and licenses required for the use, as required elsewhere in the Municipal Code or by law.

Z. Utility, Major.

(1) The proposed location, design, construction, and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property.

(2) Such use shall not impair an adequate supply of light and air to surrounding property.

(3) Such use shall not unduly increase congestion on streets or public danger of fire or flood, and shall not endanger public safety.

(4) Such use shall not diminish or impair established property values in adjoining or surrounding property.

(5) Such use shall be in accord with the intent, purpose, and spirit of this Zoning Ordinance and the Comprehensive Plan of the City.

AA. Utility, Minor.

(1) The proposed location, design, construction, and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property.

(2) Such use shall not impair an adequate supply of light and air to surrounding property.

(3) Such use shall not unduly increase congestion on streets or public danger of fire or flood, and shall not endanger public safety.

(4) Such use shall not diminish or impair established property values in adjoining or surrounding property.

(5) Such use shall be in accord with the intent, purpose, and spirit of this Zoning Ordinance and the Comprehensive Plan of the City.

BB. Wireless Telecommunication Facility.

(1) Purpose. It is the intent of this Ordinance to provide fair regulation among providers of functionally equivalent services and to allow for the provision of personal wireless communication facilities.

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(2) Scope. The provisions of this Section apply to, and apply only to, the placement, construction and modification of that which is called "personal wireless service facilities" in Section 704 of the Telecommunications Act of 1996.

(3) Definitions. For the purpose of this Section, the following definitions shall apply:

a. “Antenna Height” means the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average between the highest and lowest grades of the support structure shall be used in calculating the antenna height.

b. “Antenna Support Structure” means any tower or any other structure that supports a device used in the transmitting or receiving of radio frequency energy.

c. “Cell Site” means a tract or parcel of land that contains the wireless communication antenna, its support structure, accessory structure(s), and parking and may include other uses associated with and necessary for wireless communication transmission.

d. “Tall Structure” means any structure the top of which is more than 50 feet above grade.

(4) Special Permit Not Required. A cell site with antenna that is attached to an existing communications tower, smoke stack, water tower, or other tall structure is permitted in all zoning districts. The height of the antenna shall not exceed the height of the existing tall structure by more than 20 feet. If the antenna is to be mounted on an existing tall structure, a Site Plan shall not be required.

(5) Special Permit Required. A cell site with antenna that is neither mounted on an existing tall structure nor is more than 20 feet higher than the tall structure on which it is mounted shall not be permitted except pursuant to a Special Use Permit issued by the Zoning Board of Adjustment pursuant to both Chapter 196.02 and the provisions of this Section.

(6) Action. Any request for authorization to place, construct, or modify personal wireless service facilities shall be acted on within a reasonable time after the request is duly filed with the proper city office, considering the scope and nature of such request. Any decision to deny a request to place, construct or modify personal wireless service facilities shall be in writing and supported by evidence contained in a written record.

(7) Criteria. All wireless communication facilities must meet the following criteria:

a. Necessity. The wireless communications company shall demonstrate, using technological evidence, that the antenna must be located where it is proposed in order to satisfy the antenna's function in the company's grid system.

b. Location. It is the intention that cell sites with antenna locate in areas containing commercial, industrial or institutional land uses. Cell sites with antenna are discouraged from locating within or directly adjacent to, low-density residential neighborhoods.

(8) Site Plan. A full site plan, as outlined in Chapter 192.02, shall be required for all cell sites requiring approval of a Special Use Permit, showing the antenna, antenna support structure, building, fencing, buffering, landscaping, parking, and access. Such site plan shall be submitted with the request for Special Use Permit.

(9) Setback. The minimum distance between the base of the antenna support structure and any property line shall be 35 feet.

(10) Structure Type. All antenna support structures shall be "stealth monopoles" except in Industrial Zoning Districts in which regular monopole towers may be located. Lattice or guyed towers are prohibited in all Zoning Districts.

(11) Painting. Antenna support structures should be painted in such a manner as to reduce the visual impact and create a harmonious appearance with its surroundings.

(12) Fencing. An opaque fence constructed of wood or masonry material, or other substantial material, that is consistent with the existing structures on the proposed site and approved by the Zoning Board of Adjustment, shall be installed around the antenna support structure and other equipment unless the antenna is mounted on an existing structure.

(13) Required Parking. If the cell site is fully automated, adequate parking shall be required for maintenance workers. If the site is not automated, the number of required parking spaces shall equal the number of people on the largest shift.

(14) Ancillary Activities. All other uses and activities ancillary to the antenna and associated equipment (including a business office, maintenance depot, vehicle storage, etc.) are prohibited from a cell site, unless otherwise permitted pursuant to the regulations for the zoning district in which the cell site is located.

(15) Co-location Effort. If the wireless communications company proposes to build a tower (as opposed to mounting the antenna on an existing tall structure), it shall demonstrate that it contacted the owners of tall structures within a one-quarter-mile radius of the site proposed, asked for permission to install the antenna on those tall structures, and was denied for

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reasons other than failure to agree on compensation. The Zoning Board of Adjustment may deny the permit if it concludes that the applicant has not made a good faith effort to mount the antenna on an existing tall structure.

(16) Antenna Height and Co-Location. In order to reduce the number of antenna support structures needed in the community in the future, the proposed support structure shall be designed to accommodate other users, including other wireless communications companies and local police, fire and ambulance companies. The applicant shall demonstrate, to the reasonable satisfaction of the Zoning Board of Adjustment that the antenna is the minimum height required to function satisfactorily and provide for future co-location. No antenna that is taller than this minimum height shall be approved. In addition, all cell sites shall comply with the height limitations outlined in Chapter 201.04 of the Ankeny Regional Airport Zoning Code.

(17) Safety. The applicant shall demonstrate, to the reasonable satisfaction of the Zoning Board of Adjustment that the proposed antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice or other debris, or radio frequency interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

(18) FCC License. The wireless communication company shall provide proof that it is licensed by the Federal Communications Commission.

(19) Air Safety. Support structures 200 feet in height or taller, or those near airports, shall meet all applicable Federal Aviation Administration regulations.

(20) Changes. There shall be no change in the exterior appearance of a cell site, including any change in the profile of the antenna support structure that is a departure from what was shown or represented in the initial application for the granted special use permit. Additional antenna devices may be attached as provided for in Chapter 196.02.6.BB(4) as a means to accomplish the objective of co-location as specified in Chapter 196.02.6.BB(15) and (16).

(21) Engineered Addition. If an additional antenna is installed on an existing antenna support structure, engineering data and certification by a licensed professional engineer assuring that the installation is structurally sound within the standards of good engineering practice shall be provided to the City staff.

(22) Removal. If a cell site, or any antenna support structure, is not used for a period of one year, it shall be the duty and obligation of the party then in possession and control of the site to have the unused antenna support structure and any other unused cell site apparatus completely dismantled and removed from the site.

7. Pre-Issuance Review; Special Use Permit. Before issuing any Special Use Permit for any of the above buildings or uses, the Board of Adjustment shall review the conformity of the proposed building or use with the standards of the comprehensive plan and with recognized principles of civic design, land use planning and landscape architecture. The Zoning Board of Adjustment may approve the Special Use Permit as submitted or, before approval, may require that the applicant modify, alter, adjust or amend the proposal as the Zoning Board of Adjustment deems necessary to the end that it preserves the intent and purpose of this Zoning Ordinance to promote public health, safety, morals and the general welfare. The Board may impose conditions as may be necessary to prevent or mitigate adverse effects upon other property. Such conditions shall be expressly set out in the resolution authorizing the special use and in the permit. Violation of such conditions shall be a violation of this Ordinance.

8. Pre-Issuance Review; Conditional Use Permit. Before issuing any Conditional Use Permit for any of the above buildings or uses, the Director or their designee shall review the conformity of the proposed building or use with the standards of the comprehensive plan and with recognized principles of civic design, land use planning and landscape architecture. The Director may approve the Conditional Use Permit as submitted or, before approval, may require that the applicant modify, alter, adjust or amend the proposal as the Director deems necessary to the end that it preserves the intent and purpose of this Zoning Ordinance to promote public health, safety, morals and the general welfare.

9. Application; Feasibility Evidence and Site Plan Required. Application for a Conditional Use Permit or a Special Use Permit under the terms of this Section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property; and shall include a site plan defining the areas to be developed for buildings, the areas to be developed for parking, the locations of sidewalks and driveways and the points of ingress and egress, including access streets where required, the location and heights of walls, the location and type of landscaping, and the location, size and number of signs.

10. Changes; Resubmittal Required. In the event that a Conditional Use Permit or a Special Use Permit is granted under the terms of this Section, any change thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal.

196.03 EXCEPTIONS AND MODIFICATIONS.

1. Existing Lots of Record – Yard Requirements. In any district where dwellings are permitted, a single-family dwelling may be

located on any lot or plot of official record, recorded prior to the effective date of the Zoning Ordinance, irrespective of its area or width; provided, however, if two or more lots or plots with continuous frontage in single ownership were of record prior to the effective date of said ordinance, such lots shall be considered buildable only in combinations that most nearly approximate the lot width and area requirements of the district in which located. The following yard requirements shall apply:

(1) The sum of the side yard widths of any such lot or plot shall not be less than thirty percent of the width of the lot, but in no case less than ten percent (10%) of the width of the lot for any one side yard.

(2) The depth of the rear yard of any such lot need not exceed twenty percent of the depth of the lots, but in no case less than 20 feet.

2. Yard Setback Exceptions. Exceptions to the required setbacks may be modified as follows:

A. All zone districts:

(1) Front Yard. Usual steps.

(2) Rear Yard. Elevated docks and usual steps.

(3) Side Yard. Elevated docks, air conditioning and/or heating units, and usual steps.

B. Residential Districts Only:

(1) Front Yard. Decks less than 36-inches in height which project not more than ten-feet into the required yard.

(2) Rear Yard.

a. Unenclosed, above and below, decks or porches which project not more than 12 feet into the required rear yard.

b. Enclosed or covered decks, porches, sunrooms, and building additions which project not more than 12 feet into the required rear yard, provided they are not more than 20 feet in width.

c. Egress window wells, cantilevers, and chimneys provided they do not project more than two (2) feet into the required rear yard setback.

(3) Side Yard. Egress window wells, cantilevers, and chimneys provided they do not project more than two (2) feet into the required side yard setback; however, cantilevers shall not be less than five (5) feet from any property line.

3. Residence Districts – Inaccessible Water and Sewer Lines. In any residence district where neither a public water supply nor a public sanitary sewer is accessible, the lot area and frontage requirements shall be as follows: lot area, one acre; lot width at building line, 130 feet. However, where a public water supply system is accessible, these requirements shall be one-half acre and 100 feet respectively.

4. Approved Plats Not Meeting Minimum Requirements. In the event a plat which has been approved has one or more lots that do not meet the minimum requirements for the district in which located, the following exceptions shall apply:

A. Front Yard – same as specified for the district in which located.

B. Lot Width and Side Yard – No lot shall be approved for building purposes having a width less than 40 feet, except as otherwise provided in this Zoning Ordinance. Side yards shall be the same as specified for the district in which located.

C. Rear Yard – The rear yard may be reduced proportionately to the variance permitted from standard lot size, which will be 100 feet of depth for the purpose of this Section.

5. Yards – Unobstructed Opening to the Sky. Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for permitted accessory structures and for the ordinary projections of sills, belt courses, cornices and ornamental features projecting in side and rear yards, but not to exceed 24 inches.

6. Side Yards – Mixed-Use Requirements. In instances where buildings are erected containing two or more uses housed vertically, the required side yards for the first-floor use shall control.

196.04 AMENDMENTS.

1. Council's Authority. The Council may from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after a report by the Plan and Zoning Commission, amend, supplement or change the boundaries or regulations in this Zoning Ordinance or subsequently established, and such amendment shall not become effective except by the favorable vote of a majority of all the members of the Council.

2. Additional Notices; Public Notification Signs. Any person who requests a land use plan amendment or rezoning of property shall cause to be erected at all of the street frontages of the property a public notification sign, stating a notification message as

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prescribed by City staff, and intended to inform the public of the proposed change and the time and place of the hearing on said change. Public notification signage will be black letters on a white sign board and will be installed in accordance with the following minimum standard:

Speed Limit	Minimum Size	Lettering Height	Quantity Per Street Frontage
20 MPH to 35 MPH	2' x 2'	3 inches	one per 300 feet
36 MPH and greater	4' x 8'	6 inches	one per 1,000 feet

Such public notification signs shall be erected no less than seven days before the hearing before the Plan and Zoning Commission, and shall remain in place until the final hearing before the City Council. It shall be the responsibility of the property owner to ensure that the signs are erected and maintained to be visible from the street rights-of-way in accordance with the provisions of this Section. The failure on the part of the property owner to erect and maintain the public notification signs may be considered by the Commission and Council, along with all other facts and circumstances, in determining whether the request for rezoning shall be granted. The property owner shall remove the signage within seven days of the date of the final action on the rezoning or land use plan amendment by the City Council. Any person who removes a public notification sign erected by the property owner, without the property owner's consent, shall be guilty of a misdemeanor.

3. Petition Requirements. Whenever any amendment or change is proposed to district boundaries which does not generally align with the Future Land Use Map in the Comprehensive Plan, petitions will be required which clearly describe the property and its boundaries for which the change or amendment is desired. The petitions should be duly signed by the owners of at least fifty-one percent of the area of all real estate included within the boundaries of the amendment as described in said petitions and, in addition, duly signed by the owners of sixty percent of the area of all real estate lying outside of said amendment boundary but within 300 feet of the boundary. Whenever any amendment or change is proposed to district boundaries which do align with the Future Land Use Map in the Comprehensive Plan, a petition will only be required of the owners within the boundaries of the amendment as described above. It shall be the duty of the Council to vote upon such petition within a reasonable time after the filing of such petition with the Development Services Department.

4. Re-filing. In case the proposed amendment, supplement or change is disapproved by the Plan and Zoning Commission, or a protest is presented duly signed by the owners of twenty percent or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot not to exceed 200 feet therefrom, or of those directly opposite thereto, extending the depth of one lot not to exceed 200 feet from the street frontage of such opposite lots, such amendments shall not become effective except by the favorable vote of at least four-fifths of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning or regulations contained in this Zoning Ordinance or subsequently established has been denied by the Council, then no new petition covering any of the same property or the same property and additional property shall be filed with or considered by the Council until one year has elapsed from the date of the filing of the first petition.

5. Filing Fees. Before any action shall be taken as provided in this Zoning Ordinance, the owner or owners of the property proposed or recommended to be changed in the zoning district regulations or zoning district boundaries shall pay a fee as established by City Council Resolution.

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CHAPTER 197

ZONING ORDINANCE

ADMINISTRATION

197.01 ZONING BOARD OF ADJUSTMENT.

1. Established. A Zoning Board of Adjustment is established which shall consist of five members. The terms of office of the members of the Zoning Board of Adjustment shall be for five (5) years on a staggered basis and their appointment shall be made by the Mayor, with the approval of the Council. Any member of the Board who shall thereafter be absent from three meetings of the Board during any one calendar year, without good cause, shall be deemed to have vacated such office on the occasion of such third absence. The Chairperson shall immediately report such vacancy to the Mayor who shall, with the approval of the Council, fill such vacancy for the unexpired term.

2. Meetings. The meetings of the Zoning Board of Adjustment shall be held at the call of the Chairperson and at such other times as the Board may determine. Such Chairperson, or in the absence of the Chairperson, the acting Chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member of each question, or if a member is absent or fails to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. The presence of three members shall be necessary to constitute a quorum.

3. Appeal Procedure.

A. Appeals to the Zoning Board of Adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the City affected by any decision of the Zoning Administrator. Such appeal shall be taken within ten days by filing with the Development Services Department a notice of appeal specifying the grounds thereof. The Department shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from is taken. An appeal stays all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Board, after notice of appeal has been filed with the Department, that by reason of the facts stated in the certificate, a stay would in the opinion of the Zoning Administrator cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application or notice to the Department and the Zoning Administrator and on due cause shown.

B. The Board shall fix a reasonable time for the hearing on the appeal, shall give public notice thereof as well as due notice to the parties in interest, and shall decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney. Before an appeal is filed with the Zoning Board of Adjustment, the appellant shall pay a fee as established by City Council Resolution.

4. Powers and Duties. The Zoning Board of Adjustment shall have the following powers and duties:

A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Administrator in enforcement of this Zoning Ordinance.

B. To grant a variation in the regulations when a property owner can show that his property was acquired in good faith; that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this Zoning Ordinance actually prohibits the use of this property in the district; and that the Board is satisfied under the evidence before it that a literal enforcement of the provisions of this Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the intended spirit and purpose of this Zoning Ordinance. In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Zoning Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation and punishable under Chapter 197.05. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Zoning Ordinance in the district involved, or any use expressly or by implication prohibited by its terms in said district.

C. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance

will not significantly alter the essential character of the surrounding neighborhood.

D. To permit the following exceptions to the district regulations set forth in this Zoning Ordinance; provided, that all exceptions shall by their design, construction and operation adequately safeguard the health, safety and welfare of the occupants of adjoining and surrounding property, shall not impair an adequate supply of light and air to adjacent property, shall not increase congestion in the public streets, shall not increase public danger of fire or endanger the public safety, and shall not diminish or impair established property values in surrounding areas:

(1) To permit erection and use of a structure or the use of premises or vary the height, yard, or area regulations in any location for a public service corporation for public utility purposes, or for purposes of public communication, including the distribution of newspapers, which the Board determines is reasonably necessary for the public convenience or welfare.

(2) To permit the use of property in residential districts for off-street parking purposes as accessory to permitted residential district uses where said parking lots do not immediately adjoin the permitted residential district use.

(3) To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown on record or by existing contract or purchase at the time of the passage of the Zoning Ordinance, but in no case shall such extension of the district boundary line exceed forty feet in any direction.

(4) To hear and decide upon permit applications for conditional uses in the Floodplain Overlay Zone as outlined in Chapter 193 of this Zoning Ordinance.

5. Appeal.

A. In exercising the powers and duties set forth in Chapter 197.01.4, the Zoning Board of Adjustment may, in conformity with the provisions of law, reverse or affirm, wholly or partly, or modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as it believes proper. To that end it shall have all the powers of the Zoning Administrator. The concurring vote of three of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Zoning Ordinance; provided, however, the action of the Board shall not become effective until after the resolution of the Board, setting forth the full reason for its decision and the vote of each member participating therein, has been filed. Such resolution immediately following the Board's final decision shall be filed in the office of the Board and shall be open to public inspection.

B. Every variation and exception granted or denied by the Board shall be supported by a written testimony or evidence submitted in connection therewith.

C. Any individual who is affected by any decision of the Board, may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board. In the alternative, any individual who is affected by a variance granted by the Zoning Board of Adjustment may appeal the variance to the City Council by submitting a written request for appeal to the City Clerk within sixty (60) days of the Board's decision. A variance's effective date is not automatically stayed during the 60-day appeal period, however, if an appeal is filed, the effective date of the variance shall be stayed during the Council's review of the appeal.

D. The City Council may review appeals, variances, exceptions or other requests granted by the Board before their effective date and may remand a decision to grant an appeal, variance, exception or other request to the Board for further study. Upon City Council action to remand a decision by the Board, the effective date of the decision shall be delayed for thirty (30) days from the date of the remand.

197.02 OCCUPANCY AND COMPLIANCE CERTIFICATES.

1. Application. Certificates for occupancy and compliance shall be applied for coincidentally with the application for a building permit and shall be issued within ten days after the lawful erection or alteration of the building is completed. A record of all certificates shall be kept on file with the Development Services Department, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected.

2. Land and Buildings. No land shall be occupied or used and no building, erected or structurally altered after the effective date of the Zoning Ordinance, shall be occupied or used in whole or in part for any purpose whatsoever, until a certificate is issued by the Building Official stating that the building and use comply with the provisions of this Zoning Ordinance and the building and health ordinances of the City.

3. Change of Use of Buildings. No change of use shall be made in any building or part thereof, erected or structurally altered after the effective date of the Zoning Ordinance, without a permit being issued therefor by the Building Official. No permit shall be issued to make a change unless the changes are in conformity with the provisions of this Zoning Ordinance.

4. Building Alterations. No permit for excavation for, or the erection or alteration of, any building shall be issued before the application has been made for a certificate of occupancy and compliance, and no building or premises shall be occupied until the certificate and permit are issued.

5. Nonconforming Uses. Nothing in this part shall prevent the continuance of a nonconforming use as authorized in Chapter 196.01, unless a discontinuance is necessary for the safety of life or property.

197.03 SITE PLANS. Each application for a building permit shall be accompanied by a site plan which meets the requirements specified in Chapter 192.02 with the exception that applicants for building permits on single family and duplex lots shall submit a site plan, drawn to scale, showing the actual dimensions of the lot to be built upon, the size, shape and location of the structure to be erected, and such other information as may be necessary to provide for the enforcement of this Zoning Ordinance. A record of applications and site plans shall be kept in the office of the Zoning Administrator.

197.04 ZONING ADMINISTRATOR. The Department Director or designee is the Zoning Administrator, and in that capacity shall exercise the following duties:

1. To inspect and approve building permit applications for conformance to this Zoning Ordinance, before the building permit is issued by the Building Official;

2. To investigate reports of violations of this Zoning Ordinance including a written report of the facts pertaining to such violation;

3. To attend all meetings of the Plan and Zoning Commission.

4. To act as Secretary of the Zoning Board of Adjustment and to carry out and enforce any decisions or determinations by said Board;

5. To administer and enforce the Floodplain Regulations as outlined in Chapter 193 of this Zoning Ordinance.

6. Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this Zoning Ordinance;

7. Review subdivision proposals to ensure such proposals are consistent with the purpose of this Zoning Ordinance and advise the City Council of potential conflicts.

197.05 ENFORCEMENT. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this Zoning Ordinance, the City, in addition to other remedies, shall institute any proper action or proceedings in the name of the City to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of said building, structure or land; or to prevent any illegal act, conduct, business or use in or about said premises. Each day that a violation is permitted to exist constitutes a separate offense. The Zoning Administrator is designated and ordered to enforce this Zoning Ordinance.

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CHAPTER 200

SUBDIVISION ORDINANCE

200.01 AUTHORITY; INTERPRETATION; EXCEPTIONS; WAIVERS; PENALTIES.

1. Application. The regulations contained in this Chapter shall apply to the subdivision of a lot, tract or parcel of land into two or more lots, tracts or other divisions of land for the purpose of sale, transfer, or of building development, whether immediate or future, including the resubdivision or replatting of lots or land. They shall also apply to each situation where there is a dedication of streets, alleys, easements or land for other public use.

   A. Any subdivision of land as described above shall not create substandard lots as defined or set out by any existing applicable ordinances.

   B. The above provisions shall not be construed to limit the acceptance of deeds, right-of- way or other land by the Council when such acceptance is in the public interest.

   C. These provisions shall not be construed to prohibit the sale of a portion of a legally platted lot by one owner to the owner of an adjoining legally platted lot provided:

      (1) The grantor's lot is not rendered substandard by being in violation of any of the provisions of the building, zoning, or subdivision ordinances of the City; and

      (2) The number of building parcels is not increased as a result of such conveyance.

   D. The conveyance of an easement shall not be considered a subdivision for the purpose of this Chapter.

2. Authority. These regulations are adopted pursuant to Chapter 354 of the Iowa Code.

3. Extra-territorial jurisdiction. Pursuant to Section 354.9 of the Iowa Code, the City hereby establishes its authority to review and approve subdivisions located within two miles of its corporate boundaries. At the discretion of the Department Director, staff may waive the review authority of those plats or plats of survey located within two miles of the corporate boundaries but outside the Planning Boundary established by the Future Land Use Map of the Comprehensive Plan.

4. Interpretation. The provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare.

5. Conflicts. These regulations are not intended to interfere with, abrogate, limit, repeal, or annul any other ordinance, rule or regulation, statute, provision of law, or easement, covenant, or other private agreement or restriction. Where any provision of these regulations imposes a restriction different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, statute or other provision of law, whichever provisions are more restrictive or impose a higher standard shall control and prevail.

6. Exceptions. Whenever the tract to be subdivided is of such unusual topography, size or shape that the strict application of the subdivision requirements would result in substantial hardship or whenever the strict application of the subdivision requirements would be contrary to the public interest, the Council, upon recommendation of the Commission, may vary or modify such requirements so that the subdivider is allowed to develop their property in a reasonable manner; provided, such exception or modification will not have the effect of nullifying the intent and purpose of the subdivision regulations for the City or of interfering with carrying out the Comprehensive Plan. In no case shall any exception or modification be more than the minimum necessary to eliminate the hardship. In so granting an exception, the Council may impose such additional conditions as are necessary to substantially secure the objectives of the requirements so varied, modified, or waived.

7. Waivers for subdivisions of existing platted lots. The Council may waive the requirements of this Chapter where existing platted lots are subdivided if all of the following conditions are satisfied:

   A. The resulting lots are not substandard as defined or set out by existing applicable ordinance.

   B. All public improvements are installed or will be installed as a condition of the waiver of said platting requirements.

   C. All necessary public rights-of-way or easements are provided.

   D. A restrictive covenant is filed of record or other sufficient assurance is provided to deter or prohibit further resubdivision without compliance with this Chapter.

   E. No more than two lots are created as a result of the subdivision.

8. Recording of plat. No subdivision of land within the area of jurisdiction of these regulations shall be filed for record with the

County Recorder until such subdivision has been reviewed and approved pursuant to this Chapter. Upon the approval of a final plat by the Council, it shall be the duty of the subdivider to immediately file such plat with the County Recorder as provided by Chapter 354 of the Iowa Code. Unless such plat has been duly recorded and evidence thereof filed with the Clerk within 90 days of approval by the Council, such approval shall be revocable by the Council.

9. Enforcement, violations and penalties.

A. No building permit shall be issued unless the land upon which the proposed work is to be done is platted pursuant to the provisions herein this Ordinance. A building permit shall not be issued permitting the construction of any building or other structure on any lot designated on any plat as an outlot, without such lot being replatted in accordance with the provisions herein this Ordinance. Such platting may be waived by City Council if it is determined that no portion of the land is needed for public purposes or if that portion needed for public purposes, as determined by the Council, is dedicated to the City; provided further, that such platting may be waived by the Development Services Director if the requested building permit is for one of the following purposes:

(1) Any accessory structure or building addition for a one-or two-family residence; or

(2) Freestanding signs; or

(3) The removal, repair, or alteration of a structure on unplatted premises, provided that there is no change in the use of classifications of such structure; or

(4) The term "alteration" shall be deemed to mean any change or modification of a structure that does not serve to increase the size of the original structure by more than ten percent.

10. The Development Services Director shall be responsible for the enforcement of these regulations.

11. No owner, or agent of an owner, of land shall transfer or sell any lot or parcel divided from a larger parcel except in compliance with these regulations.

12. Any person who fails to comply with or violates this Chapter shall be subject to penalties as provided in Chapter 4, Municipal Infractions, of the Ankeny Municipal Code.

13. Nothing contained herein shall in any way limit the City's right to any other remedies available to the City for the enforcement of this Chapter.

14. The Council shall establish, from time to time, by resolution, fees for the review of plats. No plat for any subdivision or resubdivision shall be considered filed with the Clerk until all fees applicable to the plat have been received.

15. Preliminary and final plats of owners may be rejected for processing under this Chapter of the Ankeny Municipal Code when the owner has another subdivision in process and with respect thereto is failing or refusing to meet the requirements of this Chapter.

200.02 DEFINITIONS. The following words are defined for use in this Chapter and shall be interpreted as follows:

1. "Abutting" means having a common boundary.

2. "Addition" means an expansion of an existing building or structure.

3. "Adjacent" means nearby, which may or may not be abutting.

4. "Aliquot Part" means a one-half, one-quarter, one-half of one-quarter or one-quarter of one-quarter fractional part of a section within the United States public land survey system.

5. "Alley" means a minor right-of-way dedicated to the public use, which is primarily for vehicular access to the back or the side of properties otherwise abutting on a street.

6. "Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also, commonly referred to as "100-year flood."

7. "Base Flood Elevation (BFE)" means the elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

8. "Block" means a land area within a subdivision which is entirely surrounded by public streets, streams, railroad rights-of-way, etc., or a combination thereof.

9. "Buildable Area" means the area of a lot remaining, which may be built upon, after requirements of Chapters 190 through 197, Zoning Ordinance, and any easements and site-specific physical limitations have been observed.

10. "City Engineer" means the City Engineer of the City of Ankeny or their designee.

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11. “Commission” means the Plan and Zoning Commission of the City of Ankeny.

12. “Comprehensive Plan” means the plan or series of plans made for the future development of the area as approved and adopted from time to time by the Council. Such plans may indicate the general locations recommended for major streets, parks, public facilities, land uses, and other public improvements. Such plans may also contain statements of policy of the City with respect to the physical development of the community.

13. “Conveyance” means a form of deed or contract.

14. “Cul-de-Sac” means a dead-end street having its closed end terminated in a vehicular turnaround or a circular paved area used for a vehicular turnaround at the end of a dead-end street.

15. “Days” mean unless otherwise specified, calendar days.

16. “Dedication” means a grant by the owner of title in fee simple of real property to the City for use as a public street, park, or other public facility.

17. “Design Standards” means the latest edition of Iowa Statewide Urban Design and Specifications (SUDAS) and the City of Ankeny’s Supplemental Specifications to SUDAS as approved by the Ankeny City Council.

18. “Developer” See "subdivider."

19. “Director of Development Services” means the Director of Development Services of the City of Ankeny or their designee.

20. “Director of Municipal Utilities” means the Director of Municipal Utilities of the City of Ankeny or their designee.

21. “Director of Public Works” means the Director of Public Works of the City of Ankeny or their designee.

22. “Division” means dividing a tract or parcel of land into two parcels of land by conveyance or for tax purposes. The conveyance of an easement, other than a public highway or street easement, shall not be considered a division for the purpose of this Chapter.

23. “Easement” means authorization by a property owner for the use by another of any designated part of said person's property for a specified purpose.

24. “Engineering Department” means the Public Works Department and/or Municipal Utilities Department of the City of Ankeny.

25. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas, resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

26. “Flood Hazard Area” means any land susceptible to being inundated by water as a result of a flood, otherwise referred to as the floodplain; as designated by the Iowa Department of Natural Resources (including best available data), the Federal Insurance Administration, or specific engineering studies conducted on behalf of the City.

27. “Floodplain” means any land area susceptible to being inundated by water as a result of a flood.

28. “Floodway” means the channel of a river or stream, and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one foot.

29. “Frontage” means that side of a lot abutting on a street and ordinarily regarded as the front of the lot.

30. “Grade” means the slope of a road, street, or other public way expressed in terms of the ratio of rise to run as a percent.

31. “Grading Plan” means a drawing of a proposed subdivision on a contour or topographic map showing existing and proposed contours.

32. “Improvements” mean the furnishing of all materials, equipment, work and services, including plans and engineering services, staking and supervision necessary. Changes and modifications to land necessary to prepare it for building sites, including but not limited to street paving and curbing, grading, monuments, drainageways, sewers, fire hydrants, water mains, sidewalks, street trees, pedestrian ways and other public and private works and appurtenances.

33. “Legal Description” means a description defining land boundaries legally sufficient for the purpose of sale and conveyance, tax assessment and collection, and recording.

34. “Lot” means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area and provides such yards and other open space as are required. Such lot may consist of the following:

A. A single lot of record;

B. A portion of a lot of record;

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C. A combination of complete lots of record and portions of lots of record; and

D. A parcel of land described by metes and bounds or plat of survey.

35. “Lot, Corner” means a lot abutting upon two or more streets at their intersection.

36. “Lot, Double-Frontage or Through” means a lot having a frontage on two or more nonintersecting streets, as distinguished from a corner lot.

37. “Lot, Interior” means a lot other than a corner lot.

38. “Lot, Postage Stamp” means a small lot typically contained within an owner’s association held common lot or outlot and intended to define the immediate area surrounding the perimeter of an individual townhouse or rowhouse unit or commercial building for ownership purposes.

39. “Lot, Reversed-Frontage” means a corner lot, the side street line of which is substantially a continuation of the front lot line of the first platted lot to its rear.

40. “Lot Depth” means the mean horizontal distance between the front and rear lot lines.

41. “Lot Line” means the property line bounding a lot.

42. “Lot of Record” means a lot which is a part of a subdivision recorded in the office of the Polk County Recorder, or a lot or parcel described by metes and bounds, the description of which has been recorded.

43. “Lot Width” means the width of a lot measured at the building line and at right angles to its depth.

44. “Metes and Bounds Description” means a legal description of land, which describes the boundaries of the parcel by using distances and angles or bearings, or by reference to physical features of the land.

45. “Minimum Protection Elevation (MPE)” means the lowest elevation at which a new structure or addition can be built to prevent flood damage. MPE’s shall meet the current requirements of FEMA, Iowa Department of Natural Resources, and City standards.

46. “Outlot” means a portion of a platted subdivision or other parcel of land not intended by its owner for immediate building development.

47. “Owner” means the legal entity holding title to or having proprietary interest in the land being subdivided or such representative or agent as is fully empowered to act on its behalf.

48. “Parcel” means a part of a tract of land.

49. “Parcel Number” means a unique number or combination of numbers assigned to a parcel of land pursuant to Section 441.29 of the Iowa Code; also referred to as Geoparcel Number.

50. “Park Facility Standards Manual” means the adopted manual, in support of the Parks Master Plan, that established the minimum standards for construction of parks and recreation facilities by private developers.

51. “Parks Master Plan” means the adopted plan, in support of the Comprehensive Plan, that establishes goals, timelines, and guiding principles for the management, improvement, and development of the City’s parks, trails, recreation programs, and open space. The plan may also contain statements of policy of the City.

52. “Performance Bond” means a surety bond made out to the City in an amount equal to the full cost of the improvements which are required by these regulations for a final plat, said surety bond being legally sufficient to secure to the City that the said improvements will be constructed in accordance with this Chapter.

53. “Plat” means the map or other graphical representation and supporting documentation of the subdivider's plan for division of land.

54. “Plat, Auditor’s” means a subdivision plat required by either the Auditor or the Assessor, prepared by a licensed professional land surveyor under the direction of the County Auditor in accordance with Sections 354.13 through 354.17 of the Iowa Code.

55. “Plat, Final” means a subdivision plat map drawn to the standards of Section 355.8 of the Iowa Code and satisfying the provisions of Sections 354.6 through 354.11 of the Iowa Code which is presented for approval pursuant to this Chapter prior to filing with the County Recorder, Auditor and Assessor.

56. “Plat, Official” means either an auditor's plat or a subdivision plat, which has been filed for record in the offices of the County Recorder, Auditor and Assessor.

57. “Plat, Preliminary” means a drawing and supportive information as required in Chapter 200.03, indicating the proposed manner of layout of the subdivision to be approved by the Commission and the Council upon finding conformance with the requirements

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and standards of this Chapter and other City policies.

58. “Plat, Sketch” means a sketch of a proposed layout of lots, blocks, streets, and public improvements prepared for a pre-application conference prior to submittal of a preliminary plat.

59. “Plat, Subdivision” means the graphical representation of the subdivision of land, prepared by a licensed professional land surveyor, having a number or letter designation for each lot within the plat and a succinct name or title that is unique within Polk County.

60. “Plat of Survey” means the graphical representation of a survey of one or two parcels of land, including a complete and accurate description of each parcel within the plat, prepared by a licensed professional land surveyor.

61. “Public Improvement Plan” means maps, engineering drawings, specifications, plans, and such other information as may be necessary to define and describe the location, design, capacity, materials, and other characteristics of a proposed subdivision improvement.

62. “Replat” means a subdivision plat representing land that has previously been included in an official plat. May also be referred to as, “Resubdivision.”

63. “Right-of-Way” means a parcel of land intended to be occupied for streets, sidewalks, utilities, and other public purposes. In a plat, rights-of-way are to be separate and distinct from other lots or parcels. Rights-of-way intended for public facilities shall be dedicated to public use and title transferred to the appropriate public agency.

64. “Special Flood Hazard Area (SFHA)” means the land within a community subject to the "base flood," as defined in this Section. This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

65. “Street” means a roadway serving more than one parcel of land which provides principal vehicular and pedestrian access to adjacent properties.

66. “Street, Dead-End” means a street having only one end open to traffic.

67. “Street, Frontage/Backage” means a street located parallel to an expressway, major arterial street, or railroad to provide access to abutting properties.

68. “Street Tree” means a tree planted in the public right-of-way between the back of curb and the sidewalk/trail. Only tree species listed on the City’s approved street tree list shall be allowed.

69. “Stormwater Management Plan” means a detailed study, prepared by a state of Iowa registered engineer, showing hydrology and drainage calculations that meet the requirements of Section 200.04.2.I of this Chapter and all duly adopted plans or policies by the Council.

70. “Subdivider” means the owner or agent under legal authority of the owner who undertakes to cause a parcel of land to be designed, constructed, and recorded as a subdivision.

71. “Subdivision” means a division of a tract of land into two or more lots or parcels.

72. “Subdivision, Major” means any subdivision which is not a minor subdivision because it requires either the construction of any public improvements or proposes new public or private streets or contains more than four lots. Unless otherwise specified, the term "subdivision" as used within this Chapter shall be assumed to refer to a major subdivision.

73. “Subdivision, Minor” means any subdivision in which no new public or private streets are proposed and which does not require the construction of any public improvements and which contains no more than four lots.

74. “Surveyor” means a licensed professional land surveyor who engages in the practice of land surveying pursuant to Chapter 355 of the Iowa Code.

75. “Tract” means an aliquot part of a section, a lot within an official plat or a government lot.

76. “Transportation Master Plan” means the adopted plan, in support of the Comprehensive Plan, that outlines the community’s long-term vision for transportation and mobility. The Transportation Master Plan (TMP) may identify the community’s transportation needs and values, prioritize future transportation projects and programs, and guide maintenance and funding of infrastructure. The TMP may also contain statements of policy of the City.

77. “Utility” means services and facilities required to provide for the physical functions and activities in developed real property including, but not limited to, sanitary sewer, storm sewer, water main, natural gas, electricity, telephone, cable television and other facilities and services. Utilities may either be provided by public or private agencies.

200.03 PROCEDURES AND SUBMISSION REQUIREMENTS FOR PLATS.

1. Classification of plats and subdivisions. Plats and subdivision shall be classified as minor subdivisions, major subdivisions and auditor's plats, as defined in Chapter 200.02.

2. Pre-application conference. Whenever a major or minor subdivision is proposed within the platting jurisdiction of the City, the subdivider shall request a pre-application conference with City staff. The purpose of the pre-application conference is to acquaint the City staff with the proposed subdivision and to acquaint the subdivider with the procedures and standards of the City with respect to the proposed subdivision. All information shared by the applicant and by City staff at the pre-application meeting is considered preliminary and may not cover all potential issues. Nothing stated at the pre-application meeting shall be considered binding on the applicant or on the City. The official review shall begin upon submittal of preliminary or final plat application to the City.

3. Sketch plat. At the pre-application conference, the subdivider shall provide a map or sketch plat showing the location of the subdivision, the general location of any proposed streets and other improvements, and the general layout and arrangement of intended land uses, in relation to the surrounding area. The subdivider may request that the sketch plat be submitted to the Commission for review prior to preparation of preliminary and final plats in order to determine the acceptability of the concepts for development of the land contained therein.

4. Plats required. In order to secure approval of any proposed subdivision, the subdivider shall submit plats and other information to the City as required by this Chapter.

A. Major subdivision plats required. The subdivider of any major subdivision shall comply with the submittal requirements for a preliminary plat and for a final plat.

B. Minor subdivision plats required. The subdivider of any minor subdivision is not required to submit a preliminary plat. Specific portions of the documents required for a preliminary plat may be required as part of the final plat submission if requested by City staff, the Commission, or Council.

5. Procedure for review of preliminary plats.

A. Filing. The subdivider shall file the appropriate number of copies of the preliminary plat materials in accordance with established procedures outlined in the application packet provided by the Development Services Department.

(1) Filing fee. The preliminary plat submittal shall be accompanied by a filing fee in accordance with the schedule of fees as adopted by Resolution of the Council.

(2) Deadline. The preliminary plat shall be filed in accordance with the filing schedule as established by the Development Services Department. Preliminary plats filed without all required documentation or filed later than this deadline will not be considered complete applications and will not be accepted. Once all required documentation has been submitted then the submittal will be considered complete and begin through the approval process.

B. Distribution. The Development Services Department shall distribute copies of the preliminary plat and supporting documentation to the appropriate City departments.

C. Staff review. The appropriate City staff shall review the preliminary plat and prepare reports of their findings and comments to the Commission and the Council.

D. Commission review. The Commission shall examine the plat and staff reports and such other information as it deems necessary or desirable, to ascertain whether the plat conforms to the ordinances of the City, the Comprehensive Plan and other duly adopted plans and policies of the City. The Commission shall forward a report and recommendation regarding the preliminary plat to the Council. If such recommendation is for disapproval of the plat, the reasons therefor shall be set forth in writing and a copy of the report and recommendation shall be provided to the subdivider.

E. Council review.

a. The Council shall examine the preliminary plat and the reports of the Commission, staff, and such other information, as it deems necessary or desirable. The Council shall ascertain whether the plat conforms to the ordinances of the City, the Comprehensive Plan, and other duly adopted plans and policies of the City.

b. The Council may approve, approve subject to conditions, or disapprove the plat. If the Council disapproves the plat, the reasons therefor shall be set forth in writing by the Council.

c. If additional information or modifications are required before an approval can be granted, the Council may table the matter until the conditions have been met or the necessary information provided.

d. Submittal of the approved preliminary plat. Following Council approval of a preliminary plat if subject to conditions, but prior to the submittal of the public improvement plans to the City Engineer, the subdivider shall file the appropriate number of copies of the approved preliminary plat with the Development Services Department in accordance with

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established administrative procedures.

e. Distribution of the approved preliminary plat. The approved preliminary plat shall be stamped by the Development Services Department. The Development Services Department shall distribute the stamped copies of the approved preliminary plat to the appropriate City departments, the public utilities and such other persons as necessary.

f. Duration of approval of preliminary plat. The approval of a preliminary plat by the Council shall be valid for a period of two years from the date of such approval. After a period of two years, such approval of the preliminary plat shall be void unless some portion of the preliminary plat is filed as a final plat or the Council approves an extension on the period of validity. If the preliminary plat expires, the subdivider shall be required to resubmit a new preliminary plat for approval subject to the then current subdivision and zoning regulations before any development of the subdivision will be allowed.

6. Required information on Preliminary Plat. The preliminary plat shall show or include the following:

A. Plat Name

B. Name, address, and phone number of the Land Surveyor, Property Owner(s), and Developer

C. Date of preparation

D. North arrow

E. Scale – not to exceed 1"=100'

F. Vicinity sketch showing location of the project and street alignment of existing and proposed subdivisions with a scale less than 1"=500'

G. I.D. and ownership of adjacent land

H. Zoning

I. Contour intervals of no more than five feet

J. Effective National Flood Insurance Program Flood Insurance Rate Map number and effective date, Special Flood Hazard Areas, flood zone designation, regulatory floodway, cross sections with 1% annual chance, and base flood elevation data. In the absence of effective Flood Insurance Rate Maps, best available base flood elevations and data shall be used.

K. Location of surface features including property lines, buildings, railroads, watercourses, topography, terrain, surface water drainage, and other similar items affecting development

L. Location and size of existing and proposed subsurface features including sanitary sewers, storm sewers, water mains, and other utilities

M. Location and dimension of existing and proposed street features including street width, right-of-way width, street names, and adjacent street widths and names

N. When street trees are proposed to be included, a street tree planting plan showing the general location and species of all street trees in the subdivision. For subdivisions abutting an existing street, street trees may be provided on the adjacent side of the existing street. The species shall be varied and from the City's list of approved street trees.

O. Legal description of the property to be platted

P. Boundary lines including dimensions

Q. Lot lines

R. Lot dimensions

S. Lot numbers

T. Easements including location, width, and purpose

U. Corner radii

V. Existing addresses

W. Sidewalk and bike paths

X. Site for public lands – schools, parks, playgrounds, or other public uses in accordance with the comprehensive plan

Y. Lots to be dedicated or reserved

Z. References, location, and description of survey monuments found

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AA. Sidewalk/street lighting note (rural)

BB. Traffic Impact Study meeting all requirements of the adopted City policies.

7. Procedure for review and approval of final plats.

A. Filing. To initiate consideration of a final plat, the subdivider shall file copies of the final plat map with the Development Services Department of the City in accordance with established procedures outlined in the application packet provided by the Development Services Department.

(1) Filing Fee. The final plat shall be accompanied by a filing fee in accordance with the schedule of fees as adopted by Resolution of the Council.

(2) Deadline. The final plat shall be filed in accordance with the filing schedule as established by the Development Services Department. Final plats submitted without general approval of the preliminary plat, the required fee, all required documentation or filed later than this deadline will not be considered complete applications and will not be accepted. Once all required documentation has been submitted then the submittal will be considered complete and begin through the approval process.

B. Staff review. The appropriate City staff shall review the final plat and prepare reports of their findings and comments to the Commission and the Council.

C. Commission review.

(1) If the final plat is in conformance with an approved preliminary plat for the area, no review or recommendation by the Commission is required prior to review by the City Council.

(2) If there is no approved preliminary plat or the final plat is not substantially in conformance with the approved preliminary plat, the Commission shall examine the final plat and the reports of the City Engineer and the Development Services Director and such other information as it deems necessary or desirable, to ascertain whether the plat conforms to the approved preliminary plat, the ordinances of the City, the Comprehensive Plan, and other duly adopted plans and policies of the City. The Commission shall, forward a report and recommendation regarding the plat to the Council. If the recommendation is for disapproval of the plat, the reasons therefor shall be set forth in writing and a copy of the report and recommendation shall be provided to the subdivider.

D. Council review. The Council shall examine the final plat, the reports of the Commission, the Development Services Director, the City Engineer and such other information as it deems necessary or desirable. Upon completion of such examination, the Council shall ascertain whether the final plat conforms with an approved preliminary plat, the ordinances of the City, the Comprehensive Plan, other duly adopted plans and policies of the City. If all findings are affirmative, the Council shall approve the final plat.

E. The Council may refuse to consider a final subdivision plat submitted by a subdivider if that subdivider is not in compliance with the terms and conditions of a previously approved preliminary plat.

8. Required information on final plat. The final plat shall show the following:

A. Plat/Subdivision name

B. Name, address, and phone number of the Land Surveyor, Property Owner(s), and Developer

C. Land Surveyor certificate and seal

D. Date of preparation

E. North Arrow

F. Scale – not to exceed 1”=100’

G. Vicinity sketch showing location of the project and street alignment of existing and proposed subdivisions with a scale less than 1”=500’

H. I.D. and ownership of adjacent land

I. Zoning

J. Legal description of the property to be platted

K. Tract boundary lines including dimensions

L. Lot lines

M. Lot dimensions

N. Lot numbers

O. Easements including location, width, and purpose

P. Corner radii

Q. Interior angles

R. Curve data

S. Street widths

T. Right-of-way widths

U. Street names

V. Addresses

W. Lots to be dedicated or reserved

X. References, location, and description of survey monuments found

Y. Sidewalk/street lighting note (rural)

Z. Effective National Flood Insurance Program Flood Insurance Rate Map number and effective date, Special Flood Hazard Areas, flood zone designation, and regulatory floodway.

9. Material Accompanying Final Plat. The following material shall accompany the final plat:

A. A statement by the proprietor(s) that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietor(s) may also include a dedication to the public of all land within the plat designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.

B. A statement from the mortgage holder(s) or lienholder(s), if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Iowa Code may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

C. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this Section.

D. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Iowa Code.

E. A Public Improvement Plan meeting the requirements of Chapter 200.04 and any other duly adopted policies by the City.

F. A Stormwater Management Plan meeting the requirements of Chapter 200.04.2.I and any other duly adopted policies by the City.

G. A Traffic Impact Study meeting the requirement of adopted City policies.

H. All protective covenants, affecting the subdivided land, in form for recording.

I. Warranty deed(s) by the owner(s) dedicating streets and any lots for public use.

J. A separate Minimum Protection Elevation (MPE) sheet in form for recording. A standard template form can be provided by the City upon request. MPE's shall meet the current requirements of FEMA, Iowa Department of Natural Resources, and City Standards.

K. Easement documents for all public easement areas in the format provided by the City.

L. Such other certificates, affidavits, endorsements, or deductions as may be required by the Commission in the enforcement of these regulations.

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200.04 IMPROVEMENTS.

1. General requirements for improvements.

A. Improvements required. The subdivider shall, at their expense, construct the improvements required by this Chapter. The required improvements shall be designed in accordance with the requirements set forth in the Design Standards. The drawings and technical specifications shall be approved by the City Engineer prior to commencing construction of the proposed improvements. The proposed improvements shall be constructed in accordance with the drawings and technical specifications as approved by the City Engineer.

B. Plans required. Plans and specifications shall be in essential conformity with the approved preliminary plat and grading plan and shall conform to standard engineering practices and the Design Standards of the City.

C. City Engineer's review. The City Engineer shall review the public improvement plans for conformance to the Design Standards and the approved preliminary plat and grading plan and shall either approve, approve with conditions or disapprove the public improvement plans by written statement within a reasonable time after their filing. If the City Engineer's review of the plans as submitted reveals a deficiency or error requiring the material revision and resubmittal of the plans, the approval process shall recommence at the time of submittal of the revised plans. The public improvement plans shall be reviewed by the City Engineer prior to the Commission and/or Council consideration of the final plat. The final plat shall not be considered by the Council until the public improvement plans have been approved by the City Engineer. No construction shall begin on subdivision public improvements until the public improvement plans have been approved. No construction field changes shall be made without the written approval of the City Engineer.

D. Installation of improvements. Before the final plat of any subdivision is approved and recorded, the public improvements required under this Section shall have been installed and final inspected by the City Staff. The acceptance of the public improvements will be concurrent with the final plat approval at Council. In the alternative, as provided for in Section 200.04.3., if approved by the City Engineer, before the final plat of any subdivision is approved and recorded, the public improvements required under this Section shall have been secured as outlined in said Section.

E. Improvement requirements for extraterritorial subdivisions. Whenever, pursuant to Chapter 200.01.3., the City reviews a subdivision located in its extraterritorial review jurisdiction, the City may require, in lieu of construction and installation of sanitary sewers, sidewalks, storm sewers, Portland cement concrete street paving, municipal water service, or any one or more of these public improvements, the subdivider enter into an agreement to pay for said improvements or to allow for the installation and assessment of all the costs of said improvements at the time of or subsequent to voluntary or involuntary annexation.

2. Required improvements.

A. Monuments. Monuments shall be made of a permanent material sensitive to a dip needle and shall be 5/8 inch in diameter or larger and shall extend at least 30 inches below the finished grade. Permanent monuments shall be placed at all section and quarter section corners within the subdivision and at each block corner, lot corner, point of curvature, and points of tangency of street lines and at each angle point. Deviations from and/or substitutions for these standards must have the prior approval of the City Engineer.

B. Grading of lots. The subdivider shall grade any or all portions of the property subdivided with lots so that each lot will be suitable and usable for the erection of structures thereon and according to the approved grading plan.

C. Erosion and sediment control.

(1) All development shall comply with the applicable City, state, and federal erosion and sediment control and stormwater quality regulations.

(2) A developer shall grade any portion of the area to be subdivided only in conformity with an approved grading plan, including an approved erosion and sedimentation plan for the entire area.

(3) No building or structure shall be constructed that is not in general conformance with the approved grading plans or with an amended plan that has been approved by the City.

(4) The developer shall provide to the City a copy of the National Pollutant Discharge Elimination System (NPDES) Discharge Permit Authorization from the Iowa Department of Natural Resources (IDNR) for coverage of the subdivision. A copy of the notification to the IDNR shall also be submitted as development continues into the next phase of the subdivision.

(5) Storm sewers shall not outlet onto a property unless adequate erosion control measures are taken to assure compliance with applicable NPDES permits, state and/or federal regulations, and Chapter 169 of the Ankeny Municipal Code.

(6) The developer shall submit a Soil Management Plan that may be a standalone document or integrated into any

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Stormwater Pollution Prevention Plan (SWPPP) prepared for the site. The Soil Management Plan (SMP) identifies where soils and vegetation will not be disturbed and the methods used to restore the health (quality) of disturbed or compacted soils. The plan should include technical assessments such as Web Soil Survey data and geotechnical reports (when available). Infiltration tests are required for areas where infiltration BMPs are planned (also consider how these soils may be affected by site construction). The SMP should identify where soils will not be disturbed. It should assess the existing depth of topsoil and make a plan for how that soil will be preserved and replaced. It needs to identify stockpile placement and methods used to replace or remediate the soils. Soil conditions shall be considered when preparing a site conceptual layout and when selecting and designing stormwater BMPs. Topsoil management shall meet the requirements of the NPDES permit, and other duly adopted plans and policies of the Council.

D. Sidewalks.

(1) A minimum of five-foot wide concrete sidewalks shall be constructed on both sides of the street in all subdivisions in conformance with the Design Standards.

(2) Notwithstanding the above, the Council may defer the requirement for installation of required sidewalks at the time of construction of improvements for the subdivision in excess of the aforementioned timeframe if it is determined there is no immediate public need for sidewalks. At such time as the City Council deems the sidewalk to be necessary, installation by the property owner shall be required. Such installation requirement shall be documented in the resolution approving the final plat.

E. Street construction. When a proposed subdivision abuts an existing or proposed non-urbanized street, as illustrated in the Comprehensive Plan or Transportation Master Plan, the subdivider shall be responsible for the dedication of one half of the street right-of-way as well as the urbanized construction of one half of the street. As it may not be practical to construct one half of the street, the exact form, manner and timing of such improvement will be determined on a case by case basis and may be documented in a development agreement and/or require a petition and waiver. Such development agreement would be required to be executed with the City Council approval of the Preliminary Plat or Final Plat. The required right-of-way will be dedicated with the final plat. Should the traffic impact study for the proposed development determine the street or street improvements are required to support the proposed development, it shall be the subdivider's responsibility to construct the full-width street or street improvements, as necessary. The City shall pay a Council-established amount of cost share for street infrastructure. Any such street infrastructure shall become the property of the City, upon the City's inspection, approval, and acceptance of such street infrastructure.

F. Extension of public improvements. The subdivider shall extend public improvements to include street paving, sanitary sewer, storm sewer, water main and sidewalk throughout the subdivision to assure availability to contiguous property.

G. Sanitary sewer. The subdivider shall install sanitary facilities as specified in the approved public improvement plans and in conformance with the Design Standards. Sanitary facilities shall include sanitary sewer connection to the public sanitary sewer system and shall be extended to serve adjacent properties in a location approved by the City Engineer. Prior to the connection with the existing sanitary sewer system of the City, it may be necessary for the developer to pay a connection fee in accordance with requirements of the City. The City shall pay a Council-established amount of cost share for 15-inch trunk sanitary sewer mains. Sanitary sewer trunk lines 18-inch or larger may require a development agreement for installation and shall be negotiated at the time of the Final Plat. Any such sanitary sewer facilities shall become the property of the City, upon the City's inspection, approval, and acceptance of such sanitary sewer facilities.

H. Water supply. The subdivider shall install water supply facilities as specified in the approved public improvement plans and in conformance with the Design Standards, and public water main shall be extended to serve adjacent properties at a location approved by the City Engineer. Fire hydrants shall be installed in conformance with the Design Standards subject to approval of the location thereof by the Fire Chief. Prior to the connection with the existing potable water system of the City, it may be necessary for the developer to pay a connection fee in accordance with requirements of the City. Water main may be required to be installed that is larger than necessary to meet the needs of the area to be subdivided but is of a size necessary to complete the City water distribution system as it relates to both the area to be subdivided and other areas which may reasonably be anticipated to be subdivided or otherwise developed or used. The City shall pay a Council-established amount of cost share for upsizing. Any such water supply facilities shall become the property of the City, upon the City's inspection, approval, and acceptance of such water supply facilities.

I. Stormwater management.

(1) Any subdivision shall make adequate provision to control the rate of storm or flood water runoff including by storm water management measures necessary and appropriate for conveying by pipe or surface channelization any spring or surface water that may exist at the time of subdivision or be reasonably expected to be created by development or use of the area to be subdivided.

(2) Any required storm sewers including foundation drain collector lines shall be separate from any required sanitary

sewers and shall be installed at the subdivider's expense and subject to requirements of the City and shall be adequate to serve all lots or parcels of land within the area to be subdivided.

(3) The storm sewer system shall be designed with due regard to the present and reasonably foreseeable needs of the area to be subdivided and to the location and capacity of existing storm sewers and other storm water management measures available to serve existing and reasonably anticipated development or use of areas abutting the area to be subdivided.

(4) Any such storm sewers may become the property of the City, upon the City's inspection, approval, and acceptance of such sewers.

(5) Existing downstream restrictions shall be considered in the design of new or redevelopment sites and may restrict release rates from new or redeveloped sites. This is a normal existing condition consideration that has always been included in the professional design of stormwater management and will not be considered as "more restrictive than what is allowed or required" per Iowa Code Section 364.3, Code 2024.

a. The City may require the predeveloped condition to be equal to an undeveloped condition if drainage problems are occurring downstream due to existing development at the proposed site or in the watershed.

(6) Use a Runoff Curve Number (CN) for "newly graded areas" for pervious areas in new developments or redeveloped sites, unless SQR or decompaction or other equal method is utilized to increase infiltration per SUDAS and IDNR GP2 guidance.

(7) Existing condition of the site at the time the construction commences shall be defined using the following guidance:

a. For new development sites this means as a farm field, wooded, etc.

b. For redevelopment sites this means all impervious areas that are to be removed for the redevelopment will be taken into consideration and not included in the existing condition.

c. Determination of existing condition soil groups will consider that most farm fields in this area have field tiles, and are therefore considered drained.

d. Where existing site conditions include existing depressions, areas of existing ponding, etc., these existing areas of ponding will be included when developing the existing site Time of Concentration (Tc).

(8) For detention requirements the City may allow unified sizing criteria with justification for a reasonable CN assumed for existing conditions instead of requiring capacity to release the 100-year storm event at a rate not exceeding the existing peak runoff rate of a 5-year storm event with existing conditions, if requested by the subdivider and approved by the City.

(9) Stormwater management is required when the site adds a cumulative of 10,000 SF of impervious area to the site when compared to the existing site plan or site condition or if known adverse conditions exist which negatively impact upstream or downstream areas.

(10) Considerations shall be made for buffers or setbacks when developments are adjacent and/or include named waterways or tributaries.

J. Off-site improvements. In the event that a subdivision is determined to require new or enhanced public improvements outside of the property being subdivided, it shall be the responsibility of the subdivider to provide such public improvements in a form as may be acceptable to the City Engineer.

K. Franchise utilities.

(1) Installation. Franchise utilities such as electricity, natural gas, telephone and cable television may be installed to provide service to each building lot within the subdivision.

(2) Underground utilities. All utility transmission lines, including, but not limited to, electric, telephone, street lighting, cable television, and fiber optic systems shall be installed underground. Appurtenances and associated equipment, such as but not limited to surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed above ground.

(3) Waivers. The Council may waive all or part of the requirements of this Section if it is determined that soil, topographical or other conditions make such installations within the subdivision unreasonable or impractical. If overhead utility lines or wires are permitted, they shall be placed in the rear of the lots in residential and commercial zoning districts. Overhead utility lines, when permitted in industrial districts, shall be located as the Council direct.

L. Streetlighting. Streetlighting shall be installed by the electric utility company at the expense of the subdivider in compliance with the City's standards for streetlight location. The City Engineer shall approve of the type and location of streetlighting fixtures as part of the public improvement plans.

M. Street signs. Permanent street identification and traffic control signs and devices shall be installed at the subdivider's expense at the direction of the City Engineer.

N. Buffers and screening. When one- and two-family lots are proposed that are through lots with frontage onto two non-intersecting public streets, a 20-foot-deep buffer yard shall be provided along the rear of the proposed lots.

When any residential lots are proposed that abut any interstate right-of-way, a 30-foot-deep buffer yard shall be provided along the setback that abuts the interstate right-of-way.

Such buffer yards shall be provided in an outlot, intended to be owned and maintained by an association and shall be landscaped to the Type 'B' standards as outlined in Chapter 194.02. No structures or fences are allowed within the buffer yard outlot unless part of a unified landscaping and fencing plan for the overall development and approved by the Plan and Zoning Commission and City Council as part of the Preliminary Plat or Site Plan review and approval. Outlots containing buffer yards shall not be included when factoring setback requirements.

O. Street trees. Street trees are encouraged along all public streets. In general, street trees, when included, shall be planted in the parking area (green space) midway between the back of curb or edge of pavement and the front of sidewalk. Street trees shall be planted in such a manner as to avoid interference with, or obstruction of any improvements installed for public betterment such as public utilities, street signs, overhead utility lines, streetlights, and utility poles. More specifically, when street trees are included, the following standards shall apply:

(1) A minimum of one (1) street tree shall be planted for every 60 feet of frontage and there shall be at least one tree per lot frontage.

(2) For corner lots, the street tree shall be planted a minimum of 50 feet from the back of curb of the intersecting street.

(3) Such trees shall be located in the right-of-way adjacent to such lot and shall be from the City's list of approved street trees.

(4) Street trees shall be a minimum of 1.5" caliper in size, and the height shall be at least six (6) feet after pruning.

(5) Where the distance between the back of curb and the sidewalk line is 8 feet or less, the tree shall be centered in the space. Where the distance between the back of curb and the sidewalk line is greater than 8 feet, trees shall be planted within 4 feet of the sidewalk line.

(6) Street trees shall be planted a minimum of 15 feet from a street sign, streetlight or traffic signal pole, fire hydrant, water valve, or utility access; and, 20 feet from the edge of driveways for all types of properties.

Installation of street trees adjacent to lots in subdivisions may be deferred until a building permit has been issued for the adjacent lot. The deferral of street trees within a final plat beyond five (5) years shall not be extended unless specifically approved by City Council. No certificate of occupancy shall be issued until such time as the street trees have been installed.

3. Guarantees of performance.

A. In lieu of the requirement that public improvements be completed prior to approval of the final plat, the subdivider shall enter into a three-party contract to complete said public improvements. The performance of such construction shall be secured with the filing of a surety bond issued by an insurance company or bonding company acceptable to the Council upon which the subdivider is a principal and the City is the sole obligee. The bond shall be in an amount equal to the cost of the improvements. The assignment of subcontractor bonds by the subdivider will not satisfy the provisions of this Paragraph.

B. Building permits for any structures within the subdivision shall not be issued until all public improvements are accepted by the City Council. The City Engineer may release specific lots within the subdivision for building permit issuance, if, and only if, all public improvements needed to provide services to the lot have been inspected and approved by City staff, with the exception of minor punch list items.

C. All documents guaranteeing performance of the contract shall be in a form approved by the City Attorney. If improvements are not completed within the time specified, the Council may use the security or any necessary portion thereof to complete said improvements. The City Engineer may allow an extension of time for completion of improvements consistent with the security provided. The subdivider may enter into an agreement with the City with respect to any unusual circumstances relative to construction of, or cost sharing for, any required public improvements.

4. Inspection and testing of improvements. The subdivider or their designee shall notify the City Engineer before construction of each public improvement in order to facilitate the inspection to assure that said improvements are constructed in accordance with the approved plans, profiles and specifications. It is the ultimate responsibility of the subdivider and their professional engineer to provide assurance that the required improvements are constructed in accordance with the approved public improvement plans for the subdivision, the Design Standards and with any specific standards contained in the Ankeny Municipal Code. The City Engineer

may require testing by qualified professional testing services of the capacity, durability and other factors regarding the installation of public improvements as they may deem necessary to assure that the public improvements meet the Design Standards and any specific standards contained in the Ankeny Municipal Code or the laws of the State of Iowa or the United States. The Council may establish a schedule of fees for City inspection of public improvements and/or to cover City expenses related to such testing. The developer shall pay all costs required by this Section.

5. Acceptance. Acceptance of completed public improvements by resolution of the Council shall be based upon favorable recommendation by the City Engineer following receipt of maintenance bonds as prescribed in the Design Standards. The public improvements shall become the property of the City upon acceptance.

200.05 PARK AND OPEN SPACE DEDICATION. This Section is enacted to ensure that land is properly located and preserved for use by the public for park and recreational purposes in accordance with future community growth; and to further ensure that the cost of providing the park and recreational sites and facilities necessary to serve the additional residents brought into the community through subdivision development may be most equitably apportioned on the basis of the additional public requirements created by such subdivision development.

1. Parkland dedication; reservation or payment in lieu of dedication. As a condition of approval of a final plat of subdivision, each subdivider or developer shall be required to dedicate land without cost to the City for park and recreational purposes to serve the immediate and future needs of the neighborhood, in accordance with the following criteria:

A. Criteria for Requiring Parkland Dedication.

(1) The amount of parkland dedication shall be determined by the following formula:

Residential Zoning District	Percentage of Land Area
AG, RL-1, RL-2, RL-3	5%
RM-1, RM-2, RM-3, RH	10%

(2) Land area shall be the total area of the proposed subdivision plat minus any public right-of-way and any land located within an outlot for, or encumbered by, a storm water management facility maintenance covenant permanent easement agreement.

(3) The Comprehensive Plan and the Parks Master Plan, as adopted by the City, as well as the criteria and standards contained in the subdivision regulations shall be used as guidelines in locating sites and determining site size.

B. Determination of Percentage of Land Area. In determining the percentage of land area that is required, the zoning district in which the plat is located shall govern. If the plat is located within NMU, CMU, UP or PUD zoning districts and will not be used for residential purposes, no parkland dedication shall be required; provided, however, that the developer submits restrictive covenants running with the land for a period of no less than 20 years and in a form approved by the City Attorney warranting that the land within the plat will not be used for residential purposes, otherwise the dedication requirement will be 10%.

C. Release of Covenants. Such covenants shall run in favor of the City only. In the event that, subsequent to the filing of such covenants and approval of the final plat, the owner chooses to increase the density of the plat in excess of that permitted in such covenants, said owner may obtain a release of such covenant upon dedication to the City of the amount of land which would otherwise have been dedicated under this Section or the amount of cash contribution which would have been accepted after being credited with any amount of land or cash contribution previously dedicated or paid.

D. Payment In Lieu of Parkland. Where dedication of land is not compatible with the Comprehensive Plan or Parks Master Plan, the developer and City may agree to a cash payment in lieu of the dedication of such land. In this event, the developer may pay to the City a cash payment as hereinafter determined, which shall be placed in a special fund by the City and shall be used solely for the acquisition and/or development of park and recreational lands to serve the residents of the subject subdivision and surrounding neighborhoods.

(1) Method of Payment. The payment in lieu of land shall be based on the fair market value of the acres of land in the development that otherwise would have been dedicated as parkland. The fair market value shall be determined by the City by taking the total per- acre value of the total development and determining the proportionate value of the dedication of land required, as determined under Paragraph 1.A(1) of this Section. For purposes of this Section, fair market value shall be determined by the following method:

a. Annually, City Staff from the City Manager, Development Services and Economic Development Departments shall make a study of the average per-acre value of undeveloped real estate within the City limits, as well as nearby

lands likely to develop, giving due consideration to sales of such real estate during the preceding year and shall, based upon all available information, determine the average market value of all undeveloped land lying within and near the City. City Staff shall thereupon make this recommendation to the Council.

b. The Council shall, by resolution, thereupon establish the average per-acre fair market value, which shall be used to determine the basis for the cash contribution permitted under this Section until such value is changed or amended by subsequent resolution.

(2) Percentage Contribution. In no event shall any payments required under the provisions of this Section be in a greater percentage in relation to the total value of the land within the plat than the maximum required percentage of total land area as set forth in Paragraph 1.A(1) of this Section.

(3) Criteria for Requiring Dedication and a Payment In Lieu of Land. There may be situations when a combination of land dedication and a contribution in lieu of land are both advisable. These occasions will arise when:

a. Only a portion of the land to be developed is proposed as the location for parkland per the City's adopted Comprehensive Plan and Parks Master Plan. That portion of the land within the subdivision falling within the park location shall be dedicated as a site as aforesaid and a payment in lieu of land shall be accepted for any additional land that would have to be dedicated.

b. A major part of the local park or recreational site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication, and a payment in lieu thereof may be accepted.

E. Park Infrastructure Improvements in Lieu of Parkland.

A. Where dedication of land is not compatible with the Comprehensive Plan or Parks Master Plan, the developer and City may agree to park infrastructure improvements in lieu of the dedication of such land. In that event, the developer shall construct or install park infrastructure improvements that are equal in value to that of the minimum land dedication, had a land dedication been accepted, within existing or proposed city parks that can serve the new development.

B. In all cases where it is determined that park infrastructure is to be constructed or provided in lieu of a land dedication, the minimum value of the park infrastructure that is to be provided shall be determined in the following manner:

a. The amount of parkland dedication required shall be determined pursuant to Paragraph 1.A(1) of this Section.

b. The cash value shall be determined pursuant to Paragraph 1.D. of this Section.

c. The developer shall provide an invoice or other documentation confirming that the value of proposed park infrastructure is equal in value to the minimum land dedication requirement.

C. Park infrastructure improvements provided by a developer shall be constructed on lands dedicated as public parkland and shall be designed, constructed and installed to meet the requirements of the Park Facility Standards Manual and in accordance with related Federal, State and local Codes.

D. If park infrastructure is being provided in lieu of a land dedication, it shall be completed prior to the recording of the final plat unless surety is provided in favor of the city to guarantee that the park infrastructure will be installed at a later date.

E. Should this option be exercised, the City and the developer shall, prior to initiation of work on such improvements, enter into a development agreement outlining the improvements and value of the improvements.

F. Procedures.

(1) Pre-Application Conference for Plat Submittal. At the pre-application conference, the City and the developer shall review the requirements for parkland dedication, the plan for parks as contained in the Comprehensive Plan and Parks Master Plan, and criteria and standards as described in the subdivision regulations.

(2) Preliminary Plat. At the time of filing a preliminary plat with the Commission, the owner or developer of the property shall, as part of such filing, indicate whether they desire to dedicate property for park and recreational purposes or whether they desire to pay a fee in lieu thereof. If the owner or developer desires to dedicate land for this purpose, they shall designate the area thereof on the preliminary plat or site plan as submitted.

(3) Review and Recommendation by City staff. Land parcels that are unsuitable for development are typically unsuitable for a neighborhood park and therefore should be selected prior to a subdivision being platted and acquired as a part of the development process. Land proposed for park development, whether public or private, must strive to provide recreational opportunities and serve the public or residents of the subdivision in a meaningful way. The land must be of appropriate

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shape, size and location and must have convenient access and parking to meet the needs of the public or residents of the subdivision. In cases where the land proposed for parkland dedication is unsuitable for parks or public recreation purposes, the developer and City may agree to a cash payment in lieu of the dedication of such land. When an area of less than three (3) acres is required to be dedicated as public parkland, the City, at its discretion, may elect to accept a fee in-lieu of public parkland as alternative compliance. The City is authorized to allow phasing of parkland dedication below the requirement for each phase of development if the City finds the proposed phasing of parkland provides a more effective means of parkland dedication than would have otherwise been provided through the standard phasing. When the preliminary plat is received which proposes the dedication of parkland, City staff shall review the same and make recommendations and suggestions thereon with regard to placement, size, design and location of said park or recreational area. The following general criteria shall be utilized to form City staff's recommendation:

a. The proposed parkland is located in an area recommended for public parkland in the Comprehensive Plan or Parks Master Plan.

b. The size dedicated meets the minimum amount required under Paragraph 1.A(1) of this Section.

c. In the event the area to be dedicated only accounts for a portion of the overall parkland to be dedicated in the immediate vicinity, such parkland dedication shall be located so as to be easily combined with previous or future parkland dedication.

d. Land must have connectivity to a public street. Parkland should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.

e. If the City finds it necessary for optimum park placement, tracts to be dedicated may be split into two (2) or more separate park sites as long as:

i. Each site meets parkland standards; and

ii. Splitting the tract will not adversely affect ecological connectivity for wildlife habitat, vegetative species diversity, or interfere with other City Comprehensive Plan goals and city policies.

f. Consideration will be given to land that is in the floodplain or may be considered "floodable" even though not in a federally regulated floodplain if, due to its elevation, it is suitable for park improvements. Any area of parkland proposed for dedication that contains floodplain or may be considered "floodable" shall be calculated at one-third (1/3) the amount of actual land area for the purposes of dedication.

g. Should the City consider an area of parkland proposed for dedication that contains a waterway or floodway, it shall be calculated at 1/5 the amount of actual land area for the purposes of dedication. Proposed areas being considered as future parkland located in a waterway or floodway will require:

i. Where there is no mapped floodway identified on the effective FIRM or best available data for the floodway, the buffer shall be a minimum of 50-feet (undisturbed) on each side of the stream's belt width as measured using the Iowa Department of Natural Resources (IDNR) Method.

ii. Where there is a mapped floodway identified on the effective FIRM or best available data for the floodway, the buffer shall be a minimum of 50-feet (undisturbed) on each side of the floodway boundary, measured from the edge of the floodway boundary.

iii. Prior to dedication of any stream buffers to the City, the applicant's engineer shall analyze the stability of all drainageways within the stream buffer. Recommendations shall be reviewed and approved by city staff prior to acceptance. The City shall require the developer to complete any improvements determined necessary to prevent or stop drainageway erosion and maintain long-term bank stability.

h. A minimum of 75% of the required parkland area, with the exception of areas designated as open space, shall be graded to accommodate active recreation. The active recreation area shall be graded such that slopes are not less than 1.5% or greater than 5%, except under special conditions when greater slopes are desired to enhance recreation, such as a sledding hill, as determined by the City Council. On-site drainage patterns shall be designed and constructed to ensure runoff is not directed across active recreation areas and approved by the City. The City, at its discretion, may require the developer to mitigate existing/adjacent City owned property to ensure a cohesive park.

i. The interior of a park should be visible from an existing or proposed public right-of-way. In order to achieve this visibility, a park should include at least forty (40) feet of right-of-way frontage for every acre of credited parkland, with the exception of land dedicated for greenway/greenbelt purposes which shall have a corridor or point of connection that is at least thirty (30) feet wide to accommodate recreational trails and at least sixty (60) feet wide where required by the City to accommodate park access drives and trail. Right-of-way frontage on at least two sides

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of a park is recommended. Exceptions to the recommended frontage may be acceptable to accommodate environmental, historical, topographic, or other constraints; a park that serves mainly as a greenbelt; or a critical park need.

j. Adequate vehicular access shall be provided for parkland operation and maintenance. For public parkland areas not fronting a public street right-of-way or backing up to single-family and duplex residential properties, an access lot encumbered by a public ingress/egress easement containing a trail connection, not less than thirty (30') feet in width, shall be dedicated and conveyed to connect to the public parkland a minimum of every 1,000 linear feet along the public street. The access lot shall be owned and maintained by a home owner's association.

k. No on-site topsoil, within the proposed parkland limits, shall be excavated and hauled off-site for use elsewhere. Topsoil excavated from within existing and/or proposed parkland shall be stockpiled and used on-site as finish grade material in predesignated areas, unless approved by the City Engineer.

l. Site shall not have been used as a staging area, to stockpile material or as a disposal site during construction unless approved in writing by the City.

m. The proposed land shall not be encumbered by recorded easements, or easements proposed to be recorded, such that it prevents construction of recreation amenities desired on the parkland.

n. Where appropriate, sites with existing trees or other scenic elements are preferred and may be reviewed by the City's Arborist to make recommendations.

o. Rare, unique, endangered, historic or other significant natural areas will be given a high priority for dedication pursuant to this article. Areas that provide an opportunity for linkages between parks or that preserve the natural character of the surrounding environment may be required by the City to be included in the parkland dedication.

p. Stormwater detention/retention areas shall not be used to meet dedication requirements.

q. Prior to acceptance of required parkland dedications, the applicant/developer shall complete the following items for all proposed dedication areas:

i. The developer shall clear, fill, and/or final grade all land to the satisfaction of the City.

ii. All utilities shall be stubbed out at boundary of property (electrical, water, storm drainage, sewer).

iii. Improvements of street frontage (curb, gutter, pedestrian trail, sidewalk, street lights and street trees) must be provided.

iv. The developer shall seed and stabilize the parkland with four (4) inches of clean, lightly compacted topsoil. Seeding shall be completed using permanent seed mixtures. The City will determine the type of seed mix based on planned use of the property.

v. The developer shall submit a current Phase I Environmental Site Assessment completed according to the most current version of the American Society of Testing and Materials (ASTM) standards (ASTM E 1527). The City may accept parkland for dedication that has a historical recognized environmental condition, a controlled environmental condition, or a recognized environmental condition, to be calculated at an equal or lesser amount of actual land area being dedicated as parkland only with the approval of the City Engineer and if the land meets the Comprehensive Plan, Parks Master Plan, and other duly adopted applicable policies and plans.

vi. The developer shall be responsible for the location and installation of permanent property corner markers for all dedicated parkland property corners, in accordance with the property metes and bounds description.

r. The City shall have the right to refuse the conveyance of land that is deemed unsuitable for park or public recreation purposes, which includes:

i. Waterways, stormwater detention and retention, unless specifically recommended for parkland by the Comprehensive Plan or Parks Master Plan.

ii. Lands in excess of four-to-one (4:1) slope used to transition grades between city and non-city lands. The maximum distance of a sustained slope may, at the discretion of the City, be limited. The decision to limit how far a slope may extend longitudinally will be based on an analysis of the ability to provide the required programmatic elements of the park or open space and the collective impact that all surrounding slopes will have on the public use and function of the site. Retaining walls or other treatments may be required to reduce the impacts of sloped areas.

iii. Lands that are already encumbered from development such as deed restricted areas; lands protected by conservation easements; utility easements for gas pipelines, overhead electric transmission lines, and waterlines

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which restrict the installation of plant material and public use amenities.

iv. Neighborhood entry features, monumentation and signage.

v. Street rights-of-way and streetscapes.

vi. Medians and traffic-related intersection improvements.

vii. Private clubhouses, splashpads, community and recreation centers (including associated parking lots).

(4) Plan and Zoning Commission Action. As a part of its recommendations to the Council on the preliminary plat or preliminary site plan, the Commission shall make recommendations on the location of the proposed land dedication, delineating the boundaries thereof. If the developer requests to make a cash contribution in lieu of dedication, he or she must so advise the Commission, which will then determine the amount of such contribution, using the formula herein provided.

(5) Prerequisites for Approval of Final Plat or Site Plan. Where a dedication is required it shall be accomplished by providing the City with a properly executed warranty deed, dedicating the required land to the City without cost to the City. Where fee in lieu of dedication is accepted, the same shall be paid in the manner hereinafter set forth. If the developer chooses to make a cash contribution in lieu of land dedication, he or she may make payment to the City prior to approval of the final plat.

(6) Development of Dedicated Area. It shall be the duty of the City to properly develop and maintain the dedicated area for park and recreational purposes.

2. Applicability to Existing Subdivisions or Developments. The requirements of this Section are not applicable to: (i) existing subdivisions or developments which are presently constructed, (ii) developments for which building permits have been issued, or (iii) in the case of plats or site plans where preliminary approval has been granted at the time of enactment of the ordinance codified in this Chapter. If such building permits or plats expire prior to completion of the subdivision or development for which it was issued or approved, renewal or reissuance of the building permit or extension of time for the preliminary plat shall not be deemed to bring such subdivision or development within the terms of this Section.

3. Partial Dedication. The percentage of parkland dedication required under Paragraph 1.A(1) of this Section shall be determined at the time of the submission of the preliminary plat. If the final plat submitted for approval represents only a portion or a part of the approved preliminary plat and does not contain within its boundaries the land dedicated to the City, the final plat shall not be accepted until the developer shall deliver to the City his warranty deed to the parcel of land dedicated, pursuant to the preliminary plat; or in lieu thereof, shall submit the covenant, running with the land, and in favor of the City only, that such parcel is reserved solely for use as a public park and further assuring that said land will be dedicated to the City upon approval of the final plat of which it is a part. Any remaining final plat submitted shall be in substantial compliance with the approved preliminary plat. Any land conveyed by the developer within the approved preliminary plat shall be subject to these provisions. No additional land shall be required for parkland purposes from the developer upon submission of subsequent partial final plat in excess of that which was required in the preliminary plat; provided, however, nothing in this Section shall be deemed to prevent the City and the owner, at a later time, from altering the placement, size, design or location of the proposed park, due to a change of circumstances since the approval of the preliminary plat. No changes shall be made, however, without an agreement on the part of both the developer and the City.

4. Title Opinion. All warranty deeds submitted pursuant to the requirements of this Section shall be accompanied by an opinion from a licensed attorney, certifying that the fee title to the tract is in the owner's name and is free and clear of encumbrances.

200.06 MAINTENANCE OF PRIVATE LAND

1. Developments with land held in common shall create and record with the Polk County Clerk and Recorder a covenant to run with the land that states the owner or owners of the land or their successors in interest will maintain in compliance with City ordinances all interior streets, parking areas, storm water basins and easements, open space buffers and easements, sidewalks, common land, parks and plantings which have not been dedicated to and accepted by the City.

200.07 STANDARDS FOR DESIGN OF SUBDIVISIONS.

1. Standards prescribed. The standards set forth in this Chapter shall be considered the minimum standards necessary to protect the public health, safety, and general welfare. General standards for layout of the subdivision are set out in this Section. Specific standards for design and construction of public improvements are set out in the Design Standards and other policies most currently approved by the Council.

2. Land suitability. The Council shall not approve the subdivision of land which they find during the subdivision review and approval process to be unsuitable for development by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography or other conditions likely to be harmful to the public health, safety or general

welfare. The Council may require engineering analysis of conditions to determine whether land proposed for subdivision is suitable for development. The cost of said engineering studies shall be borne by the developer. If a subdivision is proposed for land which contains land unsuitable for development, the subdivider may proceed if it is determined during the review and approval process that the proposed subdivision provides adequate developable land within each lot and that all services can be provided to each lot and that the public interest is served. If the Council finds that the land within a proposed subdivision is unsuitable for development, the reasons for the determination shall be stated in writing and the subdivider shall be afforded an opportunity to present data regarding such unsuitability. Thereafter, the Council may reaffirm, modify or withdraw its determination regarding such unsuitability. The City Engineer may require at the subdivider's cost any tests and information necessary to determine the suitability of the land for development including recommendations for corrective measures for any unsuitable conditions identified.

3. Land subject to flooding. The subdivision of any land subject to the base flood shall conform to the provisions of Chapter 193, Floodplain Regulations, of the Ankeny Municipal Code.

4. Conformity with the plans and ordinances of the City. The arrangement, character, extent, width, and location of all streets and other public improvements, and the general nature and extent of all lots and uses proposed shall conform with the Comprehensive Plan, any other plan officially adopted by the City, and with the Ankeny Municipal Code.

5. Street standards. The following standards shall apply to all public streets to be located within a subdivision:

A. Where the subdivision encompasses the alignment for a major street as identified in either the Comprehensive Plan or the Transportation Master Plan, the plat shall provide for such major street on an alignment and with a right-of-way width in conformance with said adopted plans and the Design Standards.

B. Minor streets. Minor streets (local service) should be planned so as to conveniently channel traffic to the collector and arterial streets.

C. Street connectivity. A connected street network is required within neighborhoods. Street classifications below collectors shall not directly connect two or more arterial streets, or an arterial and collector street to avoid cut-through traffic.

D. Street continuity. Streets shall provide for the continuation of street alignments and grades from adjoining platted areas, and for the extension of streets into adjacent unplatted areas. Street alignments and grades shall take into consideration access needed to develop adjoining properties. Public streets shall not terminate directly into private streets or access without providing for a means of public turnaround, as approved by the City Engineer.

E. Temporary dead-end streets. Dead-end streets are prohibited; however, if a street is planned to continue beyond the subdivision, a temporary dead-end turnaround may be required. If required, a temporary dead-end turnaround meeting the Design Standards shall be provided and maintained until such time as the street is extended.

F. Cul-de-sacs. Streets which connect to other streets are preferred for maintenance, fire protection, and circulation, but cul-de-sacs may be permitted where topography, or other conditions justify their use. Cul-de-sac streets shall not exceed 500 feet in length, measured from centerline of adjacent street to centerline of cul-de-sac bulb, and must terminate in a circular right-of-way of not less than 133 feet in diameter.

G. Street right-of-way. Street right-of-way shall be required within all subdivision plats consistent with the street classification identified in the Comprehensive Plan, Transportation Master Plan and Design Standards. Unless additional right-of-way is required per the subdivider's required traffic impact study, the minimum right-of-way widths are as follows:

Street Type	Minimum Right-of-Way Dimension (Feet)
Major Arterial	120
Minor Arterial	100
Collector	70
Local	60
Cul-de-Sac / Bulb Minimum Radius	133 / 50
Alley	20

H. Intersection angles. Streets shall intersect as nearly as possible to right angles. No streets shall intersect at an angle of less than 75°.

I. Offset intersections. Street intersection offsets shall meet the requirements of the Design Standards and any duly adopted plans and policies by the Council.

J. Street grades. Street grades shall conform with the overall drainage pattern of the locality of the subdivision and shall be in compliance with the Design Standards. Street grades and alignments shall be set to achieve safe vertical and horizontal sight distances as specified in the Design Standards.

K. Street naming. New street names shall follow the street naming policy of the City.

6. Private streets and access easements. The City Council may approve the use of private streets as part of a subdivision. Private streets are subject to the following requirements:

A. The proposed private street serves as access to a cluster of small group of housing units and is not intended for use by through traffic. Private streets may also serve as access to townhouse-style developments.

B. The proposed private street is designed and constructed such that it meets or exceeds the Design Standards regarding pavement profile, base, and drainage. The typical private street will have a minimum design life of 30 years.

C. Verification of construction completed according to approved plans shall be provided to the City by the engineer-of-record or other qualified engineer.

D. Responsibilities for intersection control and street name signage, maintenance, upkeep, and snow removal by the property owners is established through a legally binding instrument. The City shall have no responsibilities for private streets.

E. A permanent easement for shared access and emergency vehicle access is recorded.

F. The design and layout of the private streets shall address the following:

(1) Street width to allow for two-way traffic, 24-foot minimum width.

(2) Fire access and turnaround requirements as required by the Ankeny Fire Code.

(3) For developments of six or more single-family detached or attached dwellings along a block face, provides on-street parking spaces similar to the spacing included on a public street or provides for guest parking bays within the common area.

(4) Sidewalks shall be provided on both sides of all private streets and shall be constructed to the requirements of the Design Standards. All residential units shall have a walkway connection from the front door of the dwelling to the adjacent private street sidewalk.

G. All platted streets within the City are for public use, the dedication to be by deed or other appropriate conveyance. Where unusual conditions make a private street desirable, provided adequate covenants and agreements ensure that the City shall not assume any maintenance or other responsibility for such street. The City may consider approval of private streets and access easements under the following circumstances:

(1) When the street will serve a very limited group of people and is designed and situated so as to discourage use by the general public;

(2) When the street is proposed in a location for which adequate right-of-way does not exist to meet public street standards because of natural topographical conditions; or

(3) When the street will serve as access and/or required frontage for only one single-family dwelling unit.

H. Design Standards. Private streets and access easements shall meet all requirements of this Section and the Design Standards with the exception that private streets and access easements which serve as public access to or provide required frontage for only one single-family residence need not be terminated with a circular turnaround. All private streets and access easement streets shall be installed and constructed in accordance with plans, profiles, and cross sections submitted to and approved by the City Engineer.

I. Maintenance and liability. The owners and/or assigns of private streets and access easements shall be responsible for maintenance of said streets, and the City shall have no liability for injuries or damages sustained on the premises.

7. Private utilities and grading. The City Council may approve the use of private utilities, water, sanitary sewer, and storm sewer as part of a subdivision. The proposed private utilities shall be designed and constructed such that it meets or exceeds the Design Standards. The owners and/or assigns of the private utilities shall be responsible for maintenance of said utilities, and the City shall have no responsibilities for said utilities. Verification of construction completed according to approved plans shall be provided to

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the City by the Applicant's engineer or other qualified engineer.

8. Block and lot standards. The following standards shall apply to the design of blocks and lots in all subdivisions and, to the extent possible, in all resubdivisions, and shall be observed except in special conditions where variations are warranted:

A. No residential block shall be longer than 1,000 feet measured from street centerline to street centerline.

B. The size and shape of all lots shall comply with all requirements of Chapters 190 through 197, Zoning Ordinance, for the zoning district in which the lot is located, and shall be adequate to meet the setback, parking, loading, and other requirements for such uses contained in said Chapters.

C. Corner lots shall have sufficient extra width to permit the required corner side yard setbacks as specified in Chapter 192 of the Zoning Ordinance.

D. Double frontage lots and reversed frontage lots shall be avoided except where necessary to provide separation of development access from arterial streets or to overcome specific topographic and/or orientation problems.

E. Dwelling units shall not be given direct driveway access to any arterial and major collector streets except:

(1) Where existing lots of record abut on arterial streets; or

(2) In special instances where the configuration of the tract prevents the construction of an access road or an interior roadway, after review and approval by the City Council.

F. All buildable lots shall have frontage on a public or private street or be served by an approved public ingress/egress easement.

9. Easement standards. The following standards shall apply to the provision of easements when required in all subdivisions.

A. Easements shall be required in those cases where the infrastructure must be located outside of the public right-of-way.

B. Legal easement documents shall be provided and recorded for all easements provided in every subdivision.

C. The easement documents shall be prepared by the subdivider and shall utilize the easement template documents provided by the City. All requested changes to the easement template documents shall be reviewed and approved by the City.

D. The easement rights provided pursuant to this Section shall be granted by the subdivider to the City for the benefit of the appropriate utility operator.

E. Drainage easements for storm sewers and/or open channels shall be required where storm drainage cannot be practically carried by streets or other rights-of-way. The location of drainage easements shall be based upon evidence of natural drainage patterns and/or grading and drainage plans submitted with the subdivision documentation in accordance with the Design Standards. The width of drainage easements shall be determined based upon a combination of the design width of any open channel drainageway as determined by the Design Standards and of the need to use large motorized equipment to maintain the storm sewer or open channel.

F. No buildings shall be placed or erected on or over any easement. Certain structures, such as fences and signs, may be located on or over an easement with specific approval by the City. A permit and a hold harmless agreement may also be required, as determined by City Staff.

G. Easements as recorded on a subdivision plat, shall not thereafter be changed or vacated without the approval of the City Council by Ordinance based upon releases from the benefitting utility operators and recommendation from City staff.

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Number	PUD Name
1	36 West
2	Anderson Investment Company
3	Ashland Meadows
4	Avondale Trace
5	Berwick Estates
6	Brandywine
7	Briarwood Commercial
8	Canyon Landing
9	Centennial Pointe
10	Chimney Point
11	Corporate Woods Business Park
12	Courtyards at Rock Creek
13	Creekside
14	Crossroads Business Park
15	Crosswinds Business Park
16	Deer Creek
17	Diamond Hills
18	Fieldstream Apartment Homes
19	Greenview Crossing
20	Grove Landing
21	Grove View
22	High Point North
23	High Point South
24	Hope Crest
25	Hope Crest II
26	Hope Crossing
27	Hope Kimberley
28	Hy-Vee Ankeny Store No. 3
29	I-80 Commerce Center
30	Ledgestone
31	Miller Farm Property
32	Moeckly
33	Moyer Four Mile Drive
34	North Grove
35	Northgate East
36	Northstar Power
37	Old Dominion
38	Old Dominino Freight Line West
39	Otter Creek
40	Otter Ridge
41	Pine Lake Estates
42	Prairie Trail
43	Renaissance Villas
44	Reunion
45	Rock Creek Commercial
46	Rueter Property
47	Siena Hills
48	South Ankeny Mini Storage
49	St. James Place
50	St. Luke the Evangelist Catholic Church
51	The Bridges at Ankeny
52	The Village at Somersby
53	The Villas at Stone Haven
54	The Woodland Reserve
55	Tradition
56	Tradition Greens
57	Trestle Point
58	Trestle Ridge Estates
59	Trestle Ridge Estates Phase 3
60	Twin Gates
61	Villas at Brinmore Estates
62	Willow Run
63	Willow Run West

OFFICIAL ZONING MAP

City of Ankeny, Iowa

ADOPTED
April XX, 2026

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

N

1 inch = 1,333 feet

Community Development Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023-1751
Phone: (515) 963-3550
www.ankenyiowa.gov

LEGEND

General Features

- Corporate Limits
- Parcels
- Hydrology

Zoning Districts

- PUD
- AG
- CU
- RL-1
- RL-2
- RL-3
- RM-1
- RM-2
- RM-3
- NMU
- CMU
- NC
- RH
- CC
- UP
- BP
- LI
- HI

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 submit an application for Federal Surface Transportation Block Grant Program Set-aside Funding (formally known as the Transportation Alternatives Program (TAP)) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of a grade separated trail crossing at the SW Oralabor Road and SW Irvinedale Drive intersection in coordination with the SW Oralabor Road Intersection Improvements projects, Phase 1 and Phase 2.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

Most years, the Des Moines Area Metropolitan Planning Organization (MPO) awards one year's worth of Federal Surface Transportation Block Grant Program Set-aside Funding (formally known as the Transportation Alternatives Program (TAP)). This year, the MPO will award two years' worth of funding — for FFY 2030 and FFY 2031. The program was temporarily suspended for one (1) year to allow for a thorough review of the funding process.

Staff recommends that the City of Ankeny apply to the MPO for an initial round of funding, for FFY 2030 and for FFY 2031, for a grade separated trail crossing at the SW Oralabor Road and SW Irvinedale Drive intersection. The SW Oralabor Road & SW Irvinedale Drive Intersection Improvements projects, Phase 1 and Phase 2 (project STR-16-003 in the 2026-2030 Capital Improvement Program) is proposed to be constructed in calendar years 2027 and 2028 and construction of the grade-separated trail crossing would begin no earlier than calendar year 2030.

CITY MANAGER/STAFF RECOMMENDATIONS:

The City Manager recommends the City Council approve the **RESOLUTION** in support of the grant application.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

If successful, the funding from this grant will reduce the amount of local funds necessary to complete the construction of this project.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Res - TAP MPO 2030_31 Application Oralabor_Irvinedale_2026-0803

RESOLUTION 2026-

A RESOLUTION AUTHORIZING THE CITY OF ANKENY TO SUBMIT AN APPLICATION FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM SET-ASIDE FUNDING (FORMALLY KNOWN AS THE TRANSPORTATION ALTERNATIVES PROGRAM (TAP)) TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF A GRADE SEPARATED TRAIL CROSSING AT THE SW ORALABOR ROAD AND SW IRVINEDALE DRIVE INTERSECTION

WHEREAS, the City of Ankeny is a full member of the Des Moines Area Metropolitan Planning Organization; and

WHEREAS, the Federal Surface Transportation Block Grant Program Set-aside (formally known as the Transportation Alternatives Program (TAP)) provides funding to local jurisdictions for the construction of eligible projects; and

WHEREAS, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications; and

WHEREAS, the City of Ankeny is proposing to complete the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements projects, Phase 1 and Phase 2 (*project STR-16-003 in the 2026-2030 Capital Improvement Program*) with construction planned for calendar years 2027 and 2028 and construction of the grade separated trail crossing would begin no earlier than calendar year 2030; and

WHEREAS, staff recognizes the need for outside funding assistance to complete this critical project and thus recommends that the City of Ankeny apply for partial funding through the Federal Surface Transportation Block Grant Program Set-aside (formally known as the Transportation Alternatives Program (TAP)).

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

1. The City Council supports and approves the application for Federal Surface Transportation Block Grant Program Set-aside funding (formally known as the Transportation Alternatives Program (TAP)) for FFY 2030 and FFY 2031.
2. The City Council hereby commits the City of Ankeny to providing matching monies as required by the Federal Surface Transportation Block Grant Program Set-aside funding (formally known as the Transportation Alternatives Program (TAP)).
3. The City Council hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The Mayor is hereby authorized to approve and execute the application on behalf of the City Council.

PASSED AND APPROVED this 3rd day of August, 2026

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 the maintenance bond for utilities, subgrade, and paving in The Crossings at Deer Creek Plat 16.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
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. Bond-Subgrade
2. Bond-Utilities

3. Bond-Paving
4. Certificate of Completion
5. Resolution

Bond Number: 2380542

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That **Seamus Excavating, LLC** of **Clive, IA**, as principal (the "Principal"), and **Swiss Re Corporate Solutions America Insurance Corporation** of **Kansas City, MO** as surety (the "Surety"), are held and firmly bound unto the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of **Twenty Thousand Three Hundred Seventy-nine & 60/100** Dollars ($**20,379.60**), for the payment of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated **September 25, 2024** entered into a contract (the "Contract") with **Jeff Grubb** to furnish the material and labor necessary for the construction of **7,992 SY of Subgrade Preparation In connection with The Crossings at Deer Creek Plat 16**.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery") of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item"). Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery of the Covered Item.

2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the above address.

3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1) year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the **23rd** day of **June**, **2026**.

Approved as to form:
City of Ankeny, Iowa

by _____
City Engineer

Seamus Excavating, LLC
principal

by _____

email: ccriss@seamusexcavating.com
(Required for return of signed document)

Swiss Re Corporate Solutions America Insurance Corporation
surety (SEAL)

by _____
Jamie Gifford, Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 23 day of June, 2026, before me personally appeared Chad Criss to me known, who being duly sworn, did say that he/she is the President of Seamus Excavating LLC, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.

NOTARIAL SEAL IOWA
JESSIE FERRARI
Commission No. 804944
My Commission Expires
June 19, 2029

Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Dallas

On this 23rd day of June, 2026, before me personally appeared Jamie Gifford to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Swiss Re Corporate Solutions America Insurance Corporation, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.

Notary Public Zachary Fuller

NOTARIAL SEAL IOWA
ZACHARY FULLER
Commission Number 862086
My Commission Expires
January 24, 2028

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute, and appoint:

JAY D. FREIERMUTH, CRAIG E. HANSEN, BRIAN M. DEIMERLY, ANNE CROWNER, TIM MCCULLOH, DIONE R. YOUNG, SETH ROOKER, JENNIFER MARINO,

JOSEPH TIERNAN, KATE ZANDERS, SARA HUSTON, JOHN CORD, GRACE DICKINSON, CAMERON BURT, BEN WILLIAMS, JAMIE GIFFORD and ZACH FULLER

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds, consents of surety, or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED TWENTY FIVE MILLION ($125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011:

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

SWISS RE CORPORATE SOLUTIONS AMERICA INS CORP CORPORATE SEAL 1973 MISSOURI

SWISS RE CORPORATE SOLUTIONS PREMIER INS CORP CORPORATE SEAL MISSOURI

By _____
David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By _____
Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

WESTPORT INSURANCE CORPORATION CORPORATE SEAL MISSOURI

IN WITNESS WHEREOF, SRCSAIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 11th day of June, 20 25.

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

State of Illinois
County of Cook ss

On this 11th day of June, 20 25, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President o SRCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
KAREN M SZWEDA
Notary Public, State of Illinois
Commission No 978628
My Commission Expires September 26 2027

Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 23rd day of June, 20 26.

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

CONTRACTOR'S MAINTENANCE BOND

Bond # 101799570

KNOW ALL PERSONS BY THESE PRESENTS:

That The Underground Company, Ltd. of Carlisle, Iowa, as principal (the "Principal"), and Merchants Bonding Company (Mutual) of West Des Moines, Iowa as surety (the "Surety"), are held and firmly bound unto the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of Eight Hundred Eighty-One Thousand One Hundred Ninety-Three and 00/100 Dollars ($881,193.00), for the payment of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated September 29, 2025 entered into a contract (the "Contract") with Deer Creek Estates, LLC to furnish the material and labor necessary for the construction of The Crossings at Deer Creek Plat 16 Sanitary Sewers, Storm Sewers and Water Lines (see attached schedule).

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery") of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item"). Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery of the Covered Item.

2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the above address.

3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1) year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 22nd day of June, 2026.

Approved as to form:
City of Ankeny, Iowa

by Donald Clark
City Engineer

The Underground Company, Ltd.
principal

by

email: chrisb@underltd.com
(Required for return of signed document)

Merchants Bonding Company (Mutual)
surety (SEAL)

by Jessica J. Perkins
Jessica J. Perkins, Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Warren

On this 22 day of June, 2026, before me personally appeared Chris Burkhardt to me known, who being duly sworn, did say that he/she is the Vice President of The Underground Company LTD, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.

Kelly Drummond
Notary Public

KELLY A. DRUMMOND
Commission Number 751976
My Commission Expires
April 10, 2029

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Polk

On this 22nd day of June, 2026, before me personally appeared Jessica J. Perkins to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Merchants Bonding Company (Mutual), a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.

Lauren Tjaden
Notary Public Lauren Tjaden

LAUREN TJADEN
COMMISSION NO. 845563
MY COMMISSION EXPIRES
JANUARY 30, 2029

PROJECT: The Crossings at Deer Creek Plat 16
LOCATION: Ankeny, Iowa

ITEM	DESCRIPTION	QUANTITY	UNIT
	Sanitary Sewer		
S1	Connect to Existing Manhole	1.00	EA
S2	8" PVC Sewer with Televising	2,615.00	LF
S3	SW-301 Manhole	11.00	EA
S4	Drop Connection	2.00	EA
S5	4" Service	34.00	EA
	Water Main		
W1	Connect to Existing Stub	1.00	EA
W2	8" PVC C900 Water Main	2,067.00	LF
W3	8" Bend	24.00	EA
W4	8"x8" Tee	2.00	EA
W5	8" Valve	3.00	EA
W6	Fire Hydrant	4.00	EA
W7	Relocate Fire Hydrant	2.00	EA
W8	1" Service	34.00	EA
	Storm Sewer		
SS1	8" PVC Storm Sewer with Televising	578.00	LF
SS2	15" RCP Storm Sewer with Televising	1,205.00	LF
SS3	18" RCP Storm Sewer with Televising	309.00	LF
SS4	24" RCP Storm Sewer with Televising	67.00	LF
SS5	30" RCP Storm Sewer with Televising	868.00	LF
SS6	15" RCP Flared End Section with Guard	3.00	EA
SS7	18" RCP Flared End Section with Guard	1.00	EA
SS8	24" RCP Flared End Section with Guard	1.00	EA
SS9	30" RCP Flared End Section with Guard	1.00	EA
SS10	SW-501 Intake	6.00	EA
SS11	SW-503 Intake	6.00	EA
SS12	SW-505 Intake	1.00	EA
SS13	SW-506 Intake	1.00	EA
SS14	SW-506 Intake Modified	1.00	EA
SS15	SW-513 Intake	1.00	EA
SS16	SW-401 (48") Manhole	4.00	EA
SS17	SW-401 (60") Manhole	4.00	EA
SS18	Rip Rap (Includes Grouted) (85 Ton)	1.00	LS
SS19	1.5" Service	34.00	EA

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Dean M Clark; Jessica J Perkins; Lauren Bruns

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

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

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

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

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

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 22nd day of June , 2026 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Secretary

CONTRACTOR'S MAINTENANCE BOND

Bond #101823344

KNOW ALL PERSONS BY THESE PRESENTS:

That Manatt's, Inc. of Brooklyn, Iowa, as principal (the "Principal"), and Merchants Bonding Company (Mutual) of _____ as surety (the "Surety"), are held and firmly bound unto the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of Four Hundred Thirty Seven Thousand Three Hundred Four Dollars and Fifty Cents Dollars ($437,304.50), for the payment of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated 3/2/2026 entered into a contract (the "Contract") with Deer Creek Estates, LLC to furnish the material and labor necessary for the construction of 42.5 SY of 4" PCC Sidewalk, 8 - 6" Ramps with Detectable Warnings, 7,113 SY of 7" PCC Pavement and 2 Mailbox Pads - Crossings at Deer Creek Plat 16.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery") of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item"). Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery of the Covered Item.

2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the above address.

3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1) year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 16th day of June, 2026.

Approved as to form:
City of Ankeny, Iowa

by Donald Clesle
City Engineer

Manatt's, Inc.
principal

by _____

email: jared m@manatts.com
(Required for return of signed document)

Merchants Bonding Company (Mutual)
surety (SEAL)

by _____

CORPORATE ACKNOWLEDGEMENT

STATE OF IOWA

COUNTY OF Polk

On this 25 day of JUNE, 2026, before me personally appeared Jared McElrew to me known, who being duly sworn, did say that he/she is the General Manager of Manatts Inc, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.

Notary Public

REBECCA SANDOVAL
Commission Number 855894
My Commission Expires
May 8, 2027

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Poweshiek

On this 16 day of June, 2026, before me personally appeared John Schultz to me known, who being duly sworn, did say that he/she is the Attorney in Fact of Merchants Bonding Co., a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

ASHLEY LINT
Commission Number 776197
My Commission Expires
12/18/27

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

E Marie Burmahl; John D. Schultz

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

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

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

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 16th day of June, 2026.

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

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

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 16th day of June , 2026, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 16th day of June , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

CERTIFICATE OF COMPLETION

The Crossings at Deer Creek Plat 16

Ankeny, Iowa

August 03, 2026

This is to certify that the construction improvements on the ***The Crossings at Deer Creek Plat 16*** project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



Emily Harding, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 19972

RESOLUTION

Resolution Accepting Maintenance Bonds for Public Improvements in The Crossings At Deer Creek Plat 16

WHEREAS, the City Staff has granted administrative approval of **The Crossings at Deer Creek Plat 16**; and

WHEREAS, the plans and specification for the construction of **The Crossings at Deer Creek Plat 16** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bond for the water main, sanitary sewer and storm sewer in **The Crossings at Deer Creek Plat 16** has been submitted; and

WHEREAS, the maintenance bond for subgrade in **The Crossings at Deer Creek Plat 16** has been submitted; and

WHEREAS, the maintenance bond for the paving in **The Crossings at Deer Creek Plat 16** has been submitted; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on August 3rd, 2026 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and

2. That the above-described improvements be and are hereby accepted based on said certification.

3. That the maintenance bonds are hereby accepted.

PASSED AND APPROVED on this 3rd day of August, 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 the maintenance bond for utilities, subgrade, and paving in Northgate Plat 8.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
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. Bond-Subgrade
2. Bond-Paving

3. Bond-Utilities
4. Resolution
5. Certificate of Completion

101923947

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Huber Grading & Land Development of 1410 NW Main St. Elkhart, IA 50073, as principal (the "Principal"), and Merchants Bonding Company (Mutual) of Iowa as surety (the "Surety"), are held and firmly bound unto the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of Twelve Thousand Three Hundred Dollars Dollars ($12,300.00), for the payment of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated December 12, 2025 entered into a contract (the "Contract") with City of Ankeny, Iowa to furnish the material and labor necessary for the construction of Northgate Plat 8– 12" Subgrade Preparation: 4,920 S.Y. @ $2.50 / S.Y. = $12,300.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery") of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item"). Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery of the Covered Item.

2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the above address.

3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1) year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 25th day of June, 2026.

Approved as to form:
City of Ankeny, Iowa

by Donald Cesa
City Engineer

Huber Grading & Land Development
principal

by Dave Huber
Dave Huber
email: dave@hubergrading.com
(Required for return of signed document)

Merchants Bonding Company (Mutual)
surety (SEAL)

by
Mark Densmore Attorney-in-Fact

CON 0782 IA (1/23)

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 25th day of June, 2026, before me personally appeared Dave Huber to me known, who being duly sworn, did say that he/she is the President of Huber Grading & Land Development, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.

NOTARIAL SEAL IOWA
CHANCE ALAN CHESNUT
Commission Number 757507
My Commission Expires
March 20, 2027

Notary Public Chance Chesnut

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Polk

On this 25th day of June, 2026, before me personally appeared Mark Densmore to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Merchants Bonding Company (Mutual), a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.

Notary Public Chance Chesnut

NOTARIAL SEAL IOWA
CHANCE ALAN CHESNUT
Commission Number 757507
My Commission Expires
March 20, 2027

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Mark Densmore

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

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

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

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 25th day of June , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

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

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 25th day of June 2026 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 25th day of June , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

Bond No. 101880212

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Sternquist Construction, Inc. of Indianola, IA, as principal (the "Principal"), and Merchants Bonding Company (Mutual) of Des Moines, IA as surety (the "Surety"), are held and firmly bound unto the City of Ankeny, Iowa, as Obligee (the "Obligee"), in the penal sum of Two Hundred Forty-nine Thousand Nine Hundred Sixty & 75/100 Dollars ($ $249,960.75), for the payment of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated December 10, 2025 entered into a contract (the "Contract") with Jerry's Homes, Inc. to furnish the material and labor necessary for the construction of 4,279 SY 7 in PCC Pavement, 70 SY 6 in PCC Sidewalks ADA Ramps, 102 SF Detectable Warnings, and 196 SY 5 in PCC Sidewalk In connection with Northgate Plat 8, Ankeny, Iowa.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery") of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item"). Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery of the Covered Item.

2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the above address.

3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1) year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 29th day of May, 2026.

Approved as to form:
City of Ankeny, Iowa

by _____
City Engineer

Sternquist Construction, Inc.
principal

by _____

email: BFREEMAN@STERNQUISTCONSTRUCTION.COM
(Required for return of signed document)

Merchants Bonding Company (Mutual)
surety (SEAL)

by _____
Jamie Gifford, Attorney-in-Fact

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Warren

On this 1st day of June, 2026, before me personally appeared Britt Sterngwist, President to me known, who bein duly sworn, did say that he/she is the President of Sterngwist Construction, Inc., the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.

HEATHER RAE DEAN
Commission Number 825509
MY COMMISSION EXPIRES
JUNE 2, 2029

Heather Rae Dean
Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Dallas

On this 29th day of May, 2026, before me personally appeared Jamie Gifford, Attorney-in-Fact to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Merchants Bonding Company (Mutual), a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.

ZACHARY FULLER
Commission Number 862086
My Commission Expires
January 24, 2028

Notary Public Zachary Fuller

My Commission Expires: January 24, 2028

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

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

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

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

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

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of March , 2026 .

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

By Larry Taylor

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd day of March 2026 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

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

Notary Public

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

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this **29th** day of **May** , **2026** .

Secretary

POA 0018 (5/25)

CONTRACTOR'S MAINTENANCE BOND

Bond # 101799571

KNOW ALL PERSONS BY THESE PRESENTS:

That The Underground Company, Ltd of Carlisle, Iowa, as principal (the "Principal"), and Merchants Bonding Company (Mutual) of West Des Moines, Iowa as surety (the "Surety"), are held and firmly bound unto the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of Five Hundred Eighty-Six Thousand Nine Hundred Eighty-Five and 00/100 Dollars ($586,985.00), for the payment of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated December 10, 2025 entered into a contract (the "Contract") with Jerry's Homes to furnish the material and labor necessary for the construction of Northgate Plat 8
Sanitary Sewer, Watermain and Storm Sewer - See Attached Schedule.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery") of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item"). Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery of the Covered Item.

2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the above address.

3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1) year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 22nd day of June, 2026.

Approved as to form:
City of Ankeny, Iowa

by Donald Clark
City Engineer

The Underground Company, Ltd
principal

by

email: chrisb@underltd.com
(Required for return of signed document)

Merchants Bonding Company (Mutual)
surety (SEAL)

by Jessica J. Perkins
Jessica J. Perkins, Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Warren

On this 24 day of June, 2026, before me personally appeared Chris Bourkhardt to me known, who being duly sworn, did say that he/she is the Vice President of The Underground Company LTD, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.

Kelly Drummond
Notary Public

KELLY A. DRUMMOND
Commission Number 751976
My Commission Expires
April 10, 2029

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Polk

On this 22nd day of June, 2026, before me personally appeared Jessica J. Perkins to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Merchants Bonding Company (Mutual), a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.

Lauren Tjaden
Notary Public Lauren Tjaden

LAUREN TJADEN
COMMISSION NO. 845563
MY COMMISSION EXPIRES
JANUARY 30, 2029

PROJECT: Northgate Plat 8
LOCATION: Ankeny, Iowa

ITEM	DESCRIPTION	QUANTITY	UNIT
	Sanitary Sewer		
S1	Connect to Existing Stub	3.00	EA
S2	Minor Manhole Adjustment (new casting)	1.00	EA
S3	Major Manhole Adjustment (new casting)	1.00	EA
S4	8" PVC Sewer with Televising	1,180.00	LF
S5	SW-301 Manhole	3.00	EA
S6	4" Service	30.00	EA
S7	4" Service on Existing	3.00	EA
	Water Main		
W1	Connect to Existing Stub	2.00	EA
W2	8" PVC C900 Water Main	1,408.00	LF
W3	8" Bend	5.00	EA
W4	8"x8" Tee	1.00	EA
W5	8" Valve	3.00	EA
W6	Relocate Fire Hydrant	2.00	EA
W7	Fire Hydrant	2.00	EA
W8	1" Service	33.00	EA
	Storm Sewer		
SS1	Remove/Dispose Existing 72" Manhole	1.00	EA
SS2	Remove/Dispose Existing 18" RCP Storm Sewer	43.00	LF
SS3	Remove/Dispose Existing 30" RCP Storm Sewer	28.00	LF
SS4	Connect to Existing Stub	2.00	EA
SS5	15" HDPE N12 Storm Sewer with Televising	67.00	LF
SS6	12" RCP Storm Sewer with Televising	154.00	LF
SS7	15" RCP Storm Sewer with Televising	598.00	LF
SS8	18" RCP Storm Sewer with Televising	215.00	LF
SS9	24" RCP Storm Sewer with Televising	17.00	LF
SS10	30" RCP Storm Sewer with Televising	352.00	LF
SS11	15" RCP Flared End Section with Guard	2.00	EA
SS12	SW-501 Intake	5.00	EA
SS13	SW-503 Intake	3.00	EA
SS14	SW-505 Intake	1.00	EA
SS15	SW-506 Intake	1.00	EA
SS16	SW-513 Intake	1.00	EA
SS17	SW-401 (48") Manhole	1.00	EA
SS18	SW-401 (72") Manhole	2.00	EA
SS19	18" Nyloplast Intake	1.00	EA
SS20	Temporary Hickenbottom Intake	1.00	EA
SS21	Erosion Stone	1.00	TON
SS22	1.5" Service	33.00	EA
	Subdrain		
SS23	8" PVC Subdrain	2,416.00	LF
SS24	Subdrain Connection	18.00	EA
SS25	Subdrain Clean Out	4.00	EA

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Dean M Clark; Jessica J Perkins; Lauren Bruns

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

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

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

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July , 2024 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

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

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 22nd day of June , 2026 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Secretary

RESOLUTION

Resolution Accepting Maintenance Bonds for Public Improvements in Northgate Plat 8

WHEREAS, the City Staff has granted administrative approval of **Northgate Plat 8**; and

WHEREAS, the plans and specification for the construction of **Northgate Plat 8** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bond for the water main, sanitary sewer and storm sewer in **Northgate Plat 8** has been submitted; and

WHEREAS, the maintenance bond for subgrade in **Northgate Plat 8** has been submitted; and

WHEREAS, the maintenance bond for the paving in **Northgate Plat 8** has been submitted; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on August 3rd, 2026 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and

2. That the above-described improvements be and are hereby accepted based on said certification.

3. That the maintenance bonds are hereby accepted.

PASSED AND APPROVED on this 3rd day of August, 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

Northgate Plat 8

Ankeny, Iowa

August 03, 2026

This is to certify that the construction improvements on the ***Northgate Plat 8*** project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



Erin K. Ollendike P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 Alpha Landscapes in the amount of $59,720.00 for the construction of the 2026 City-Wide Permanent Surface Restoration project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No Review Required

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution accepting a proposal from Alpha Landscapes for the 2026 City-Wide Permanent Surface Restoration project.

The 2026 City-Wide Permanent Surface Restoration project includes 2.7 acres of permanent seeding, fertilizing, and mulching, as well as 3.4 acres of slit seeding. This work shall be performed at multiple locations within the City of Ankeny's right-of-way and on private property. Other associated work includes furnishing and placing compost amended topsoil, performing spot herbicide application and/or hand weeding, performing warranty work to correct any defects in the original placement of the seed or fertilizer, utilizing temporary traffic control, mobilization, and any other miscellaneous work necessary to complete the project.

Bid invitations were sent to seven (7) contractors. One (1) bid was received for the project as follows:

Alpha Landscapes: $59,720.00

The Engineer's estimated cost for the project was $67,500.00. The bid was approximately 12% below the engineer's estimate. Alpha Landscapes has completed similar projects for the City of Ankeny in the past and they have the technical experience to complete this project. The Public Works Department recommends awarding the 2026 City-Wide Permanent Surface Restoration project to Alpha Landscapes of Johnston, Iowa.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from Alpha Landscapes for the 2026 City-Wide Permanent Surface Restoration project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The cost for the project was included in the 2026-2030 CIP for construction in 2026.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Bid Tabulation
3. Location Map
4. Alpha Landscapes Contract
5. Alpha Landscapes Bond
6. COI

RESOLUTION 2026-XXX

A RESOLUTION ACCEPTING A PROPOSAL FROM ALPHA LANDSCAPES IN THE AMOUNT OF $59,720.00 FOR THE CONSTRUCTION OF THE 2026 CITY-WIDE PERMANENT SURFACE RESTORATION PROJECT

WHEREAS, the City of Ankeny desires to perform permanent seeding, fertilizing, and mulching, as well as slit seeding for CIP projects constructed in 2026, and;

WHEREAS, a request for proposal was sent out to seven contractors, and;

WHEREAS, the results of the request for proposal are as follows:

Alpha Landscapes	$59,720.00
Engineer's Estimated Cost	$67,500.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from Alpha Landscapes in the amount of $59,720.00 be accepted for the construction of the 2026 City-Wide Permanent Surface Restoration project, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 3rd day of August 2026.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Bid Tabulation

2026 City-Wide Permanent Surface Restoration

Permanent Seeding of CIP Projects Constructed in 2026

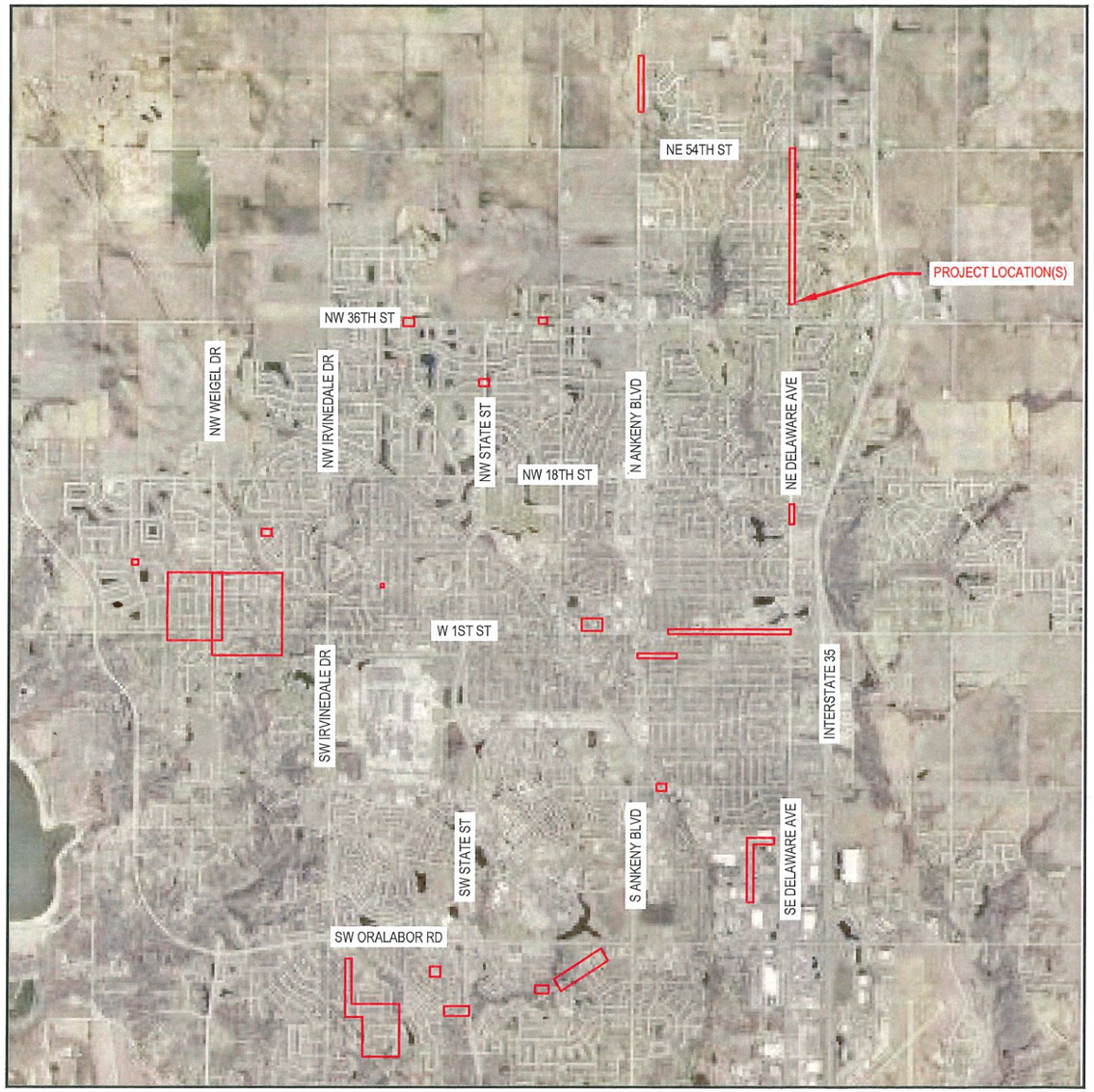
7/9/2026

				Engineer's Estimate			Alpha Landscapes		
Item No.	**SUDAS No.**	**Item**	**Unit**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**
		EARTHWORK							
2.01	2010-D-2	Topsoil, Compost-amended	CY	10	$ 150.00	$ 1,500.00	10	$ 150.00	$ 1,500.00
		TRAFFIC CONTROL							
8.01	8030-A	Temporary Traffic Control	LS	1	$ 2,500.00	$ 2,500.00	1	$ 1,000.00	$ 1,000.00
		SITE WORK AND LANDSCAPING							
9.01	9010-A	Conventional Seeding and Fertilizing, Type 1	AC	2.7	$ 6,500.00	$ 17,550.00	2.7	$ 7,500.00	$ 20,250.00
9.02	9010-E	Warranty	LS	1	$ 5,000.00	$ 5,000.00	1	$ 3,000.00	$ 3,000.00
9.03	9010-999-A	Slit Seeding, Type 1	AC	3.4	$ 3,500.00	$ 11,900.00	3.4	$ 1,300.00	$ 4,420.00
9.04	9010-999-B	Spot Herbicide Application	AC	1	$ 2,000.00	$ 2,000.00	1	$ 1,000.00	$ 1,000.00
9.05	9040-E	Temporary RECP, Type 2.C	AC	0.2	$ 6,500.00	$ 1,300.00	0.2	$ 9,000.00	$ 1,800.00
9.06	9040-Q-2	Erosion Control Mulching, Hydromulching, BFM	AC	2.5	$ 6,500.00	$ 16,250.00	2.5	$ 7,500.00	$ 18,750.00
		MISCELLANEOUS							
11.01	11,020-A	Mobilization	LS	1	$ 9,500.00	$ 9,500.00	1	$ 8,000.00	$ 8,000.00
		TOTAL AMOUNT BID =				**$ 67,500.00**			**$ 59,720.00**

PUBLIC IMPROVEMENT PLANS FOR

2026 CITY-WIDE PERMANENT SURFACE RESTORATION

CITY OF ANKENY
POLK COUNTY, IOWA
PROJECT NO. 2026-035



VICINITY MAP
1 INCH = 5,000 FEET

APPLICABLE SUDAS FIGURES

8030.101	TEMPORARY TRAFFIC CONTROL GENERAL INFO.
8030.102	WORK OFF OF PAVEMENT WITH MINOR ENCROACHMENT ONTO TRAVELED WAY
8030.105	LANE CLOSURE FOR SHORT-TERM OR MOVING OPERATIONS USING A SINGLE FLAGGER
8030.115	MOVING OPERATIONS ON TWO LANE ROADS

INDEX OF SHEETS

A.1	TITLE SHEET
C.1-C.2	QUANTITIES AND GENERAL INFORMATION
D.1	PLAN SHEET

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

The most recent editions of the SUDAS Standard Specifications, the Iowa DOT Standard Specifications, and the Iowa DOT Materials I.M.s shall apply to all work performed on this project unless otherwise noted herein, or within the City of Ankeny Supplemental Specifications or Special Provisions.

This project does not require an Iowa Department of Natural Resources NPDES General Permit No. 2 or COSESCO permit. The Contractor shall install erosion control measures as shown in the Contract Documents and as needed to ensure that no sediment is found leaving the site(s).

LICENSED PROFESSIONAL ENGINEER
QUINN C. LOPREATO
P29657
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Q Lopreato 6/25/26
Quinn C. Lopreato, P.E. Date

License Number: P29657
My license renewal date is December 31, 2026.
Pages or sheets covered by this seal:

ALL

PUBLIC WORKS DEPARTMENT
STORMWATER DIVISION

city of Ankeny
bringing it all together

TITLE SHEET
2026 CITY-WIDE PERMANENT SURFACE RESTORATION

S:\PUBWORKS\ENGINEERINGDIVISION\PUBLIC WORKS PROJECTS\2026 PUBLIC WORKS\2026 CITY-WIDE PERMANENT SURFACE RESTORATION - 2026-035\2 - DESIGN INFO\CAD FILE AND EXISTING SURVEY FILE\2026 CITY-WIDE PERMANENT SURFACE

SHEET
A.1

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 3rd day of August 2026, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Alpha Landscapes, hereinafter called the "Contractor."

WITNESSETH:

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

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

2026 CITY-WIDE PERMANENT SURFACE RESTORATION

The 2026 City-Wide Permanent Surface Restoration project includes 2.7 acres of permanent seeding, fertilizing, and mulching, as well as 3.4 acres of slit seeding. This work shall be performed at multiple locations within the City of Ankeny's right-of-way and on private property. Other associated work includes furnishing and placing compost amended topsoil, performing spot herbicide application and/or hand weeding, performing warranty work to correct any defects in the original placement of the seed or fertilizer, utilizing temporary traffic control, mobilization, and any other miscellaneous work necessary to complete the project.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of FIFTY-NINE THOUSAND SEVEN HUNDRED TWENTY DOLLARS ($59,720.00), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders as noted below:

The Contractor shall fully complete the project no later than **September 30, 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:

Alpha Landscapes, LLC
Contractor

By _____
Signature

Project Manager
Title

5145 NW Beaver Dr.
Street Address

Johnston, IA 50131
City, State, Zip Code

515-795-7082
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C13283-43 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

2. Out-of-State Contractors:

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

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

NOTE:

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

CORPORATE ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Iowa)
) SS
Polk County)

On this 31 day of July, 2026, before me a Notary Public in and for said county, personally appeared Andrew Doyle, to me personally known, who being by me duly sworn did say that person is Project Manager of said Alpha Landscapes, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) Andrew Doyle, and that said instrument was signed and sealed on behalf of the said Alpha Landscapes, by authority of its managers and the said Andrew Doyle acknowledged the execution of said instrument to be the voluntary act and deed of said Alpha Landscapes, by it voluntarily executed.

LAUREL STEPHENS
Commission Number 867472
My Commission Expires
September 10, 2028

Laurel Stephens
Notary Public in and for the State of Iowa
My commission expires Sept 10, 2028

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

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

Item No.	Item	Unit	Total	Unit Price	Total Price
	EARTHWORK				
2.01	Topsoil, Compost-amended	CY	10	$ 150.00	$ 1,500.00
	TRAFFIC CONTROL				
8.01	Temporary Traffic Control	LS	1	$ 1,000.00	$ 1,000.00
	SITE WORK AND LANDSCAPING				
9.01	Conventional Seeding and Fertilizing, Type 1	AC	2.7	$ 7,500.00	$ 20,250.00
9.02	Warranty	LS	1	$ 3,000.00	$ 3,000.00
9.03	Slit Seeding, Type 1	AC	3.4	$ 1,300.00	$ 4,420.00
9.04	Spot Herbicide Application	AC	1	$ 1,000.00	$ 1,000.00
9.05	Temporary RECP, Type 2.C	AC	0.2	$ 9,000.00	$ 1,800.00
9.06	Erosion Control Mulching, Hydromulching, BFM	AC	2.5	$ 7,500.00	$ 18,750.00
	MISCELLANEOUS				
11.01	Mobilization	LS	1	$ 8,000.00	$ 8,000.00

TOTAL CONTRACT AMOUNT = $ 59,720.00

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Alpha Landscapes, as Principal (hereinafter the "Contractor" or "Principal") and _____ United Fire & Casualty 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 FIFTY-NINE THOUSAND SEVEN HUNDRED TWENTY DOLLARS ($59,720.00), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 3rd day of August 2026, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

2026 CITY-WIDE PERMANENT SURFACE RESTORATION

The 2026 City-Wide Permanent Surface Restoration project includes 2.7 acres of permanent seeding, fertilizing, and mulching, as well as 3.4 acres of slit seeding. This work shall be performed at multiple locations within the City of Ankeny's right-of-way and on private property. Other associated work includes furnishing and placing compost amended topsoil, performing spot herbicide application and/or hand weeding, performing warranty work to correct any defects in the original placement of the seed or fertilizer, utilizing temporary traffic control, mobilization, and any other miscellaneous work necessary to complete the project.

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

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

1. PERFORMANCE: The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced 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 3rd day of August 2026.

PRINCIPAL:

Alpha Landscapes LLC

Contractor

By _____

Signature

Project Manager

Title

SURETY:

United Fire & Casualty Company

Surety Company

By _____

Signature Attorney-in-Fact Officer

Sara Huston, Attorney-in-Fact

Printed Name of Attorney-in-Fact Officer

Holmes, Murphy and Associates LLC

Company Name

2727 Grand Prairie Parkway

Company Address

Waukee, IA 50263

City, State, Zip Code

(515) 223-6800

Company Telephone Number

NOTE:

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

UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMINITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, ROSEVILLE, CA

POWER OF ATTORNEY

To verify the authenticity of this Power of Attorney, please contact us at UFG Insurance, 118 Second Ave SE, Cedar Rapids, IA 52401 telephone (800) 343-9130 or email *surety@unitedfiregroup.com*
THIS POWER OF ATTORNEY IS VOID IF ALTERED
To notify us of a claim, please contact us at *surety@unitedfiregroup.com*

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

JAY D. FREIERMUTH, BRIAN M. DEIMERLY, ANNE CROWNER, TIM MCCULLOH, DIONE R. YOUNG, MICHELLE GRUIS, SETH D. ROOKER, SARA HUSTON, SHELBY GREINER, JOHN CORD, KATE ZANDERS, JAMIE GIFFORD, ZACHARY R. FULLER, CAMERON BURT, EACH INDIVIDUALLY

---

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed $100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effective until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney has been duly made, executed and delivered pursuant to, and in accordance with, the articles of incorporation, bylaws, and other governing documents of each of the respective Companies, and by authority therein granted and under applicable corporate law.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its officer and its corporate seal to be hereto affixed this 30th day of March, 2026.

By: _____
Kyanna M. Saylor, Vice President of
United Fire & Casualty Company
United Fire & Indemnity Company
Financial Pacific Insurance Company

State of Iowa, County of Linn, ss:
On this 30th day of March, 2026, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she is a Vice President of UNITED FIRE & CASUALTY COMPANY, a Vice President of UNITED FIRE & INDEMNITY COMPANY, and a Vice President of FINANCIAL PACIFIC INSURANCE COMPANY, the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seals affixed to the said instrument are such corporate seals; that these seals were so affixed pursuant to authority given by the Boards of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

Judith A. Jones
Iowa Notarial Seal
Commission number 173041
My Commission Expires 04/23/2027

Notary Public: _____
My commission expires: 04/23/2027

I, Mary A. Bertsch, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of each said Company this 3rd day of August, 2026.

By: _____
Mary A. Bertsch, Assistant Secretary of
United Fire & Casualty Company
United Fire & Indemnity Company
Financial Pacific Insurance Company

BPOA0049 012026

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/20/2026

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:	
The Accel Group LLC 301 Oak Ridge Circle Waverly IA 50677	PHONE (A/C, No, Ext): 319-365-8611	FAX (A/C, No): 319-365-6919
	E-MAIL ADDRESS: certs@acceladvantage.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Selective Insurance Group	12572
INSURER B : Markel Insurance Company	38970
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED ALPHLAN-01
Alpha Landscapes LLC
5145 NW Beaver Drive
Johnston IA 50131

COVERAGES **CERTIFICATE NUMBER:** 1483678081 **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 [ ] LOC OTHER:	Y		S 2622490	12/16/2025	12/16/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			S 2622490	12/16/2025	12/16/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [ ] RETENTION $			S 2622490	12/16/2025	12/16/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		MWC0219998-02	12/16/2025	12/16/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A A	Leased/Rented Equipment Pollution			S 2622490 S 2622490	12/16/2025 12/16/2025	12/16/2026 12/16/2026	Leased/Rented Equip Occurrence/Aggregate	125,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Excluded Officer on Workers Compensation: Riley Marvin
Project: 2026 City-Wide Permanent Surface Restoration

Certificate Holder is an Additional Insured on the above General Liability policy on a Primary & Noncontributory basis with respect to Ongoing 7 Completed Operations per CG7300 10/23 & CG7988 10/23 attached.
A Waiver of Subrogation applies in favor of Certificate Holder on the above General Liability policy per CG7300 10/23 attached.
Certificate Holder is an Additional Insured on the above Auto Liability policy on a Primary & Noncontributory basis per CA7809 04/24 attached.
A Waiver of Subrogation applies in favor of Certificate Holder on the above Auto Liability policy per CA7809 04/24 attached.
See Attached...

CERTIFICATE HOLDER

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE
Brenda Brewer

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ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
The Accel Group LLC	Alpha Landscapes LLC 5145 NW Beaver Drive Johnston IA 50131
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Umbrella Policy Follows Form over underlying General Liability, Business Auto and Workers Compensation Policies per attached forms: CXL404, CXL449 06/17, CXL456 06/22, CXL515 01/23
A Waiver of Subrogation applies in favor of Certificate Holder on the above Workers Compensation policy per WC000313 04/84 attached. Governmental Immunities Endorsement applies to Jurisdiction, City of Ankeny per the Policy terms and conditions

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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

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

Schedule

Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

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

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

Endorsement Effective 12/16/2025 Policy No. MWC0219998-02 Endorsement No.

Insured: Alpha Landscapes LLC Premium (See Attached)

Insurance Company: Markel Insurance Company Countersigned by_____

WC000313
Ed. 4-84
© 1983 National Council on Compensation Insurance.

ElitePac®
Commercial Automobile Extension

COMMERCIAL AUTO
CA 78 09 04 24

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

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

20000FS 2499371 584

AMENDMENT TO SECTION I - COVERED AUTOS COVERAGES AND SECTION II - COVERED AUTOS LIABILITY COVERAGE

If this policy provides Auto Liability coverage for Owned Autos, the following extension is applicable:

EMPLOYEE OWNED AUTOS - BUSINESS USE

Solely for purposes of the coverage extended by this endorsement:

A. The following is added to **SECTION I, A. Description of Covered Auto Designation Symbols**:

Coverage symbols 1, 2, 3, 4, 5, 6 and 7 are amended to include the following:

Any "auto" owned by an "employee" specifically described on the Declarations page or on file with us when issued on a non-specified "auto" basis is considered an "auto" you own and not a covered "auto" you hire, borrow or lease; and

B. The following is added to **SECTION II, A.1. Who Is An Insured**:

An "employee" who is the owner of a specifically described "auto" on the Declarations page or on file with us when issued on a non-specified "auto" basis is an "insured".

If the "employee" owned "auto" is used:

1. Without your permission;

2. Outside the scope of any policies and procedures your business has for acceptable vehicle usage;

3. For any purpose other than the conduct of your business; or

4. By anyone other than the "employee" who owns the "auto", except another "employee",

the limits of liability available to the "employee" or anyone other than a named "insured" under all coverages shall be limited to the higher of:

1. $250,000; or

2. The compulsory or financial responsibility law limits where the "auto" is licensed and principally garaged.

AMENDMENTS TO SECTION II - LIABILITY COVERAGE

A. If this policy provides Auto Liability coverage for Owned Autos, the following extensions are applicable accordingly:

NEWLY ACQUIRED OR FORMED ORGANIZATIONS

The following is added to **SECTION II, A.1. - Who Is An Insured:**

Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no similar insurance available to that organization. However:

1. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;

2. Coverage does not apply to "bodily injury" or "property damage" resulting from an "accident" that occurred before you acquired or formed the organization.

No person or organization is an "insured" with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

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EXPENSES FOR BAIL BONDS AND LOSS OF EARNINGS

Paragraphs **(2)** and **(4)** of **SECTION II, A.2.a. - Supplementary Payments** are deleted in their entirety and replaced with the following:

(2) Up to the Limit of Insurance shown on the ElitePac Schedule for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" covered under this policy. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request. This includes actual loss of earnings because of time off from work, which we will pay up to the Limit of Insurance shown on the ElitePac Schedule.

EMPLOYEE INDEMNIFICATION AND EMPLOYER'S LIABILITY AMENDMENT

The following is added to **SECTION II, B.4. - Exclusions:**

This exclusion does not apply to a "volunteer worker" who is not entitled to workers compensation, disability or unemployment compensation benefits.

FELLOW EMPLOYEE COVERAGE

The **Fellow Employee** Exclusion, **SECTION II, B.5. -** is deleted in its entirety.

CARE, CUSTODY OR CONTROL AMENDMENT

The following is added to **SECTION II, B.6. - Exclusions:**

This exclusion does not apply to property owned by anyone other than an "insured", subject to the following:

1. The most we will pay under this exception for any one "accident" is the Limit of Insurance stated in the ElitePac Schedule; and

2. A per "accident" deductible as stated in the ElitePac Schedule applies to this exception.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

B. If this policy provides Auto Liability coverage for Owned Autos, Non-Owned Autos or Hired Autos, the following extensions are applicable accordingly:

LIMITED LIABILITY COMPANIES

The following is added to **SECTION II, A.1. - Who Is An Insured:**

If you are a limited liability company, your members and managers are "insureds" while using a covered "auto" you don't own, hire or borrow during the course of their duties for you.

BLANKET ADDITIONAL INSUREDS - As Required By Contract

The following is added to **SECTION II, A.1. - Who Is An Insured:**

Any person or organization whom you have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional "insured" on the Business Auto Coverage Part on your policy is an additional "insured", but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by your ownership, maintenance or use of a covered "auto". This coverage shall be primary and non-contributory with respect to the additional "insured". This provision only applies if:

1. It is required in the written contract, written agreement or written permit identified in this section;

2. It is permitted by law; and

3. The written contract or written agreement has been executed (executed means signed by a named insured) or written permit issued prior to the "bodily injury" or "property damage".

C. If this policy provides Auto Liability coverage for Non-Owned Autos, the following extension is applicable accordingly:

EMPLOYEES AS INSUREDS

If this policy provides Auto Liability coverage for Non-Owned Autos, the following is added to **SECTION II, A.1. - Who Is An Insured:**

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name with your permission, while performing duties related to the conduct of your business.

AMENDMENTS TO SECTION III - PHYSICAL DAMAGE COVERAGE

For those covered "autos" for which Comprehensive, Specified Causes of Loss or Collision coverage shown in the Declaration, the following extensions of coverage are applicable:

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TOWING AND LABOR

SECTION III, A.2. - Towing is deleted in its entirety and replaced with the following:

We will pay all reasonable towing and labor costs up to the applicable Limit of Insurance shown on the ElitePac Schedule per tow each time a covered "Private Passenger Auto", "Social Service Van or Bus", "Light Truck" or any commercial "auto" with a gross vehicle weight rating or gross combination weight greater than 10,000 pounds is disabled.

For labor charges to be eligible for reimbursement the labor must be performed at the place of disablement.

Coverage for towing and labor costs afforded by any other endorsement added to the commercial auto policy shall apply in excess of the coverage afforded by this ElitePac.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

GLASS BREAKAGE DEDUCTIBLE

The following is added to **SECTION III, A.3. - Glass Breakage - Hitting A Bird Or Animal - Falling Objects or Missiles:**

If damaged glass is repaired rather than replaced, no deductible will apply for such repair. This extension does not apply to Emergency Services Organizations and Governmental Entities.

ADDITIONAL TRANSPORTATION EXPENSES
SECTION III, A.4.a. - Transportation Expenses is deleted in its entirety and replaced with the following:

We will pay up to the Limit of Insurance shown on the ElitePac Schedule for temporary transportation expenses that you incur because of any "loss" to a covered "auto", but only if the covered "auto" carries the coverages and meets the requirements described in Paragraphs **1.** or **2.** below:

1. We will pay temporary transportation expenses for total theft of a covered "auto". We will only pay for such expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

2. For "loss" other than total theft of a covered "auto" under Comprehensive or Specified Causes of Loss Coverage, or for any "loss" under Collision Coverage to a covered "auto", we will only pay for those temporary transportation expenses incurred during a period of time reasonably required to repair or replace the covered "auto", even if that time period extends beyond the policy expiration date.

Paragraph **2.** of this extension does not apply while there are spare or reserve "autos" available to you for your operations.

The 24 hour waiting period found on any other form endorsed onto the Auto Coverage part does not apply for any covered Rental Reimbursement "loss".

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

HIRED AUTO PHYSICAL DAMAGE COVERAGE

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. - Coverage Extensions:**

Physical Damage coverage is hereby extended to apply to Physical Damage "loss" to "autos" leased, hired, rented or borrowed without a driver. We will provide coverage equal to the broadest coverage available to any covered "auto" shown on the Declarations; however, the most we will pay for "loss" to each "auto" under this coverage extension is the lesser of:

1. The Limit of Insurance stated in the ElitePac Schedule; or

2. The actual cash value of the damaged or stolen property as of the time of the "loss"; or

3. The actual cost of repairing or replacing the damaged or stolen property with other property of like kind and quality. A part is of like kind and quality when it is of equal or better condition than the pre-accident part. We will use the original equipment from the manufacturer when:

(a) The operational safety of the vehicle might otherwise be impaired;

(b) Reasonable and diligent efforts to locate the appropriate rebuilt, aftermarket or used part have been unsuccessful; or

(c) A new original equipment part of like kind and quality is available and will result in the lowest overall repair cost.

For each leased, hired, rented or borrowed covered "auto" our obligation to pay each applicable "loss" will be reduced by the hired "auto" deductible on this policy. If there is no hired "auto" coverage symbol 8 for physical damage coverage on the policy, our obligation to pay for each "loss" will be reduced by the deductible equal to the highest deductible applicable to any owned "auto" for that coverage. No deductible will be applied to any "loss" caused by fire or lightning.

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SECTION IV, B.5. Other Insurance Condition, Paragraph **5.b.** is deleted in its entirety and replaced by the following:

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

1. Any covered "auto" you lease, hire, rent, or borrow; and
2. Any covered "auto" hired or rented by your "employee" under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

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

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

HIRED AUTO LOSS OF USE COVERAGE

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. - Coverage Extensions:**

We will pay expenses for which you are legally responsible to pay for loss of use of a leased, hired, rented or borrowed "auto" if it results from an "accident". The per day limit in the Business Auto Coverage form does not apply and the most we will pay per "accident" is the Limit of Insurance shown on the ElitePac Schedule.

Loss of Use Expense limits afforded by any endorsement added to the commercial auto policy shall apply in excess of the coverage afforded by this ElitePac form.

This coverage extension does not apply to Emergency Services Organizations, Governmental Entities, and Schools.

AUTO LOAN/LEASE GAP COVERAGE (Not Applicable in New York)

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. - Coverage Extensions:**

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

1. The amount paid under the Physical Damage Coverage Section of the policy; and
2. Any:
   - **a.** Overdue or any deferred lease/loan payments at the time of "loss";
   - **b.** Financial penalties imposed under a lease for excessive use, abnormal wear and tear, high mileage or similar charges;
   - **c.** Security deposits not refunded by the lessor or financial institution;
   - **d.** Costs for extended warranties, credit life, health, accident, or disability insurance purchased with the loan or lease; and
   - **e.** Carry-over balances from previous leases or loans.

You are responsible for the deductible applicable to the "loss" for the covered "auto".

The insurance provided by this coverage provision is excess over any other collectible insurance including but not limited to any coverage provided by or purchased from the lessor or any financial institution.

PERSONAL EFFECTS

The following is added to **SECTION III, A.4. - Coverage Extensions:**

If this policy provides Comprehensive Coverage for a covered "auto" you own and that covered "auto" is stolen, we will pay up to the Limit of Insurance shown on the ElitePac Schedule, without application of a deductible, for lost personal effects that were in the covered "auto" at the time of theft. Personal effects do not include jewelry, tools, money, or securities. This coverage is excess over any other collectible insurance.

AIRBAG COVERAGE

The following is added to **SECTION III, B.3.a. - Exclusions:**

Mechanical breakdown does not include the accidental discharge of an airbag.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

EXPANDED AUDIO, VISUAL, AND DATA ELECTRONIC EQUIPMENT COVERAGE

SECTION III, B.4. - Exclusions

This exclusion does not apply to the following:

1. Global positioning systems;
2. "Telematic devices"; or
3. Electronic equipment that reproduces, receives or transmits visual or data signals and accessories used with such equipment, provided such equipment is:
   - **a.** Permanently installed in or upon the covered "auto" at the time of the "loss";

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b. Removable from a housing unit that is permanently installed in the covered "auto" at the time of the "loss";

c. Designed to be solely operated by use of power from the "auto's" electrical system; or

d. Designed to be used solely in or upon the covered "auto".

For each covered "loss" to such equipment, a deductible of $50 shall apply, unless the deductible otherwise applicable to such equipment is less than $50, at which point the lower deductible, if any, will apply.

COMPREHENSIVE DEDUCTIBLE - LOCATION TRACKING DEVICE

The following is added to **SECTION III, D. - Deductible:**

Any Comprehensive Coverage Deductible shown in the Declarations will be reduced by 50% for any "loss" caused by theft if the covered "auto" is equipped with a location tracking device and that device was the sole method used to recover the "auto".

PHYSICAL DAMAGE LIMIT OF INSURANCE

SECTION III, C. - Limit Of Insurance is deleted in its entirety and replaced with the following:

The most we will pay for a "loss" in any one "accident" is the lesser of:

1. The actual cash value of the damaged or stolen property as of the time of the "loss"; or

2. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

GREEN AUTOMOBILE REPLACEMENT COVERAGE

In the event of a total "loss" to an owned "auto" that is a "gasoline powered auto" for which Comprehensive, Specified Causes of Loss, or Collision coverage applies, Physical Damage coverage will be amended as follows:

If the owned "gasoline powered auto" is replaced by you with a "green auto", we will pay an additional 10% of the "gasoline powered auto's" actual cash value up to a maximum of $3,000, provided the "auto" is replaced and a copy of a bill of sale or new lease agreement is received by us within 60 calendar days of the date of the "loss".

Regardless of the number of "autos" deemed a total loss, the most we will pay under this coverage extension for any one "loss" is $10,000.

AMENDMENTS TO SECTION IV - BUSINESS AUTO CONDITIONS

DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The following is added to **SECTION IV, A.2.a. - Duties In The Event Of Accident, Claim, Suit Or Loss:**

The notice requirements for reporting "accident" claim, "suit" or "loss" information to us, including provisions related to the subsequent investigation of such "accident", claim, "suit" or "loss" do not apply until the "accident", claim, "suit" or "loss" is known to:

1. You, if you are an individual;

2. A partner, if you are a partnership;

3. An executive officer or insurance manager, if you are a corporation;

4. Your members, managers or insurance manager, if you are a limited liability company;

5. Your elected or appointed officials, trustees, board members or your insurance manager, if you are an organization other than a partnership, joint venture or limited liability company.

However, this section does not amend the provisions relating to notification of police or protection or examination of the property that was subject to the "loss".

WAIVER OF SUBROGATION

SECTION IV, A.5. - Transfer Of Rights Of Recovery Against Others To Us is deleted in its entirety and replaced with the following:

We waive any right of recovery we may have against any person or organization because of payments we make for "bodily injury" or "property damage" resulting from the ownership, maintenance or use of a covered "auto" but only when you have assumed liability for such "bodily injury" or "property damage" in an "insured contract". In all other circumstances, if a person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us.

MULTIPLE DEDUCTIBLES

The following is added to **SECTION IV, A. - Loss Conditions:**

If a "loss" from one event involves two or more covered "autos" and coverage under Comprehensive or Specified Causes of Loss applies, only the highest applicable deductible will be applied.

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CONCEALMENT, MISREPRESENTATION OR FRAUD

The following is added to **SECTION IV, B.2. - Concealment, Misrepresentation Or Fraud:**

If you should unintentionally fail to disclose any existing hazards in your representations to us prior to the inception date of the policy or during the policy period in connection with any newly discovered hazards, we will not deny coverage under this Coverage Form based upon such failure.

POLICY PERIOD, COVERAGE TERRITORY

SECTION IV, B.7. - Policy Period, Coverage Territory is deleted in its entirety and replaced with the following:

Under this Coverage Form, we cover "accidents" and "losses" occurring:

a. During the policy period shown in the Declarations; and

b. Within the "Coverage Territory".

We also cover "loss" to or "accidents" involving a covered "auto" while being transported between any of these places.

TWO OR MORE COVERAGE FORMS OR POLICIES ISSUED BY US - DEDUCTIBLES

The following is added to **SECTION IV, B.8. - Two Or More Coverage Forms Or Policies Issued By Us:**

If a "loss" covered under this Coverage Form also involves a "loss" to other property resulting from the same "accident" that is covered under this policy or another policy issued by us or any member company of ours, only the highest applicable deductible will be applied.

AMENDMENTS TO SECTION V - DEFINITIONS

BODILY INJURY INCLUDING MENTAL ANGUISH (Not Applicable in New York)

The definition of bodily injury is deleted in its entirety and replaced by the following:

"Bodily injury" means bodily injury, sickness, or disease sustained by a person, including death resulting from any of these. "Bodily injury" includes mental anguish resulting from bodily injury, sickness or disease sustained by a person.

ADDITIONS TO SECTION V - DEFINITIONS

COVERAGE TERRITORY

"Coverage Territory" means:

1. The United States of America (including its territories and possessions), Canada and Puerto Rico; and

2. Anywhere in the world, except for any country or jurisdiction that is subject to trade or other economic sanction or embargo by the United States of America, if a covered "auto" is leased, hired, rented, or borrowed without a driver for a period of 30 days or less, and the insured's responsibility to pay "damages" is determined in a "suit" on the merits in and under the substantive law of the United States of America (including its territories and possessions), Puerto Rico, or Canada, or in a settlement we agree to.

If we are prevented by law, or otherwise, from defending the "insured" in a "suit" brought in a location described in Paragraph **2.** above, the insured will conduct a defense of that "suit". We will reimburse the "insured" for the reasonable and necessary expenses incurred for the defense of any such "suit" seeking damages to which this insurance applies, and that we would have paid had we been able to exercise our right and duty to defend.

GASOLINE POWERED AUTO

An "auto" that is designed to be solely powered by petroleum-based fuel.

GREEN AUTO

An "auto" that is designed to be powered by both petroleum-based fuel and electric power; or solely by electricity or any other renewable energy source.

LIGHT TRUCK

"Light Truck" means a truck with a gross vehicle weight rating of 10,000 pounds or less.

PRIVATE PASSENGER AUTO

"Private Passenger Auto" means a four-wheel "auto" of the private passenger or station wagon type. A pickup, panel truck or van not used for business is included within the definition of a "private passenger auto".

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SOCIAL SERVICE VAN OR BUS

"Social Service Van or Bus" means a van or bus used by a government entity, civic, charitable or social service organization to provide transportation to clients incidental to the social services sponsored by the organization, including special trips and outings.

TELEMATIC DEVICE

"Telematic Device" includes devices designed for the collection and dissemination of data for the purpose of monitoring vehicle and/or driver performance. This includes Global Positioning System technology, wireless safety communications and automatic driving assistance systems, all integrated with computers and mobile communications technology in automotive navigation systems.

VOLUNTEER WORKER

"Volunteer worker" means a person who is not your "employee" and who donates their work and acts at the direction of you and within the scope of duties determined by you, and is not paid a fee, salary or other compensation by you or anyone else for their work performed for you.

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ElitePac®
Commercial Automobile Extension

COMMERCIAL AUTO
CA 78 16 04 24

SCHEDULE OF COVERAGE EXTENSIONS AND LIMITS OF INSURANCE

This ElitePac Schedule is a summary of additional coverages, coverage modifications and corresponding Limits of Insurance that supplements the Business Auto Coverage Form. No coverage is provided by this summary. Refer to the actual endorsement for changes affecting your insurance protection.

DESCRIPTION	
AMENDMENT TO SECTION I — COVERED AUTOS COVERAGES AND SECTION II — COVERED AUTOS LIABILITY COVERAGE	
Employee Owned Autos - Business Use	Coverage Extension
AMENDMENTS TO SECTION II — LIABILITY COVERAGE	
Newly Acquired Or Formed Organizations	Coverage Extension
Expenses For Bail Bonds And Loss Of Earnings	
Bail Bonds	$3,000 Per "Accident"
Loss Of Earnings	$1,000 Per Day
Employee Indemnification and Employer's Liability Amendment	Coverage Extension
Fellow Employee Coverage	Coverage Extension
Care, Custody Or Control Amendment	$1,000 Per Accident $500 Deductible Per "Accident"
Limited Liability Companies	Coverage Extension
Blanket Additional Insureds	Coverage Extension
Employees As Insureds	Coverage Extension
AMENDMENTS TO SECTION III — PHYSICAL DAMAGE COVERAGE	
Towing And Labor	Coverage Extension
Private Passenger Auto, Social Service Van or Bus, Light Truck Commercial Auto With GVWR or GCW Greater Than 10,000 Pounds	$75 Per Tow $150 Per Tow
Glass Breakage Deductible	Coverage Extension
Additional Transportation Expenses	$60 per day up to a maximum of $1,800
Hired Auto Physical Damage Coverage	$75,000 per "loss"
Hired Auto Loss of Use Coverage	$750 Per "Accident"
Auto Loan/Lease Gap Coverage (Not Available in New York)	Coverage Extension

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DESCRIPTION	
AMENDMENTS TO SECTION III — PHYSICAL DAMAGE COVERAGE - Continued	
Personal Effects	$500 Per "Accident"
Airbag Coverage	Coverage Extension
Expanded Audio, Visual, And Data Electronic Equipment Coverage	Coverage Extension
Comprehensive Deductible - Location Tracking Device	Coverage Extension
Physical Damage Limit Of Insurance	Coverage Extension
Green Automobile Replacement Coverage	Coverage Extension
AMENDMENTS TO SECTION IV — BUSINESS AUTO CONDITIONS	
Duties In The Event Of Accident, Claim, Suit Or Loss	Coverage Extension
Waiver of Subrogation	Coverage Extension
Multiple Deductibles	Coverage Extension
Concealment, Misrepresentation Or Fraud	Coverage Extension
Policy Period, Coverage Territory	Coverage Extension
Two Or More Coverage Forms Or Policies Issued By Us - Deductibles	Coverage Extension
AMENDMENTS TO SECTION V — DEFINITIONS	
Bodily Injury Including Mental Anguish (Not Applicable in New York)	Broadened Definition
Coverage Territory	Broadened Definition

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ElitePac®
General Liability Extension Endorsement

COMMERCIAL GENERAL LIABILITY
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SUMMARY OF COVERAGES (including index)

This is a summary of the various additional coverages and coverage modifications provided by this endorsement. No coverage is provided by this summary. Refer to the actual endorsement (Pages **3**-through-**9**) for changes affecting your insurance protection.

DESCRIPTION	PAGE FOUND
Additional Insureds — Primary and Non-Contributory Provision	Page 8
Blanket Additional Insureds — As Required By Contract	Page 5
• Owners, Lessees or Contractors (includes Architects, Engineers or Surveyors) • Lessors of Leased Equipment • Managers or Lessors of Premises • Mortgagees, Assignees and Receivers • Any Other person or organization other than a joint venture • Grantors of Permits	
Broad Form Vendors Coverage	Page 7
Damage To Premises Rented To You (Including Fire, Lightning or Explosion)	Page 3
Electronic Data Liability ($100,000)	Page 4
Employee Definition Amended	Page 9
Employees As Insureds Modified	Page 5
Employer's Liability Exclusion Amended (Not applicable in New York)	Page 3
Incidental Malpractice Exclusion modified	Page 8
Knowledge of Occurrence, Claim, Suit or Loss	Page 8
Liberalization Clause	Page 8
Mental Anguish Amendment (Not applicable to New York)	Page 10
Newly Formed or Acquired Organizations	Page 5
Non-Owned Aircraft	Page 3
Non-Owned Watercraft (under 60 feet)	Page 3
Not-for-profit Members — as additional insureds	Page 5
Personal And Advertising Injury — Discrimination Amendment (Not applicable in New York)	Page 9
Products Amendment (Medical Payments)	Page 4
Supplementary Payments Amended — Bail Bonds ($5,000) and Loss of Earnings ($1,000)	Page 4
Two or More Coverage Parts or Policies Issued By Us	Page 9
Unintentional Failure to Disclose Hazards	Page 8
Waiver of Transfer of Rights of Recovery (subrogation)	Page 8
When Two or More Coverage Parts of this Policy Apply to a Loss	Page 3

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ElitePac®
General Liability Extension Endorsement

COMMERCIAL GENERAL LIABILITY
CG 73 00 10 23

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies the insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The **SECTIONS** of the Commercial General Liability Coverage Form identified in this endorsement will be amended as shown below. However, **if (a) two or more Coverage Parts of this policy, or (b) two or more forms or endorsements within the same Coverage Part apply to a loss,** coverage provision(s) with the broadest language will apply, unless specifically stated otherwise within the particular amendment covering that loss.

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

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COVERAGES — Amendments

SECTION I — COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY

EXCLUSIONS

Employer's Liability Amendment

(This provision is not applicable in the State of New York).

The following is added to Exclusion **e. Employer's Liability** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions:**

This exclusion also does not apply to any "temporary worker".

Non-Owned Aircraft, Auto or Watercraft

A. Paragraph **(2)** of Exclusion **g. Aircraft, Auto Or Watercraft** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions** is deleted in its entirety and replaced with the following:

(2) A watercraft you do not own that is:

(a) Less than 26 feet long and not being used to carry persons or property for a charge; or

(b) At least 26 feet, but less than 60 feet long, and not being used to carry persons or property for a charge. Any person is an insured who uses or is responsible for the use of such watercraft with your expressed or implied consent. However, if the insured has any other valid and collectible insurance for "bodily injury" or "property damage" that would be covered under this provision, or on any other basis, this coverage is then excess, and subject to Condition **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS.**

B. The following is added to Exclusion **g. Aircraft, Auto Or Watercraft** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions:**

This exclusion does not apply to:

(6) Any aircraft, not owned or operated by any insured, which is hired, chartered or loaned with a paid crew. However, if the insured has any other valid and collectible insurance for "bodily injury" or "property damage" that would be covered under this provision, or on any other basis, this coverage is then excess, and subject to Condition **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS.**

Damage To Premises Rented to You

A. The last paragraph of Paragraph **2. Exclusions** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE** is deleted in its entirety and replaced with the following:

Exclusions **c. through n.** do not apply to damage by fire, lightning or explosion to premises rented to you or temporarily occupied by you with the permission of the owner. A separate limit of insurance applies to this coverage as described in **SECTION III — LIMITS OF INSURANCE.**

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B. Paragraph **6.** under **SECTION III — LIMITS OF INSURANCE** is deleted in its entirety and replaced with the following:

6. Subject to Paragraph **5.** above, the most we will pay under **COVERAGE A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage caused by fire, lightning or explosion, while rented to you or temporarily occupied by you with permission of the owner, for all such damage caused by fire, lightning or explosion proximately caused by the same event, whether such damage results from fire, lightning or explosion or any combination of the three, is the amount shown in the Declarations for the Damage To Premises Rented To You Limit.

C. Paragraph **a.** of Definition **9.** "Insured contract" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced with the following:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning or explosion to premises while rented to you or temporarily occupied by you with the permission of the owner is not an "insured contract";

Electronic Data Liability

A. Exclusion **p. Access or Disclosure Of Confidential Or Personal Information And Data-related Liability** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions** is deleted in its entirety and replaced by the following:

p. Access or Disclosure Of Confidential Or Personal Information And Data-related Liability

Damages arising out of:

(1) Any access to or disclosure of any person's or organization's confidential or personal information, including patents, trade secrets, processing methods, customer lists, financial information, credit card information or any other type of nonpublic information; or

(2) The loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate "electronic data" that does not result from physical injury to tangible property.

This exclusion applies even if damages are claimed for notification costs, credit monitoring expenses, forensic expenses, public relations expenses or any other loss, cost or expense incurred by you or others arising out of that which is described in Paragraph **(1)** or **(2)** above.

B. The following paragraph is added to **SECTION III — LIMITS OF INSURANCE:**

Subject to **5.** above, the most we will pay under **COVERAGE A** for "property damage" because of all loss of "electronic data" arising out of any one "occurrence" is a sub-limit of $100,000.

SECTION I — COVERAGE C MEDICAL PAYMENTS

EXCLUSIONS

Any Insured Amendment

Exclusion **a. Any Insured** under **COVERAGE C MEDICAL PAYMENTS, 2. Exclusions** is deleted in its entirety and replaced with the following:

a. Any Insured

To any insured.

This exclusion does not apply to:

(1) "Not-for-profit members";

(2) "Golfing facility" members who are not paid a fee, salary, or other compensation; or

(3) "Volunteer workers".

This exclusion exception does not apply if **COVERAGE C MEDICAL PAYMENTS** is excluded by another endorsement to this Coverage Part.

Product Amendment

Exclusion **f. Products-Completed Operations Hazard** under **COVERAGE C MEDICAL PAYMENTS, 2. Exclusions** is deleted in its entirety and replaced with the following:

f. Products-Completed Operations Hazard

Included within the "products-completed operations hazard".

This exclusion does not apply to "your products" sold for use or consumption on your premises, while such products are still on your premises.

This exclusion exception, does not apply if **COVERAGE C MEDICAL PAYMENTS** is excluded by another endorsement to this Coverage Part.

SECTION I — SUPPLEMENTARY PAYMENTS — COVERAGES A AND B

Expenses For Bail Bonds And Loss Of Earnings

A. Subparagraph **1.b.** under **SUPPLEMENTARY PAYMENTS — COVERAGES A AND B** is deleted in its entirety and replaced with the following:

b. Up to $5,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

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B. Subparagraph **1.d.** under **SUPPLEMENTARY PAYMENTS — COVERAGES A AND B** is deleted in its entirety and replaced with the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to $1,000 a day because of time off from work.

SECTION II — WHO IS AN INSURED — Amendments

Not-for-Profit Organization Members

The following paragraph is added to **SECTION II — WHO IS AN INSURED:**

If you are an organization other than a partnership, joint venture, or a limited liability company, and you are a not-for-profit organization, the following are included as additional insureds:

1. Your officials;

2. Your trustees;

3. Your members;

4. Your board members;

5. Your commission members;

6. Your agency members;

7. Your insurance managers;

8. Your elective or appointed officers; and

9. Your "not-for-profit members".

However only with respect to their liability for your activities or activities they perform on your behalf.

Employees As Insureds Modified

A. Subparagraph **2.a.(1)(a)** under **SECTION II — WHO IS AN INSURED** does not apply to "bodily injury" to a "temporary worker" caused by a co-"employee" who is not a "temporary worker".

B. Subparagraph **2.a.(2)** under **SECTION II — WHO IS AN INSURED** does not apply to "property damage" to the property of a "temporary worker" or "volunteer worker" caused by a co-"employee" who is not a "temporary worker" or "volunteer worker".

C. Subparagraph **2.a.(1)(d)** under **SECTION II — WHO IS AN INSURED** does not apply to "bodily injury" caused by cardio-pulmonary resuscitation or first aid services administered by a co-"employee".

With respect to this provision only, Subparagraph **(1)** of Exclusion **2. e. Employer's Liability** under **SECTION I — COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** does not apply.

Newly Formed Or Acquired Organizations

A. Subparagraph **3.a.** under **SECTION II — WHO IS AN INSURED** is deleted in its entirety and replaced with the following:

a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier. However, **COVERAGE A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization.

B. The following paragraph is added to **SECTION II — WHO IS AN INSURED,** Paragraph **3:**

If you are engaged in the business of construction of dwellings three stories or less in height, or other buildings three stories or less in height and less than 25,000 square feet in area, you will also be an insured with respect to "your work" only, for the period of time described above, for your liability arising out of the conduct of any partnership or joint venture of which you are or were a member, even if that partnership or joint venture is not shown as a Named Insured. However, this provision only applies if you maintain or maintained an interest of at least fifty percent in that partnership or joint venture for the period of that partnership or joint venture.

This provision does not apply to any partnership or joint venture that has been dissolved or otherwise ceased to function for more than thirty-six months.

With respect to the insurance provided by this provision, **Newly Formed or Acquired Organizations,** the following is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY**, Paragraph **4. Other Insurance,** Subparagraph **b. Excess Insurance:**

The insurance provided by this provision, **Newly Formed or Acquired Organizations,** is excess over any other insurance available to the insured, whether primary, excess, contingent or on any other basis.

(All other provisions of this section remain unchanged)

Blanket Additional Insureds — As Required By Contract

A. Subject to the **Primary and Non-Contributory** provision set forth in this endorsement, **SECTION II — WHO IS AN INSURED** is amended to include as an additional insured:

1. Owners, Lessees or Contractors/Architects, Engineers and Surveyors

a. Any person or organization for whom you are performing operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and

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b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph **a.** above:

Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

(1) Your acts or omissions; or

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

in the performance of your ongoing operations performed for the additional insured in Paragraph **a.,** above.

However, 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 by or for you, including:

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

(2) Supervisory, inspection, architectural or engineering activities.

Professional services do not include services within construction means, methods, techniques, sequences and procedures employed by you in connection with your operations in your capacity as a construction contractor.

A person or organization's status as an additional insured under this endorsement ends when your operations for the person or organization described in Paragraph **a.** above are completed.

2. Other Additional Insureds

Any of the following persons or organizations with whom you have agreed in a written contract, written agreement or written permit that such persons or organizations be added as an additional insured on your commercial general liability policy:

a. Lessors of Leased Equipment

Any person or organization from whom you lease equipment, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

b. Managers or Lessors of Premises

Any person or organization from whom you lease premises, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by you or those acting on your behalf in connection with the ownership, maintenance or use of that part of the premises leased to you.

This insurance does not apply to any "occurrence" which takes place after you cease to be a tenant of that premises.

c. Mortgagees, Assignees or Receivers

Any person or organization with respect to their liability as mortgagee, assignee or receiver and arising out of the ownership, maintenance or use of your premises.

This insurance does not apply to any "occurrence" which takes place after the mortgage is satisfied, or the assignment or receivership ends.

d. Any Person or Organization Other Than A Joint Venture

Any person or organization (other than a joint venture of which you are a member), but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts of omissions of those acting on your behalf in the performance of your ongoing operations or in connection with property owned by you.

e. State or Governmental Agency or Political Subdivision — Permits or Authorizations

Any state or governmental agency or subdivision or political subdivision, but only with respect to:

(1) Operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization; or

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(2) The following hazards for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization in connection with premises you own, rent or control and to which this insurance applies:

(a) The existence, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners or decorations and similar exposures;

(b) The construction, erection or removal of elevators; or

(c) The ownership, maintenance or use of any elevators covered by this insurance.

This insurance does not apply to:

i. "Bodily injury" or "property damage" arising out of operations performed for the federal government, state or municipality; or

ii. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

With respect to Paragraphs **2.b.** through **2.d.,** this insurance does not apply to structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

B. The insurance coverage afforded to the additional insureds in this coverage extension:

1. Does not apply unless the written contract or written agreement has been signed by the Named Insured or written permit issued prior to the "bodily injury" or "property damage" or "personal and advertising injury";

2. Only applies to the extent permitted by law; and

3. Will not be broader than that which you are required by the written contract, written agreement, or written permit to provide to such additional insured.

Broad Form Vendors Coverage

Subject to the **Primary and Non-Contributory** provision set forth in this endorsement, **SECTION II — WHO IS AN INSURED** is amended to include as an additional insured any person or organization (referred to below as vendor) for whom you have agreed in a written contract or written agreement to provide coverage as an additional insured under your policy. Such person or organization is an additional insured only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business. However, the insurance afforded the vendor does not apply to:

a. "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement; however this exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;

b. Any express warranty unauthorized by you;

c. Any physical or chemical change in the product made intentionally by the vendor;

d. Repackaging, unless unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business in connection with the sale of the product; or

f. Products which, after distribution or sale by you, have been labeled or re-labeled or used as a container, part of ingredient of any other thing or substance by or for the vendor; however this insurance does not apply to any insured person or organization, from who you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

The provisions of this coverage extension do not apply unless the written contract or written agreement has been signed by the Named Insured prior to the "bodily injury" or "property damage".

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Incidental Malpractice

Subparagraph **2.a.(1)(d)** under **SECTION II — WHO IS AN INSURED** is deleted in its entirety and replaced with the following:

(d) Arising out of his or her providing or failing to provide professional health care services.

This does not apply to nurses, emergency medical technicians or paramedics if you are not in the business or occupation of providing any such professional services.

This also does not apply to "bodily injury" caused by cardio-pulmonary resuscitation or first aid services administered by a co-"employee".

This provision does not apply if you are a Social Service or Senior Living risk.

SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS — Amendments

Knowledge Of Occurrence, Claim, Suit Or Loss

The following is added to Paragraph **2. Duties in the Event of Occurrence, Offense, Claim or Suit** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

The requirements under this paragraph do not apply until after the "occurrence" or offense is known to:

1. You, if you are an individual;

2. A partner, if you are a partnership;

3. An "executive officer" or insurance manager, if you are a corporation;

4. Your members, managers or insurance manager, if you are a limited liability company; or

5. Your elected or appointed officials, officers, members, trustees, board members, commission members, agency members, or your administrator or your insurance manager if you are an organization other than a partnership, joint venture, or limited liability company.

Primary and Non-Contributory Provision

The following is added to Paragraph **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

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

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in a written contract, written agreement or written permit that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

Unintentional Failure To Disclose Hazards

The following is added to Paragraph **6. Representations** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

However, if you should unintentionally fail to disclose any existing hazards in your representations to us at the inception date of the policy, or during the policy period in connection with any additional hazards, we shall not deny coverage under this Coverage Part based upon such failure to disclose hazards.

Waiver Of Transfer Of Rights Of Recovery

The following is added to Paragraph **8. Transfer of Rights Of Recovery Against Others To Us** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**:

We will waive any right of recovery against a person or organization because of payments we make under this Commercial General Liability Coverage Part. This waiver applies only if the insured has agreed in a written contract or written agreement to:

1. Waive any right of recovery against that person or organization; or

2. Assume the liability of that person or organization pursuant to a written contract or written agreement that qualifies as an "insured contract"; and

3. Include such person or organization as an additional insured on your policy.

Such waiver by us applies only to that person or organization identified above, and only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

Liberalization

The following condition is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

If we revise this Coverage Part to provide more coverage without additional premium charge, subject to our filed company rules, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

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Two or More Coverage Parts or Policies Issued By Us

(This provision is not Applicable in the state of New York or Wisconsin).

The following condition is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

It is our intention that the various coverage parts or policies issued to you by us, or any company affiliated with us, do not provide any duplication or overlap of coverage. We have exercised diligence to draft our coverage parts and policies to reflect this intention. However, if the facts and circumstances that will respond to any claim or "suit" give rise to actual or claimed duplication or overlap of coverage between the various coverage parts or policies issued to you by us or any company affiliated with us, the limit of insurance under all such coverage parts or policies combined shall not exceed the highest applicable limit under this coverage, or any one of the other coverage forms or policies.

This condition does not apply to any Excess or Umbrella policy issued by us specifically to apply as excess insurance over this coverage part or policy to which this coverage part is attached.

SECTION V — DEFINITIONS

Discrimination

(This provision does not apply in New York).

A. The following is added to Definition **14.** "Personal and advertising injury":

"Personal and advertising injury" also means "discrimination" that results in injury to the feelings or reputation of a natural person, however only if such "discrimination" or humiliation is:

1. Not done by or at the direction of:

a. The insured; or

b. Anyone considered an insured under **SECTION II — WHO IS AN INSURED;**

2. Not done intentionally to cause harm to another person.

3. Not directly or indirectly related to the employment, prospective employment or termination of employment of any person or persons by any insured.

4. Not arising out of any "advertisement" by the insured.

B. The following definition is added to **SECTION V — DEFINITIONS:**

"Discrimination" means:

a. Any act or conduct that would be considered discrimination under any applicable federal, state, or local statute, ordinance or law;

b. Any act or conduct that results in disparate treatment of, or has disparate impact on, a person, because of that person's race, religion, gender, sexual orientation, age, disability or physical impairment; or

c. Any act or conduct characterized or interpreted as discrimination by a person based on that person's race, religion, gender, sexual orientation, age, disability or physical impairment.

It does not include acts or conduct characterized or interpreted as sexual intimidation or sexual harassment, or intimidation or harassment based on a person's gender.

Electronic Data

The following definition is added to **SECTION V — DEFINITIONS:**

"Electronic data" means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cell, data processing devices or any other media which are used with electronically controlled equipment. For the purpose of the Electronic Data Liability coverage provided by this endorsement, Definition **17.** "Property damage" is deleted in its entirety and replaced by the following:

17. "Property damage" means:

a. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or

b. Loss of, loss of use of, damage to, corruption of, inability to access, or inability to properly manipulate "electronic data", resulting from physical injury to tangible property. All such loss of "electronic data" shall be deemed to occur at the time of the "occurrence" that caused it.

For the purpose of the Electronic Data Liability coverage provided by this endorsement, "electronic data" is not tangible property.

Employee Amendment

Definition **5.** "Employee" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced by the following:

5. "Employee" includes a "leased worker", or a "temporary worker". If you are a School, "Employee" also includes a student teacher.

Golfing Facility

The following definition is added to **SECTION V — DEFINITIONS:**

"Golfing facility" means a golf course, golf club, driving range, or miniature golf course.

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Mental Anguish Amendment

(This provision does not apply in New York).

Definition **3.** "Bodily injury" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced with the following:

3. "Bodily injury" means bodily injury, sickness or disease sustained by a person, including death resulting from any of these at any time. This includes mental anguish resulting from any bodily injury, sickness or disease sustained by a person. (In New York, mental anguish has been determined to be "bodily injury").

Not-for-profit Member

The following definition is added to **SECTION V — DEFINITIONS:**

"Not-for-profit member" means a person who is a member of a not-for-profit organization, including clubs and churches, who receives no financial or other compensation.

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Contracting, Installation, Service and Repair General Liability Extended ElitePac® Endorsement

COMMERCIAL GENERAL LIABILITY
CG 79 88 10 23

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

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A. BLANKET ADDITIONAL INSUREDS

1. Ongoing Operations

SECTION II — WHO IS AN INSURED is amended to include as an additional insured:

a. Any person or organization for whom you are performing operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and

b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph **1.** above;

If the written contract, written agreement, or written permit requires the additional insured be added with respect to liability arising out of your ongoing operations, or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Scheduled Person Or Organization endorsement CG 20 10 10-01 edition or its equivalent, such person or organization is an additional insured only with respect to liability arising out of your ongoing operations performed under that contract, agreement, or permit.

If the written contract, written agreement, or written permit does not require that the additional insured be added with respect to liability arising out of your ongoing operations, or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Scheduled Person Or Organization endorsement CG 20 10 07-04 (or subsequent) edition or its equivalent, then such person or organization is an additional insured only with respect to "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by your ongoing operations performed under that contract, agreement, or permit.

2. Completed Operations

SECTION II — WHO IS AN INSURED is amended to include as an additional insured:

a. Any person or organization for whom you are performing or have performed operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and

b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph **1.** above;

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If the written contract, written agreement, or written permit requires the additional insured be added with respect to liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard", or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Completed Operations endorsement CG 20 37 10-01 edition or its equivalent, such person or organization is an additional insured only with respect to their liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard".

If the written contract, written agreement, or written permit does not require that the additional insured be added with respect to liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard", or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Completed Operations endorsement CG 20 37 07-04 (or subsequent) edition or its equivalent, then such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard".

3. The insurance afforded to the additional insureds in Paragraphs **1.** and **2.** above:

a. Does not apply unless the written contract or written agreement has been signed by the Named Insured or written permit issued prior to the "bodily injury", "property damage" or "personal and advertising injury";

b. Only applies to the extent permitted by law; and

c. Will not be broader than that which you are required by the written contract, written agreement, or written permit to provide to such additional insured.

4. Exclusions

a. With respect to the insurance afforded to additional insureds under **a. Ongoing Operations** the following is added to **2. Exclusions** under **SECTION I — COVERAGE A — BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury" 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 site 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.

b. With respect to the insurance afforded to these additional insureds under **a. Ongoing Operations** and **b. Completed Operations,** the following is added to **2. Exclusions** under **SECTION I — COVERAGE A — BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

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:

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

(2) Supervisory, inspection, architectural or engineering activities.

5. Conditions

With respect to the insurance afforded to these additional insureds under **a. Ongoing Operations** and **b. Completed Operations** the following is added to Paragraph **4. Other Insurance, a. Primary Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

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

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

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b. You have agreed in a written contract, written agreement or written permit that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

B. PROPERTY DAMAGE CARE, CUSTODY OR CONTROL

1. The following is added to **Exclusion j.** under **SECTION I — COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

Paragraphs **(4)** and **(5)** of this exclusion do not apply for the limited purpose of providing the coverage and sub-limits of liability as set forth below.

We will pay those sums that the insured becomes legally obligated to pay as damages because of "property damage" to:

a. Personal property, including keys, in the care, custody or control of an insured; and

b. That particular part of real property on which you or any contractors or subcontractors working directly or indirectly on your behalf are performing operations, if the "property damage" arises out of those operations.

The most we will pay under **a.** and **b.** above in any one "occurrence" or for all damages during any one policy period is a sub-limit of $100,000.

These limits are included in and not in addition to the Limits of Insurance shown in the Declarations of the Commercial General Liability Policy.

Our right and duty to defend the insured against any "suit" for damages under **a.** and **b.** above ends when we have used up the applicable sub-limit of liability in the payment of judgments or settlements under it.

2. With respect this provision only, the following is added to Definition **17.** under **SECTION V — DEFINITIONS**:

"Property damage" also includes adjustment of locks to fit new keys or the cost of new locks, including their installation, when replacing keys covered in Paragraph **1.(a)** above provided that such "property damage" is not a result of any dishonest act on the part of any insured, or the insured's employees or agents, whether acting alone or in collusion.

C. OTHER INSURANCE AMENDMENT — SUPPLEMENTAL COVERAGE FOR INSURED'S INVOLVEMENT IN A CONTROLLED (WRAP-UP) INSURANCE PROGRAM

1. The following is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS,** Paragraph **4. Other Insurance b. Excess Insurance (1)(a):**

(v) That is covered by a "controlled (wrap-up) insurance program" in which you are enrolled for your ongoing operations or operations included within the "products-completed operations hazard", unless such "controlled (wrap-up) insurance program" is specifically excluded from coverage on this policy.

2. The following is added to **SECTION V — DEFINITIONS**:

"Controlled (wrap-up) insurance program" 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).

D. FELLOW EMPLOYEE EXTENSION

Under **SECTION II — WHO IS AN INSURED** Paragraphs **2.a.** and **2.a. (1)** are replaced by the following:

a. Your "volunteer workers" only while performing duties related to the conduct of your business, or your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture, or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, none of these "employees" or "volunteer workers" are insureds for "bodily injury" or "personal and advertising injury" arising out of his or her providing or failing to provide professional health care services.

With respect to this provision only, Subparagraph **(1)** of Exclusion **2. e. Employer's Liability** under **SECTION I — COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** does not apply.

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E. CONTRACTUAL LIABILITY (RAILROADS)

Definition 9. under **SECTION V — DEFINITIONS** is amended as follows:

1. Paragraph **c.** is deleted in its entirety and replaced by the following:

c. Any easement or license agreement;

2. Paragraph **f.(1)** is deleted in its entirety.

F. CONTRACTUAL LIABILITY AMENDMENT — (PERSONAL AND ADVERTISING INJURY)

If it is required in a written contract, written agreement or written permit with the insured that any contractual liability exclusion for personal injury be removed from the policy, then Exclusion **e. Contractual Liability** under **COVERAGE B PERSONAL AND ADVERTISING INJURY, 2. Exclusions** is deleted in its entirety and replaced by the following:

e. Contractual Liability

"Personal and advertising Injury" for which the insured has assumed liability in a contract or agreement arising out of an "advertisement". This exclusion does not apply to liability for damages that the insured would have in the absence of the contract or agreement".

G. WAIVER OF GOVERNMENTAL IMMUNITY

We will waive, both in the adjustment of claims and in the defense of "suits" against the insured, any governmental immunity of the insured, unless the insured requests in writing that we not do so.

Waiver of immunity as a defense will not subject us to liability for any portion of a claim or judgment in excess of the applicable limit of insurance.

H. DAMAGE TO PREMISES RENTED TO YOU

The Limit of Insurance for Damage To Premises Rented To You is increased to $1,000,000.

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COMMERCIAL UMBRELLA LIABILITY COVERAGE

Various provisions in this Coverage Part restrict coverage. Read the entire Coverage Part carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Part the words "you" and "your" refer to the Named Insured shown in the Declarations and any other person or organization qualifying as a Named Insured under this Coverage Part. The words "we", "us" and "our" refer to the Company providing this insurance

The word "insured" means any person or organization qualifying as such under **SECTION II — WHO IS AN INSURED.**

Other words and phrases that appear in quotation marks have special meaning — refer to **SECTION V — DEFINITIONS.**

In return for the payment of the premium, and subject to all terms and conditions of this Coverage Part, we agree with you to provide the insurance as stated in this Coverage Part.

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SECTION I — COVERAGES

A. Insuring Agreement

1. We will pay on behalf of the insured the "ultimate net loss" in excess of the "retained limit" that the insured becomes legally obligated to pay as damages because of "bodily injury", "property damage" or "personal and advertising injury" to which this insurance applies. We will have the right and duty to defend the insured against any "suit" seeking those damages when the "underlying insurance" does not provide coverage or the limits of "underlying insurance" have been exhausted. When we have no duty to defend, we will have the right to defend, or to participate in the defense of, the insured against any other "suit" seeking damages to which this insurance may apply. However, we will have no duty to defend the insured against any "suit" seeking damages for "bodily injury", "property damage" or "personal and advertising injury" to which this insurance does not apply. At our discretion, we may investigate any "occurrence" or offense that may involve this insurance and settle any resultant claim or "suit", for which we have the duty to defend. But:

a. The amount we will pay for the "ultimate net loss" is limited as described in **Section III — Limits of Insurance;** and

b. Our right and duty to defend ends when we have used up the applicable limit of insurance in the payment of judgements or settlements.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under **Section I — Coverages, C. Supplementary Payments.**

2. This insurance applies to "bodily injury", or "property damage" only if:

a. The "bodily injury" or "property damage" is caused by an "occurrence" that takes place in the "coverage territory";

b. The "bodily injury" or "property damage" occurs during the policy period; and

c. Prior to the policy period, no insured listed under Paragraph **A.** of **Section II — Who Is An Insured** and no "employee" authorized by you to give or receive notice of an "occurrence" or claim knew that the "bodily injury" or "property damage" had occurred, in whole or in part. If such a listed insured or authorized "employee" knew, prior to the policy period, that the "bodily injury" or "property damage" occurred, then any continuation, change or resumption of such "bodily injury" or "property damage" during or after the policy period will be deemed to have been known prior to the policy period.

3. "Bodily injury" or "property damage" which occurs during the policy period and was not, prior to the policy period, known to have occurred by any insured listed under Paragraph **A.** of **Section II — Who Is An Insured** or any "employee" authorized by you to give or receive notice of an "occurrence" or claim, includes any continuation, change or resumption of that "bodily injury" or "property damage" after the end of the policy period.

4. "Bodily injury" or "property damage" will be deemed to have been known to have occurred at the earliest time when any insured listed under Paragraph **A.** of **Section II — Who Is An Insured** or any "employee" authorized by you to give or receive notice of an "occurrence" or claim:

   a. Reports all, or any part of the "bodily injury" or "property damage" to us or any other insurer;

   b. Receives a written or verbal demand or claim for damages because of the "bodily injury" or "property damage"; or

   c. Becomes aware by any other means that "bodily injury" or "property damage" has occurred or has begun to occur.

5. Damages because of that "bodily injury" include damages claimed by any person or organization for care, loss of services or death resulting at any time from the "bodily injury".

6. This insurance applies to "personal and advertising injury" caused by an offense arising out of your business but only if the offense was committed in the "coverage territory" during the policy period.

B. Exclusions

This insurance does not apply to:

1. Aircraft or Watercraft

"Bodily injury" or "property damage" arising out of the ownership, maintenance, operation, use, including "loading or unloading" or entrustment to others of watercraft over 50 feet in length or any aircraft.

a. Owned by any insured:

b. Chartered without crew by or on behalf of any insured; or

c. Owned and operated by any employee of an insured.

This exclusion does not apply to:

(1) A watercraft while ashore on premises you own or rent; or

(2) Liability assumed under any contract or agreement.

2. Contractual Liability

Any obligation or liability assumed by the insured under any contract or agreement.

This exclusion does not apply to the extent that coverage is provided for the insured by "underlying insurance".

3. Damage to Impaired Property or Property not Physically Injured

"Property damage" to "impaired property" or property that has not been physically destroyed or injured, arising out of;

a. A defect, deficiency, inadequacy or dangerous condition in "your product" or "your work"; or

b. A delay or failure by you or anyone acting on your behalf to perform a contract or agreement in accordance with its terms.

This exclusion does not apply to the loss of use of other property arising out of sudden and accidental physical injury to "your product" or "your work" after it has been put to its intended use.

4. Damage to Property

"Property damage" to:

a. Property

(1) You own including any costs or expenses incurred by you, or any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another's property; or

(2) Owned or transported by the insured and arising out of the ownership, maintenance or use of a "covered auto".

b. Premises you sell, give away or abandon, if the "property damage" arises out of any part of those premises;

c. That particular part of real property on which you or any other contractors or subcontractors, working directly or indirectly on your behalf, are performing operations, if the "property damage" arises out of those operations; or

d. That particular part of any property that must be restored, repaired or replaced because "your work" was incorrectly performed on it.

Paragraphs **c.** and **d.** of this exclusion do not apply to the extent that coverage is provided for the insured by "underlying insurance".

5. Damage to Your Product

"Property damage" to "your product" arising out of it or any part of it.

6. Damage to Your Work

"Property damage" to "your work" arising out of it or any part of it and included in the "products-completed operations hazard".

This exclusion does not apply if the damaged work or the work out of which the damage arises was performed on your behalf by a subcontractor.

7. Expected or Intended Injury

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

8. Employer's Liability

"Bodily injury" to:

a. An employee of the insured arising out of and in the course of employment by the insured; or

b. The spouse, child, parent, brother or sister of that employee as a consequence of **a.** above.

This exclusion applies whether the insured may be liable as an employer or in any other capacity, and to any obligation to share damages with or repay someone else who must pay damages because of the injury.

This exclusion does not apply to the extent that coverage is provided for the insured by "underlying insurance".

9. Employment-Related Practices

"Bodily injury" or "personal and advertising injury" to:

a. A person arising out of any:

(1) Refusal to employ that person;

(2) Termination of that person's employment; or

(3) Employment-related practices, policies, acts or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation or discrimination directed at that person; or

b. The spouse, child, parent, brother or sister of that person as a consequence of "bodily injury" or "personal and advertising injury" to that person at whom any of the employment-related practices described in Paragraphs **(1), (2)** or **(3)** above is directed.

This exclusion applies whether the insured may be liable as an employer or in any other capacity, and to any obligation to share damages with or repay someone else who must pay damages because of the injury.

10. E.R.I.S.A.

Any obligation of the insured under the Employers' Retirement Income Security Act and any amendments thereto or any similar federal, state or local statute.

11. Auto Coverages

Any loss, cost or expense payable under or resulting from any first party "bodily injury" or "property damage" coverage, automobile no-fault law, uninsured motorists or underinsured motorists law or any similar law.

12. Workers Compensation and Similar Laws

Any obligation of the insured under a workers compensation, unemployment compensation or disability benefits law, or under any similar law.

13. Liquor Liability

"Bodily injury", "property damage" or "personal and advertising injury" for which the insured may be held liable by reason of:

a. Causing or contributing to the intoxication of any person;

b. The furnishing of alcoholic beverages to a person under the legal drinking age or under the influence of alcohol; or

c. Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion does not apply to the extent that coverage is provided for the insured by "underlying insurance". Coverage provided will follow the provisions, exclusions and limitations of the "underlying insurance" unless otherwise directed by this insurance.

14. Personal and Advertising Injury

a. Knowing Violation Of Rights Of Another

"Personal and advertising injury" caused by or at the direction of the insured with the knowledge that the act would violate the rights of another and would inflict "personal and advertising Injury".

b. Material Published With Knowledge Of Falsity

"Personal and advertising injury" arising out of oral or written publication of material, if done by or at the direction of the insured with knowledge of its falsity.

c. Material Published Prior To Policy Period

"Personal and advertising injury" arising out of oral or written publication of material whose first publication took place before the beginning of the policy period. All "personal and advertising injury" arising out of publication of the same or similar material subsequent to the beginning of the policy period is also excluded.

d. Willful Violation Of Penal Statute Or Ordinance

"Personal and advertising injury" arising out of the willful violation of a penal statute or ordinance committed by or with the knowledge or consent of the insured.

e. Breach Of Contract

"Personal and advertising injury" arising out of breach of contract, except an implied contract to use another's advertising idea in your "advertisement".

f. Wrong Description Of Prices

"Personal and advertising injury" arising out of the wrong description of the price of goods, products or services stated in your "advertisement".

g. Quality Or Performance Of Goods — Failure To Conform To Statements

"Personal and advertising injury" arising out of the failure of goods, products or services to conform with any statement of quality or performance made in you "advertisement".

h. Infringement Of Copyright, Patent, Trademark Or Trade Secret

"Personal and advertising injury" arising out of the infringement of copyright, patent, trademark, trade secret or other intellectual property rights.

However, this exclusion does not apply to infringement in your "advertisement" of copyright, trade dress or slogan.

i. Insureds In Media And Internet Type Businesses

"Personal and advertising injury" committed by an insured whose business is

(1) Advertising, broadcasting, publishing or telecasting;

(2) Designing or determining content of web-sites for others; or

(3) An Internet search, access, content or service provider.

However, this exclusion does not apply to Paragraphs **13.a., b.** and **c.** of "personal and advertising injury" under the Definitions Section.

For the purposes of this exclusion, the placing of frames, borders or links, or advertising, for you or others anywhere on the Internet, is not by itself considered the business of advertising, broadcasting, publishing or telecasting.

j. Electronic Chatrooms Or Bulletin Boards

"Personal and advertising injury" arising out of an electronic chatroom or bulletin board the insured hosts, owns or over which the insured exercises control.

k. Unauthorized Use Of Another's Name Or Product

"Personal and advertising injury" arising out of the unauthorized use of another's name or product in your e-mail address, domain name or metatag, or any other similar tactics to mislead another's potential customers.

15. Pollution

Any damages arising out of the "pollution hazard". But, this exclusion does not apply with respect to "pollution hazard" coverage provided in any "Underlying Insurance", except:

a. Any "underlying insurance" "pollution hazard" coverage provided with "sub-limits"; or

b. Any coverage provided in "underlying insurance" claims-made coverage for the "Pollution Hazard".

This exclusion applies whether or not the "Pollutant" has any function in your business, operations, premises, site or location.

16. Professional Services

"Bodily injury", "property damage" or "personal and advertising injury" due to rendering or failure to render any professional service. This includes but is not limited to:

a. Legal, accounting or advertising services;

b. Preparing, approving, or failing to prepare or approve maps, drawings, opinions, reports, surveys, change orders, designs or specifications;

c. Supervisory, inspection or engineering services;

d. Medical, surgical, dental, x-ray or nursing services treatment, advice or instruction;

e. Any health or therapeutic treatment, advice or instruction;

f. Any service, treatment, advice or instruction for the purpose of appearance or skin enhancement, hair removal or replacement or personal grooming;

g. Optometry or optical or hearing aid services including the prescribing, preparation, fitting demonstration or distribution of ophthalmic lenses and similar products or hearing aid devices;

h. Body piercing services;

i. Professional health care services as a pharmacist;

j. Law enforcement or firefighting services; and

k. Handling, embalming, disposal, burial, cremation or disinterment of dead bodies.

This exclusion does not apply to the extent that coverage is provided for the insured by "underlying insurance".

17. Racing or Stunting Activities

"Bodily injury" or "property damage" arising out of the ownership or any insured's use of "mobile equipment" or "autos" in, or while in practice for, or while being prepared for, any prearranged professional or organized racing, speed, demolition or stunting activity or contest.

18. Recall of Products, Work or Impaired Property

Damages claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal or disposal of:

a. "Your product";

b. "Your work"; or

c. "Impaired property";

If such product, work or property is withdrawn or recalled from the market or from use by any person or organization because of a known or suspected defect, deficiency, inadequacy or dangerous condition in it.

19. War

"Bodily injury", "property damage" or "personal and advertising injury", however caused, arising, directly or indirectly, out of:

a. War, including undeclared or civil war; or

b. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

c. Insurrection, rebellion, revolution usurped power, or action taken by governmental authority in hindering or defending against any of these.

C. Supplementary Payments

1. When the duty to defend exists under this coverage part, we will pay, with respect to any claim we investigate or settle, or any "suit" against an insured we defend:

a. All expenses we incur;

b. The cost of:

(1) Bail bonds up to $3,000; or

(2) The cost of appeal bonds to release attachments, but only for bond amounts with the applicable limit of insurance.

We do not have to furnish these bonds;

c. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claims or "Suit", including actual loss of earnings up to $250 a day because of time off from work;

d. All costs taxed against the insured in the "Suit";

e. Prejudgement interest awarded against the insured on that part of the judgement we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgement interest based on the period of time after the offer;

f. All interest on the full amount of any judgement that accrues after entry of the judgement and before we have:

(1) Paid, or offered to pay; or

(2) Deposited in court;

The part of the judgement that is within the applicable limit of insurance.

These payments will not reduce the Limits of Insurance.

2. If we defend an insured against a "suit" and an indemnitee of the insured is also named as a party to the "suit", we will defend that indemnitee if all of the following conditions are met:

a. The "suit" against the indemnitee seeks damages for which the insured has assumed the liability of the indemnitee in a contract or agreement to which "underlying insurance" applies;

b. The obligation to defend, or the cost of the defense of, that indemnitee, has also been assumed by the insured in the same contract or agreement to which "underlying insurance" applies;

c. The allegations in the "suit" and the information we know about the "occurrence" are such that no conflict appears to exist between the interests of the insured and the interests of the indemnitee;

d. The indemnitee and the insured ask us to conduct and control the defense of that indemnitee against such "suit" and agree we can assign the same counsel to defend the insured and the indemnitee; and

e. The indemnitee:

(1) Agrees in writing to:

(a) Cooperate with us in the investigation, settlement or defense of the "suit";

(b) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the "suit";

(c) Notify any other insurer whose coverage is available to the indemnitee; and

(d) Cooperate with us with respect to coordinating other applicable insurance available to the indemnitee; and

(2) Provide us with written authorization to:

(a) Obtain records and other information related to the "suit", and

(b) Conduct and control the defense of the indemnitee in such "suit".

So long as the above conditions are met, attorney's fees incurred by us in the defense of that indemnitee, necessary litigation expenses incurred by us and necessary litigation expenses incurred by the indemnitee at our request will be paid as Supplementary Payments. Such payments will not be deemed to be damages for "bodily injury" and "property damage" and will not reduce the limits of insurance.

Our obligation to defend an insured's indemnitee and to pay for attorney's fees and necessary litigation expenses as Supplementary Payments ends when we have used up the applicable limit of insurance in the payment of judgements, or settlements, or the conditions set forth above, or the terms of the agreement described in Paragraph **e.** above, are no longer met.

3. If we are prevented by law or otherwise from carrying out the provisions of Section **C.** Supplementary Payments, we will pay any expense incurred with our written consent.

SECTION II — WHO IS AN INSURED

A. Except for liability arising out of the ownership, maintenance, or use of "covered autos":

1. If you are designated in the Declarations as:

a. An individual, you and your spouse are insureds, but only with respect to the conduct of a business of which you are the sole owner.

b. A partnership or joint venture, you are an insured. Your members, your partners, and their spouses are also insureds, but only with respect to the conduct of your business.

c. A limited liability company, you are an insured. Your members are also insureds, but only with respect the conduct of your business. Your managers are insureds, but only with respect to their duties as your managers.

d. An organization other than a partnership, joint venture or limited liability company, you are an insured. Your "executive officers" and directors are insureds, but only with respect to their duties as your officers or directors. Your stockholders are also insureds, but only with respect to their liability as stockholders.

e. A trust, you are an insured. Your trustees are also insureds, but only with respect to their duties as trustees.

2. Each of the following is also an insured:

a. Your "volunteer workers" only while performing duties related to the conduct of your business, or your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, none of these "employees" or "volunteer workers" are insureds for:

(1) "Bodily injury" or "personal and advertising injury"**:**

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph **(1)(a)** above; or

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in **(1)(a)** or **(b)** above.

(2) "Property damage" to property:

(a) Owned, occupied, or used by,

(b) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by

You, any of your "employees", "volunteer workers", or any partner or member (if you are a partnership or joint venture), or any member (if you are a limited liability company).

b. Any person (other than your "employee" or "volunteer worker"), or organization while acting as your real estate manager.

c. Any person or organization having proper temporary custody of your property if you die, but only:

(1) With respect to liability arising out of the maintenance or use of that property; and

(2) Until your legal representative has been appointed.

d. Your legal representative if you die, but only with respect to duties as such. That representative will have all your rights and duties under this Coverage Part.

3. With Respect to "mobile equipment" registered in your name under any motor vehicle registration law, any person is an insured while driving such equipment along a public highway with your permission. Any other person or organization responsible for the conduct of such person is also an insured, but only with respect to liability arising out of the operation of the equipment, and only if no other insurance of any kind is available to that person or organization for this liability. However, no person or organization is an insured with respect to:

a. "Bodily injury" to a co-"employee" of the person driving the equipment; or

b. "Property damage" to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an insured under this provision.

4. Any other person or organization insured under any policy of "underlying insurance". The coverage afforded such insureds under this policy will be not broader than the "underlying insurance" except for this policy's Limits of Insurance.

5. Any additional insured under any policy of "underlying insurance" will automatically be insured under this insurance

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance required by the contract, less any amounts payable by any "underlying insurance", subject to **Section III — Limits of Insurance.**

Additional insured coverage provided by this insurance will not be broader than coverage provided by "underlying insurance".

6. Any person using an aircraft you charter with pilot or air crew, and any person legally responsible for the use of the aircraft provided its actual use is with your permission; except no coverage is afforded:

a. The owner, pilot or air crew of the aircraft or any other person operating it; or

b. Any manufacturer of aircraft, aircraft engines or aviation accessories, or any aviation sales, service or repair organization or airport or hangar operator or any of their "Employees".

7. Any organization you newly acquire or form other than a partnership, joint venture, or limited liability company, and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the 90th day after you acquire or form the organization or the end of the policy period set forth in the Declarations, whichever is earlier; and

b. Coverage is applicable only in excess of the limits of "underlying insurance", and you must add the organization to your "underlying insurance" as soon as practicable, advising us of the addition. We may then adjust the premium charges.

c. Coverage does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

d. Coverage does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

B. Only with respect to liability arising out of the ownership, maintenance, or use of "covered autos":

1. You are an insured.

2. Anyone else while using with your permission a "covered auto" you own, hire or borrow is also an insured except:

a. The owner or anyone else from whom you hire or borrow a "covered auto". This exception does not apply if the "covered auto" is a trailer or semi-trailer connected to a "covered auto" you own.

b. Your "employee" if the "covered auto" is owned by that "employee" or a member of his or her household.

c. Someone using a "covered auto" while he or she is working in a business of selling, servicing, repairing, parking or storing "autos" unless that business is yours.

d. Anyone other than your "employees", partners (if you are a partnership), members (if you are a limited liability company), or a lessee or borrower or any of their "employees", while moving property to or from a covered auto.

e. A partner (if you are a partnership), or a member (if you are a limited liability company) for a "covered auto" owned by him or her or a member of his or her household.

3. Anyone liable for the conduct of an insured described above is also an insured, but only to the extent of that liability.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture, or limited liability company that is not shown as a Named Insured in the Declarations.

No person is an insured as respects "Bodily Injury" to a fellow "employee" unless such insurance is provided the insured by "underlying insurance".

SECTION III — LIMITS OF INSURANCE

A. The Limits of Insurance shown in the Declarations and the provisions below fix the most we will pay regardless of the number of:

1. Insureds;

2. Claims made or "suits" brought or number of vehicles involved; or

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

B. Subject to **D.** below, The Occurrence Limit is the most we will pay for the "ultimate net loss" because of "bodily injury" and "property damage" arising out of any one "occurrence".

C. Subject to **D.** below, the Occurrence Limit is the most we will pay for the "ultimate net loss" because of all "personal and advertising injury" sustained by any one person or organization.

D. The Aggregate Limit is the most we will pay for all "ultimate net loss" because of "bodily injury", "property damage" and "personal and advertising injury" regardless of the number of covered "occurrences" during each annual period of this policy, except:

1. The aggregate limit shall apply separately to and in excess of each aggregate limit of the "underlying policy".

2. The aggregate limit does not apply to "auto" liability arising out of the ownership, maintenance, use or entrustment of any "covered auto". Use includes operation, "loading or unloading".

E. The Aggregate limit as described in **D.** above, applies separately to each consecutive annual period and to any remaining period of less than 12 months. The policy period begins with the effective date shown on the Declarations. If the policy period is extended after issuance for an additional period of less than 12 months, the additional period will be part of the last preceding period.

F. If the applicable limit of insurance of the "underlying policy" is less than stated in the Declarations because the aggregate limit of insurance of the "underlying policy" has been reduced or exhausted, we will, subject to the Limits of Insurance and all other provisions of this policy:

1. Pay in excess of the reduced underlying limit of insurance; or

2. Continue in force as "underlying insurance" until this policy expires or until our aggregate limit is exhausted;

provided such reduction or exhaustion is solely the result of damages paid because of an "occurrence" during this policy period.

G. If the applicable limit of insurance of an "underlying policy" is a "sub-limit", this insurance will not apply, whether or not such "sub-limit" has been reduced by any payments under the "underlying policy".

H. If the applicable limit of insurance of the "underlying policy" is more than that stated in the Declarations this insurance becomes excess of such higher limits of insurance.

SECTION IV — CONDITIONS

A. Appeals

If the insured or the insured's "underlying insurer" elects not to appeal a judgment in excess of the underlying or "retained limit", we may elect to make such appeal at our cost and expense. We shall be liable, in addition to the applicable limit of insurance, for any taxable costs, payments and incidental interest. In no event shall our liability for "ultimate net loss" exceed the amount applicable to any one "occurrence" including all expenses of the appeal.

B. Bankruptcy

Your bankruptcy, insolvency or receivership, or, that of your estate, will not relieve us of our obligations under this Coverage Part.

In the event of bankruptcy, insolvency or receivership of any "underlying insurer", this policy will not apply as a replacement of the bankrupt or insolvent insurer. Our Limits of Insurance will only apply in excess of the minimum required limits of "Underlying Insurance" stated in this Coverage Part.

C. Duties In The Event Of Occurrence, Claim Or Suit

1. You must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, notice should include:

a. How, when and where the "occurrence" or offense took place;

b. The names and addresses of any injured persons and witnesses; and

c. The nature and location of any injury or damage arising out of the "occurrence" or offense.

2. If a claim is made or "suit" is brought against any insured, you must:

a. Immediately record the specifics of the claim or "suit" and the date received; and

b. Notify us as soon as practicable.

You must see to it that we receive written notice of the claim or "suit" as soon as practicable.

3. You and any other involved insured must:

   a. Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the claim or "suit";

   b. Authorize us to obtain records and other information;

   c. Cooperate with us in the investigation or settlement of the claim or defense against the "suit"; and

   d. Assist us, upon our request, in the enforcement of any right against any person or organization which may be liable to the insured because of injury or damage to which this insurance may also apply.

4. No insureds will, except at that insured's own cost, voluntarily make a payment, assume any obligation, or incur any expense other than for first aid, without our consent.

D. Expanded Coverage Territory

1. If a claim or "suit" is brought in a part of the "coverage territory" that is outside the United States of America (including its territories and possessions), Puerto Rico, or Canada, and we are prevented by law, or otherwise, from defending the insured, the insured will initiate a defense of the claim or "suit". We will reimburse the insured, under Supplementary Payments, for any approved expenses incurred for the defense of such "suit" or claim seeking damages to which this insurance applies, that we would have been paid had we been able to exercise our right and duty to defend.

   If the insured becomes legally obligated to pay sums because of damages to which this insurance applies in a part of the "coverage territory" that is outside the United States of America (including its territories and possessions), Puerto Rico or Canada, and we are prevented by law, or otherwise, from paying such claims on the insured's behalf, we will reimburse the insured for such sums.

2. All payments or reimbursements we make for damages because of judgements or settlements will be made in U.S. currency at the prevailing exchange rate at the time the insured became legally obligated to pay such sums. All payments or reimbursements we make for expenses under Supplementary Payments will be made in U.S. currency at the prevailing exchange rate at the time the expenses were incurred.

3. Any disputes between you and us as to whether there is coverage under this policy must be filed in the courts of the United States of America (including its territories and possessions), Canada or Puerto Rico.

4. The insured must fully maintain any coverage required by law, regulation or other governmental authority during the policy period, except for reduction of the aggregate limits due to payments of claims, judgements or settlements.

   Failure to maintain such coverage required by law, regulation or other governmental authority will not invalidate this insurance. However, this insurance will apply as if the required coverage by law, regulation or other governmental authority was in full effect.

E. Legal Action Against Us

No person or organization has a right under this Coverage Part:

1. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or

2. To sue us under this Coverage Part unless all of its terms have been fully complied with.

   A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this Coverage Part or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

F. Loss Payable

Liability under this Coverage Part shall not apply unless and until the insured or insured's "underlying insurer" has become obligated to pay the "retained limit". Such obligation by the insured to pay part of the "ultimate net loss" shall have been previously determined by a final settlement or judgement after an actual trial or written agreement between the insured, claimant and us.

G. Maintenance Of Underlying Insurance

Each policy of "underlying insurance" must remain in force for the full term of this policy except:

1. For changes agreed to by us in writing;

2. For any reduction of the aggregate limits of such "underlying insurance" because of payment of claims, settlements or judgements arising out of occurrences during the policy period.

If you do not maintain "Underlying Insurance", we will pay only those damages or injuries that would have been paid had "Underlying Insurance" been maintained.

H. Other Insurance

1. This insurance is excess over, and shall not contribute with any other insurance, whether primary, excess, contingent or on any other basis. This condition will not apply to insurance specifically written as excess over this Coverage Part.

When this insurance is excess, we will have no duty to defend the insured against any "suit" if any other insurer has the duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

2. When this insurance is excess over other insurance, we will pay only our share of the "ultimate net loss" that exceeds the sum of:

a. The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

b. The total of all deductible and self-insured amounts under all that other insurance.

I. Premium Audit

1. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

2. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

3. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

J. Premiums

The First Named Insured shown in the Declarations will be:

1. Responsible for the payment of all premiums; and

2. Will be the payee for any return premiums we pay.

The premium is fully earned if the Limits of Insurance are used up prior to the end of the policy period.

K. Representations or Fraud

By accepting this policy, you agree that:

1. The statements in the application and Declarations, and any subsequent notice relating to "underlying insurance", are accurate and complete;

2. Those statements are based upon representations you made to us; and

3. We have issued this policy in reliance upon your representations.

4. This policy is void in any case of fraud by you as it relates to this policy or any claim under this policy.

L. Separation of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies as if each Named Insured were the only Named Insured, and separately to each insured against whom claim is made or "suit" is brought.

M. Transfer of Rights of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request the insured will bring "suit" or transfer those rights to us and help us enforce them. Any recovery will be applied in the following order:

1. To any person or insurer who may have paid for liability in excess of our limit of liability;

2. To us up to the amount we paid under this policy; and, then

3. To any person or insurer to the extent that the person or insurer is entitled to claim the remaining amount, if any.

Reasonable expenses incurred in the exercise of rights of recovery will be shared among all interests on a pro rata basis according to their respective losses.

N. Underlying Insurance

The limits of "underlying insurance" shall apply, no matter what defense the "underlying insurer" may use because of the insured's failure to comply with any condition of the "underlying insurance" following an "occurrence". You must inform us promptly of any changes in "underlying insurance". We may make adjustments to our premium charges for this policy from the date of the changes to the "underlying insurance". We must also be notified within 30 days if any coverage is canceled or aggregate limit exhausted.

O. When We Do Not Renew

If we decide not to renew this Coverage, we will mail or deliver to the first Named Insured shown in the Declarations, written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V — DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purpose of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding web-sites, only that part of a web-site that is about your goods, products or services for the purpose or attracting customers or supporters is considered an advertisement.

2. "Auto" means a land motor vehicle, trailer or semi-trailer designed for travel on public roads including any attached machinery or equipment. But "auto" does not include "mobile equipment".

3. "Bodily injury" means bodily injury, sickness, disease or disability sustained by a person, including death from any of these at any time including mental anguish or mental injury sustained by a person who has suffered a covered "bodily injury" as defined in this paragraph.

4. "Coverage territory" means anywhere in the world with the exception of any country or jurisdiction which is subject to trade or other economic sanction or embargo by the United States of America.

5. "Covered auto" means only those "autos" to which "underlying insurance" applies.

6. "Employee" includes a "leased worker". "Employee" does not include a "temporary worker".

7. "Executive officer" means a person holding any of the officer positions created by your charter, constitution, by-laws or any other similar governing document.

8. "Impaired property" means tangible property, other than "your product" or "your work", that cannot be used or is less useful because:

a. It incorporates "your product" or "your work" that is known or thought to be defective, deficient, inadequate or dangerous; or

b. You have failed to fulfill the terms of a contract or agreement;

if such property can be restored to use by the repair, replacement, adjustment or removal of "your product" or "your work"; or your fulfilling the terms of the contract or agreement.

9. "Leased worker" means a person leased to you by a labor leasing firm under an agreement between you and the labor leasing firm, to perform duties related to the conduct of your business. "Leased worker" does not include a "temporary worker".

10. "Loading or unloading" means the handling of property:

a. After it is moved from the place where it is accepted for movement into or onto an "auto", aircraft or watercraft;

b. While it is in or on an "auto", aircraft or watercraft;

c. While it is being moved from an "auto" aircraft or watercraft to the place where it is finally delivered;

but "loading or unloading" does not include the movement of property by means of a mechanical device, other than a hand truck, that is not attached to the "auto", aircraft or watercraft.

11. "Mobile equipment" means any of the following types of land vehicles, including any attached machinery or equipment:

a. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;

b. Vehicles maintained for use solely on or next to premises you own or rent;

c. Vehicles that travel on crawler treads;

d. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:

(1) Power cranes, shovels, loaders, diggers or drills; or

(2) Road construction or resurfacing equipment such as graders, scrapers or rollers;

e. Vehicles not described in **a., b., c.,** or **d.** above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:

(1) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or

(2) Cherry pickers and similar devices used to raise or lower workers;

f. Vehicles not described in **a., b., c.,** or **d.** above maintained primarily for purposes other than the transportation of persons or cargo.

However, self-propelled vehicles with the following types of permanently attached equipment are not "Mobile Equipment" but will be considered "autos":

(1) Equipment designed primarily for:

(a) Snow removal;

(b) Road maintenance, but not construction or resurfacing; or

(c) Street cleaning;

(2) Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and

(3) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment.

12. "Occurrence" means:

a. An accident, including continuous or repeated exposure to substantially the same general harmful conditions that result in "bodily injury" or "property damage". All damages arising from continuous or repeated exposure to substantially the same general conditions shall be deemed one "Occurrence".

b. An offense that results in "personal and advertising injury". This does not include an offense committed with actual malice. All damages that arise from the same general conditions shall be deemed to arise from one "Occurrence". All damages involving the same injurious act, regardless of the frequency, repetition or the number or kind of media used, or the number of claimants shall be deemed to arise from one "occurrence".

13. "Personal and advertising injury" means injury, including consequential "bodily injury" arising out of one more of the following offenses:

a. False arrest, detention or imprisonment;

b. Malicious prosecution;

c. Wrongful eviction from, wrongful entry into or invasion of the right of private occupancy of a room, dwelling or premises that a person occupies; committed by or on behalf of its owner, landlord or lessor;

d. Oral or written publication in any manner of material that violates a person's right of privacy; or

e. Oral or written publication in any manner of material that slanders or libels a person or organization or disparages a person's or organization's goods, products or service.

f. The use of another's advertising idea in your "advertisement"; or

g. Infringing upon another's copyright, trade dress or slogan in your "advertisement".

h. Discrimination because of race, religion, age, sex or physical disability.

This does not apply:

(1) To offenses committed by or at the direction of the insured; or

(2) If insurance for such offenses is prohibited by law;

committed during the policy period.

14. "Pollutants" mean any solid, liquid, gaseous, or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

15. "Pollution hazard" means an actual exposure or threat of exposure to the corrosive, toxic or other harmful properties of any "pollutants" arising out of the discharge, dispersal, seepage, migration, release or escape of such "pollutants".

"Pollution hazard" includes losses, costs or expenses arising out of any obligation, order, direction or request of or upon any insured or others, including but not limited to any governmental obligation, order, direction or request to test for, monitor, clean up, remove, contain, treat, detoxify, neutralize, in any way respond to, or assess the effects of "pollutants".

16. "Products-completed operations hazard"

a. Includes all "bodily injury" and "property damage" occurring away from premises you own or rent and arising out of "your product" or "your work" except:

(1) Products that are still in your physical possession; or

(2) Work that has not yet been completed or abandoned.

b. "Your work" will be deemed completed at the earliest of the following times:

(1) When all the work called for in your contract has been completed;

(2) When all of the work to be done at the site has been completed if your contract calls for work at more than one site;

(3) When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise completed, will be treated as completed.

c. Does not include "bodily injury" or "property damage" arising out of:

(1) The transportation of property, unless the injury or damage arises out of a condition in or on a vehicle not owned or operated by you, and that condition was created by the "loading or unloading" of it;

(2) The existence of tools, uninstalled equipment or abandoned or unused materials;

(3) Products or operations for which "underlying insurance" classifications or manual rules include products or completed operations coverage.

17. "Property damage" means:

a. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or

b. Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the "occurrence" that caused it.

For the purposes of this insurance, electronic data is not tangible property.

As used in this definition, electronic data means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, (including systems and applications software), hard or floppy disks, CD-ROMS, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.

18. "Retained limit" means the greater of:

a. The total of the limits as shown in the Declarations for the coverage(s) in question, and the limits of any other insurance not shown in the declarations that is valid and collectible; or

b. The limit shown in the Declarations as the "self-retained limit".

However, "retained limit" does not mean any "sub-limit".

19. "Self-retained limit" means the dollar amount shown in the Declarations to be paid by an insured if no "underlying insurance" or any other insurance applies to an "occurrence" covered under this policy. The "self-retained limit" does not apply to "occurrences" or offenses which would have been covered by "underlying insurance" but for the exhaustion of applicable limits. These provisions do not apply to any "sub-limit" which has been reduced or exhausted.

20. "Sub-limit" means a limit of insurance of the "underlying policy" which:

a. As originally granted at the effective date of the "underlying policy", or

b. At its original addition by endorsement to that "underlying policy" is an amount less than that stated in the Declarations of this policy.

21. "Suit" means a civil proceeding in which damages because of "bodily injury", "property damage" or "personal and advertising injury" to which this insurance applies are alleged. "Suit" includes:

a. An arbitration proceeding in which such damages are claimed and to which the insured must submit or does submit with our consent; or

b. Any other alternative dispute resolution proceeding in which such damages are claimed and to which the insured submits with our consent or the "underlying insurer's" consent.

22. "Temporary worker" means a person who is furnished to you to substitute for a permanent "employee" on leave or to meet seasonal or short-term workload conditions.

23. "Ultimate net loss" means the total of the following sums for each "occurrence" to which this policy applies:

a. All sums for which the insured becomes legally obligated to pay as damages, either by reason of adjudication or settlement or any arbitration or other alternate dispute method entered into with our consent or the "underlying insurer's" consent.. This includes deduction for recoveries and salvages paid or to be paid.

b. All expenses, other than defense settlement expenses provided in **Section I — Coverages, C. Supplementary Payments** incurred by or on behalf of the insured in the investigation, negotiation, settlement and defense of any "suit" seeking damages under this policy. However, the salaries of the insured's regular employees are excluded.

24. "Underlying insurance" means any policies of insurance listed in the Declarations under the section titled Schedule of Underlying Insurance and Limits.

25. "Underlying insurer" means any insurer who provides any policy of insurance listed in the schedule of "underlying insurance".

26. "Underlying policy" means a policy providing "Underlying insurance" or any other applicable insurance.

27. "Volunteer worker" means a person who is not your "employee", and who donates his or her work and acts at the direction of and within the scope of duties determined by you, and is not paid a fee, salary or other compensation by you or anyone else for their work performed for you.

28. "Your product":

a. Means:

(1) Any goods or products, other than real property, manufactured, sold, handled, distributed or disposed of by:

(a) You;

(b) Others trading under your name; or

(c) A person or organization whose business or assets you have acquired; and

(2) Containers (other than vehicles), materials, parts or equipment furnished in connection with such goods or products.

b. Includes:

(1) Warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of "your product"; and

(2) The providing of or failure to provide warnings or instructions.

29. "Your work":

a. Means:

(1) Work or operations performed by you or on your behalf; and

(2) Materials, parts or equipment furnished in connection with such work or operations.

b. Includes:

(1) Warranties or representation made at any time with respect to the fitness, quality, durability, performance, or use of your work; and

(2) The providing of or failure to provide warnings or instructions.

OTHER INSURANCE CONDITION FOR ADDITIONAL INSUREDS — NON-CONTRIBUTORY - BLANKET BASIS

COMMERCIAL UMBRELLA LIABILITY
CXL 449 06 17

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL UMBRELLA LIABILITY COVERAGE PART

The following is added to **SECTION IV — CONDITIONS,** Paragraph **H. Other Insurance:**

With respect to each additional insured under **SECTION II, WHO IS AN INSURED**, Paragraph **A.5.,** this insurance is (i) excess over any "underlying policy", and (ii) primary to, and we will not seek contribution from, any other insurance providing coverage to any such additional insured whether primary or excess. However, we will not waive our right to seek contribution from other insurance unless:

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

b. The additional insured is included as an additional insured on an "underlying policy";

c. You have agreed in a written contract, written agreement or written permit that this insurance would be primary to and/or would not seek contribution from any other insurance provided to the additional insured; and

d. The written contract or written agreement has been executed (executed means signed by the Named Insured) or written permit issued prior to the "bodily injury" or "property damage" or "personal and advertising injury".

The most we will pay on behalf of the additional insured is the amount of insurance required by the written contract, written agreement or written permit, less any amounts payable by any "underlying insurance", subject to **SECTION III — LIMITS OF INSURANCE.**

This provision is included within and does not act to increase the Limits of Insurance stated in the Declarations.

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

COMMERCIAL UMBRELLA LIABILITY
CXL 456 06 22

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL UMBRELLA LIABILITY COVERAGE PART

A. The following is added to Paragraph **M. Transfer Of Rights Of Recovery Against Others To Us** under **SECTION IV — CONDITIONS:**

We will waive any right of recovery against a person or organization because of payments we make under this Commercial Umbrella Liability Coverage Part. This waiver applies only if the insured has agreed in a written contract or written agreement to:

1. Either:

a. Waive any right of recovery against that person or organization; or

b. Assume the liability of that person or organization pursuant to a written contract or written agreement that qualifies as an "insured contract";

2. And:

a. Include such person or organization as an additional insured on your Commercial Umbrella Liability Coverage Part; and

b. The "underlying insurance" contains a substantially similar waiver of recovery rights.

Such waiver by us applies only to the person or organization identified above and only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

B. The following Definition is added to **SECTION V — DEFINITIONS:**

"Insured contract" means:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire to premises while rented to you or temporarily occupied by you with permission of the owner is not an "insured contract";

b. A sidetrack agreement;

c. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;

d. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

e. An elevator maintenance agreement;

f. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another party to pay for "bodily injury" or "property damage" to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

Paragraph **f.** does not include that part of any contract or agreement:

(1) That indemnifies a railroad for "bodily injury" or "property damage" arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, roadbeds, tunnel, underpass or crossing;

(2) That indemnifies an architect, engineer or surveyor for injury or damage arising out of:

(a) Preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(b) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage; or

(3) Under which the insured, if an architect, engineer or surveyor, assumes liability for an injury or damage arising out of the insured's rendering or failure to render professional services, including those listed in **(2)** above and supervisory, inspection, architectural or engineering activities.

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AMENDMENT TO WHO IS AN INSURED — ADDITIONAL INSUREDS

COMMERCIAL UMBRELLA LIABILITY
CXL 515 01 23

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL UMBRELLA LIABILITY COVERAGE PART

SECTION II — WHO IS AN INSURED is amended as follows:

A. Paragraph **A.5.** is deleted in its entirety.

B. The following is added**:**

C. Any additional insured under any policy of "underlying insurance" will automatically be an insured under this insurance.

Subject to **SECTION III — LIMITS OF INSURANCE**, if coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement, less any amounts payable by any "underlying insurance"; or

b. Available under the applicable Limits of Insurance;

whichever is less.

Additional insured coverage provided by this insurance will not be broader than coverage provided by the "underlying insurance".

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the 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: 9/1/26 @ 10:30 A.M. / date of hrg: 9/8/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the Deer Creek Sanitary Trunk Sewer Extension — Phase 1 project, which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), estimated total cost, and setting a date for the filing of bids on the project.

The Deer Creek Sanitary Trunk Sewer Extension — Phase 1 project includes the installation of approximately 3,000 LF of 30" diameter trunk sewer continuing north along Deer Creek from an existing sewer just south of NE 18th Street.

The construction improvements include roughly 550 lineal feet of trenchless sanitary sewer installation, 2,500 lineal feet of trenched sanitary sewer, manholes, and connection to an existing manhole. Additional improvements include excavation, erosion control, final surface restoration, and miscellaneous work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than March 2, 2026, and no later than April 13, 2026. The contractor will have 65 Working Days to fully complete the overall project. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: August 3, 2026

2. Post Notice to Bidders and Notice of Public Hearing: August 5, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: August 21, 2026
4. Bid Opening (10:30 A.M., Public Services Building): September 1, 2026
5. Public Hearing and Contract Award: September 8, 2026

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

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:
1. Adopt a Resolution ordering construction and setting the bid opening date as September 1, 2026, and setting the public hearing date as September 8, 2026, for the Deer Creek Sanitary Trunk Sewer Extension - Phase 1 project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on August 5, 2026, and to be published in the Des Moines Register on August 21, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. RES - ordering construction
2. Deer Creek Sanitary Trunk Sewer Extension Phase 1 - NBH
3. Deer Creek Sanitary Trunk Sewer Extension - Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE DEER CREEK SANITARY TRUNK SEWER EXTENSION PHASE 1, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE DEER CREEK SANITARY TRUNK SEWER EXTENSION PHASE 1, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the Deer Creek Sanitary Trunk Sewer Extension Phase 1; and

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

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

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

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

That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the Deer Creek Sanitary Trunk Sewer Extension Phase 1, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

> The Deer Creek Sanitary Trunk Sewer Extension Phase 1 project includes the extension of a 30-in diameter sanitary trunk sewer from an existing manhole, 120 LF south of NE 102nd Avenue and will continue north to approximately 2,600 LF north of NE 102nd Avenue, following Fourmile Creek.
>
> The construction improvements include roughly 550 LF of trenchless sanitary sewer installation, 2,500 LF of trenched sanitary sewer installation, installation of sanitary manholes ranging in diameter from 48-in to 72-in, and connection to an existing manhole. Additional improvements include excavation, erosion control, final surface restoration, and miscellaneous associated work necessary to complete the project.

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

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to September 1, 2026, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on September 8, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on September 8, 2026.

PASSED AND APPROVED this 3rd day of August, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

Deer Creek Sanitary Trunk Sewer Extension Phase 1
CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost for the **Deer Creek Sanitary Trunk Sewer Extension Phase 1** project at its meeting at **5:30 P.M. on the 8th day of September, 2026,** in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:

1. Join Meeting Electronically:
   https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09
   Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
   Dial: +1 312 626 6799
   Meeting ID: 973 1299 2966 Passcode: 1234

Time and Place for Filing Sealed Proposals

Sealed proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** according to the clock in the Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **1st day of September, 2026,** at the reception desk in said Ankeny Public Services Building. Proposals received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened and bids tabulated at **10:30 A.M. on the 1st day of September, 2026,** in said Ankeny Public Services Building. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 8th day of September, 2026,** in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no later than April 5th, 2027,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in September 2026.

Contract Documents

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

Paper copies of the Contract Documents are available from the Nilles Associates, Inc. office, 1933 SW Magazine Road, Ankeny, Iowa, 50023. The initial set is free of charge to prospective bidders, i.e. qualified general contractors. A fee of Fifty Dollars ($50.00) per set will apply to additional sets and to bidding documents requested by other than prospective bidders. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a good usable condition. (2) They are returned within fourteen (14) calendar days after the award of the project. An individual must call 515-965-0123 in advance to reserve a paper copy.

Preference of Products and Labor

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

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

General Nature of the Public Improvement

DEER CREEK SANITARY TRUNK SEWER EXTENSION PHASE 1

The Deer Creek Sanitary Trunk Sewer Extension Phase 1 project includes the extension of a 30-in diameter sanitary trunk sewer from an existing manhole, 120 LF south of NE 102nd Avenue and will continue north to approximately 2,600 LF north of NE 102nd Avenue, following Fourmile Creek.

The construction improvements include roughly 550 LF of trenchless sanitary sewer installation, 2,500 LF of trenched sanitary sewer installation, installation of sanitary manholes ranging in diameter from 48-in to 72-in, and connection to an existing manhole. Additional improvements include excavation, erosion control, final surface restoration, and miscellaneous associated work necessary to complete the project.

Bid Security

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

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

Performance, Payment, and Maintenance Bond

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

Title VI Compliance

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

Payment

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

Sales Tax Exemption

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

Completion of Work

The Contractor shall fully complete the overall project within **seventy-five (75) working days**. Full completion for the overall project shall be defined as all work including surface restoration, sewer testing and punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Eight Hundred Dollars ($800.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

Dated at Ankeny, Iowa, this **3rd day of August, 2026.**

_____

Bobbi Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the 5th **day of August, 2026.**

Published in the Des Moines Register the **21st day of August, 2026.**



city of Ankeny
bringing it all together

Deer Creek Trunk Sewer Extension
Map is for Locational Purposes Only

W S N E

1 in = 1,000 ft

Date: 12/29/2025

MUNICIPAL UTILITIES DEPARTMENT

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 submit a grant application to the Iowa State Resource Enhancement and Protection (REAP) program for the partial funding of the West First Street Trail Connection to the Neal Smith Trail project, and further approving the application which obligates the City of Ankeny to matching funds for the construction of said project.

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

The project will extend the trail from Ankeny (West First Street and Hwy 415) to the Neal Smith Trail at Cherry Glenn campground at Saylorville Lake. The proposed trail will be approximately half-mile in length and be located within the existing Right-of-Way of NW 94th Ave in unincorporated Polk County, Iowa. The project will terminate at the Neal Smith Trail as it enters the Cherry Glenn campground on U.S Army Corps of Engineer's property. An additional 500 linear feet of trail will also be constructed at the northeastern corner of West First Street and Hwy 415 Right-of-Way to connect into an existing neighborhood trail to the north.

The overall project is estimated at $964,000.00. Polk County has submitted a State Recreational Trails (SRT) grant application to receive approximately 75% of the construction costs ($831,000.00), with the remaining balance of $340,750.00 (construction + engineering services) to be split 50/50 between the City of Ankeny ($170,375.00) and the County ($170,375.00). If successful on the REAP grant, the award will reduce the amount of local funding needed to complete the construction of the project.

CITY MANAGER/STAFF RECOMMENDATIONS:

The City Manager recommends Council approve the Resolution and authorizing submittal of the grant application.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Yes. If successful, the funding from this grant will reduce the amount of local funding needed to complete the construction.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

RESOLUTION -

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A GRANT APPLICATION TO BE SUBMITTED TO THE IOWA STATE RESOURCE ENHANCEMENT AND PROTECTION PROGRAM FOR THE ANKENY WEST FIRST STREET TRAIL CONNECTION TO THE NEAL SMITH TRAIL PROJECT

WHEREAS, in 1989 the State of Iowa enacted the Resource Enhancement and Protection (REAP) Act , providing funding for multi-purpose trails, restroom facilities, shelter houses, picnic facilities, museums, parks, preserves, parkways, city forests, and wildlife areas, and;

WHEREAS, the City is constantly trying to identify external sources of funding for various capital improvement projects; and

WHEREAS, the City has identified a grant program, the State of Iowa Resource Enhancement and Protection, to help fund a City trail project; and

WHEREAS, the City has determined the West First Street Trail Connection to the Neal Smith Trail Project fits the criteria outlined for the Resource Enhancement and Protection Program; and

WHEREAS, the City values its parks and greenways and will provide the matching funds required to complete the project and upon the project's completion will be responsible for its portion of maintenance and operation for no less than 20 years.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Mayor is authorized to sign a grant application to be submitted by the City of Ankeny to the Resource Enhancement and Protection program for the West First Street Trail Connection to the Neal Smith Trail project, and further approving the application which obligates the City to matching funds for the construction.

PASSED AND APPROVED this 3rd day of August, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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** declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

A reimbursement resolution is required to comply with the Internal Revenue Code and Treasury Regulations.

The City reasonably expects to reimburse all or a portion of the expenditures detailed in the attached resolution with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend adopting resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION

RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS

WHEREAS, the City anticipates making cash expenditures for one or more capital improvement projects, generally described below (each of which shall hereinafter be referred to as a "Project"); and

WHEREAS, the City reasonably expects to issue debt to reimburse the costs of a Project; and

WHEREAS, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent.

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

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the following Project(s), from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the City reasonably expects to reimburse all or a portion of the following expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

Section 4. That the total estimated costs of the Project(s), the maximum principal amount of the bonds, notes or other indebtedness to be issued for the foregoing Project(s) and the estimated dates of completion of the Project(s) are reasonably expected to be as follows:

Project	Fund from which original expenditures are to be Advanced	Total Estimated Cost	Amount of Borrowing Anticipated	Estimated Date of Completion
Elevated Water Storage Tower No. 4	Water	$5,180,000	$5,180,000	December 2027

Section 5. That the City reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service, but in no event more than three (3) years after the original expenditure is paid.

Section 6. That this Resolution be maintained by the City Clerk in an Official Intent File maintained in the office of the Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

PASSED AND APPROVED this 3rd day of August, 2026.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 2262 Consider motion to accept third consideration of **ORDINANCE 2262**, an Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Legacy Housby, LLC from R-1, One-Family Residence District to M-1, Light Industrial District, sending it on its final passage and publication as required by law.

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 3rd Reading
LEGAL

EXECUTIVE SUMMARY

The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection.

The subject property was annexed into the City of Ankeny on February 15, 2024, following approval by the City Development Board. Newly annexed property is automatically assigned the R-1, One-Family Residence District zoning designation upon incorporation into Ankeny city limits, as R-1 is the City's most restrictive zoning classification.

Properties to the north, east and south are located outside of Ankeny city limits and within Polk County limits. Property to the west across SE Four Mile Drive is zoned Crosswinds Business Park PUD, Planned Unit Development.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the 32-acre parcel as being Light Industrial with an area of open space. According to Figure 12.5 in the City's Comprehensive Plan, the proposed M-1 zoning category is compatible with the Light Industrial land use.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On June 2, 2026, the Plan and Zoning Commission recommended City Council approval of the request to rezone property owned by Legacy Housby, LLC from R-1, One-Family Residence District to M-1, Light Industrial District.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication notification. The Plan and Zoning Commission held a public hearing on May 19th.

ACTION REQUESTED

ATTACHMENTS

1. ORDINANCE
2. P&Z Minutes
3. Staff Report
4. Applicant Letter
5. Rezoning Exhibit
6. Aerial
7. Future Land Use Map
8. Zoning Map

ORDINANCE

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY LEGACY HOUSBY, LLC, FROM R-1, ONE-FAMILY RESIDENCE DISTRICT TO M-1, LIGHT INDUSTRIAL DISTRICT

WHEREAS, on the 19th day of May, 2026, The Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 2nd day of June, 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 Legacy Housby, LLC from the current R-1, One-Family Residence District to M-1, Light Industrial District.

WHEREAS, on the 3rd day of August 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:

THE SOUTH 208.71 FEET OF THE WEST 450.42 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼

AND

EXCEPT THE SOUTH 416 FEET OF THE NORTH 493 FEET OF THE WEST 225 FEET, THAT PORTION LAYING NORTHWEST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ ALL IN SECTION 8, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH/P.M., POLK COUNTY, IOWA EXCEPT THAT PART CONVEYED TO POLK COUNTY BY WARRANTY DEED FILED JUNE 19, 1996 AND RECORDED IN BOOK 7426, PAGE 486, POLK COUNTY, IOWA

LAYMAN'S DESCRIPTION:

Approximately 32.84-acres (+/-) located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection.

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 Legacy Housby, LLC, from the current R-1, One-Family Residence District to M-1, Light Industrial District.

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 **3rd**, day of **August**, 2026

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ___DAY OF _____, 2026

1st Con _7/6/26_ (P. Hrg.)
2nd Con _7/20/26_
3rd Con _8/3/26

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 5, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

Director's Report
E.Jensen presented the tentative agenda items for the Tuesday, May 19th, 2026 Plan and Zoning Commission meeting. Set Public Hearing for Tuesday, May 19, 2026 at 6:30pm to consider: Property owned by Legacy Housby, LLC to be rezoned from R-1, One-Family Residence District to M-1, Light Industrial District.

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 19, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

PUBLIC HEARINGS
Legacy Housby, LLC request to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

L.Hutzell presented the staff report. She explained that the applicant and property owner, Legacy Housby LLC, has proposed a rezoning of approximately 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District. The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection. Hutzell said that the subject property was annexed into the City of Ankeny on February 15, 2024, following approval by the City Development Board. She further explained that newly annexed property is automatically assigned the R-1, One-Family Residence District zoning designation upon incorporation into Ankeny city limits, as R-1 is the City's most restrictive zoning classification. Hutzell said that the proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the 32-acre parcel as being Light Industrial with an area of open space. She highlighted that the applicant was able to obtain 62% consenting signatures from adjacent property owners, meeting the requirement for a rezoning. She explained that City of Ankeny staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on June 2, 2026.

Brent Culp, Snyder and Associates, 2727 SW Snyder Blvd, spoke on behalf of Legacy Housby, LLC. He explained that, due to the recent development of a data center near the area proposed to be rezoned, utilities have been run close and will be fairly easy to hook up to. He also mentioned that this proposed rezoning does match what has been laid out in the City of Ankeny's Comprehensive Plan.

Richard Groves, 5569 NE 29th Street, explained that his property is surrounded on three sides by the proposed rezoning. He questioned whether his R-1 property, surrounded by property zoned M-1, would lose value.

R.Weisheit explained that comments from tonight's hearing would be collected, and that City of Ankeny staff will prepare responses to questions and comments. This information will be provided to the public at the June 2nd, 2026 meeting of the Plan and Zoning Commission.

R.Groves explained that he feels he'll be in a bad spot when he goes to sell his property. He explained he has lived on the property for 40 years and is considering selling in the near future. He asked what his address would be.

L.Hutzell confirmed his property would have an Ankeny address, once readdressing has been completed.

E. Jensen explained that the City of Ankeny staff works with the post office on readdressing, but that the post office makes the decisions where address changes are concerned.

R.Groves asked what public works he would be in going forward.

E.Jensen replied that he would have Ankeny services.

R.Weisheit reiterated that questions and comments would be collected tonight, and that the City of Ankeny staff would prepare responses to share with the public at the June 2nd, 2026 meeting of the Plan and Zoning Commission.

T.Flack motioned to close the public hearing, and receive and file documents. Seconded by T.Ripper. All voted aye. Motion carried 6-0.

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, June 2, 2026

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

BUSINESS ITEMS:
Legacy Housby, LLC request to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

Laura Hutzell, City of Ankeny Staff, presented the staff report, beginning with the staff's recommendation that the Commission recommend City Council approval of the rezoning request by Tim Hogan of Hogan Law Firm, on behalf of the property owners, Legacy Housby, LLC, to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

Hutzell described the location of the land in question. The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection. She explained that the staff recommendation for the rezoning aligns with the City of Ankeny's Comprehensive Plan. The applicant was able to obtain 62% of consenting signatures from adjacent property owners, meeting the requirement for a rezoning. For these reasons, she stated, staff recommends that the Commission recommends City Council approval for this rezoning.

Hutzell presented the City of Ankeny's responses to issues raised by the public at the May 19th, 2026 Public Hearing. She first addressed the concern about property values. As property values can be affected by many different factors, staff cannot definitively say whether the rezoning would increase or decrease the value of a specific property. However, she noted that the surrounding area already contains some business park and industrial-style development west of SE Four Mile Drive, and the subject property is located along an arterial roadway corridor that will continue to accommodate employment and industrial uses. She further explained that this rezoning does not approve a specific building or development plan. Any future development would still need to go through the city's site plan review process and comply with all applicable City development standards.

Next, Hutzell outlined the readdressing process that would be coordinated for the area. She also explained that the area in question is already receiving City of Ankeny services, as it is within City Limits.

Lastly, Hutzell stated the staff's conclusion, based on the factors outlined above, that the proposed rezoning of 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate. She

reiterated the City of Ankeny staff's recommendation that the Plan & Zoning Commission recommends City Council approval of the request by Tim Hogan with Hogan Law Firm, on behalf of the property owners, Legacy Housby, LLC to rezone 32.84 acres from R-1, One Family Residence District to M-1, Light Industrial District.

T.Rapp called for questions, comments, or discussion. There being none, he entertained a motion.

Motion by T.Ripper to recommend City Council approval of the request by the applicant, Tim Hogan (Hogan Law Firm), on behalf of the property owner, Legacy Housby, LLC to rezone 32.84 acres from R-1 One Family Residential District to M-1, Light Industrial District. Second by L.West. All voted aye. Motion carried 5 - 0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: June 2, 2026

Agenda Item: 2026 Legacy Housby Rezoning- Action
Report Date: May 27, 2026
Prepared By: Laura Hutzell EJC
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Tim Hogan of Hogan Law Firm, on behalf of the property owners, Legacy Housby, LLC, to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

Project Report

The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection.

The subject property was annexed into the City of Ankeny on February 15, 2024, following approval by the City Development Board. Newly annexed property is automatically assigned the R-1, One-Family Residence District zoning designation upon incorporation into Ankeny city limits, as R-1 is the City's most restrictive zoning classification.

Properties to the north, east and south are located outside of Ankeny city limits and within Polk County limits. Property to the west across SE Four Mile Drive is zoned Crosswinds Business Park PUD, Planned Unit Development.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the 32-acre parcel as being Light Industrial with an area of open space. According to Figure 12.5 in the City's Comprehensive Plan, the proposed M-1 zoning category is compatible with the Light Industrial land use.

The applicant was able to obtain 62% consenting signatures from adjacent property owners, meeting the requirement for a rezoning.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning on May 7, 2026; and a legal notice of the proposed rezoning and amendments was published on May 8, 2026. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage on May 6, 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 May 19, 2026. During the public hearing there was a presentation from City Staff, followed by comments from one member of the public who had questions related to his property located immediately west of the subject site.

Property Values:

One member of the public who lives west of the subject property asked how the proposed rezoning could affect his property value if he chooses to sell in the future. Staff understands these concerns, especially as long-standing rural homesteads begin seeing more urban development occur in the surrounding area as the city continues to grow outward.

Property values can be affected by many different factors, so staff cannot definitively say whether the rezoning would increase or decrease the value of a specific property. However, staff notes that the surrounding area already contains some business park and industrial-style development west of SE Four Mile Drive, and the subject property is located along an arterial roadway corridor that will continue to accommodate employment and industrial uses.

Staff also notes that this rezoning does not approve a specific building or development plan. Any future development would still need to go through the city's site plan review process and comply with all applicable City development standards.

Readdressing:

The same member of the public also asked about Ankeny city services and a new address following the annexation of his property into the City of Ankeny in 2024. Oftentimes, the City's addressing process is typically coordinated when development occurs or when a change is necessary to support emergency services, utilities, mail delivery, or future infrastructure planning. Staff will continue coordinating with the property owner and applicable departments regarding any future addressing updates or service-related questions as development progresses in the area. That being said, the property in question is located within Ankeny city limits and will continue to receive City of Ankeny services, including police, fire, and 911 emergency response.

Summary:

Based on the factors outlined above, City staff has determined that the proposed rezoning of 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate.

Therefore, Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Tim Hogan with Hogan Law Firm, on behalf of the property owners, Legacy Housby, LLC to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

April 3, 2026

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

RE: PETITION FOR REZONING
M-1: LIGHT INDUSTRIAL DISTRICT
LEGACY HOUSBY, LLC PROPERTY
PART OF THE SW ¼ OF SEC. 8, T79N, R23W
S&A Project No. 126.0134.01

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

On behalf of Legacy Housby, LLC, as Owner, and Tim Hogan, Hogan Law Office, as Applicant, we respectfully submit the rezoning petition request for the property located at the northeasterly corner of SE Four Mile Drive and SE 90th Street.

With this rezoning petition, we are requesting the rezoning of approximately 32.849 acres from the current zoning designation of R-1: One-Family Residence District to the proposed zoning designation of M-1: Light Industrial District. The intent of this modification is to allow for potential retail/commercial uses along the roadway frontages and warehouse/distribution uses toward the rear portion of the property.

Attached are copies of the Rezoning Application form, Petitions for Rezoning with signatures of more than 60-percent of the surrounding property owners within 250-feet, less right-of-way, Rezoning Map, and Rezoning Petition Fee of $465.00. Please contact our office should you have any questions or require additional information. Thank you.

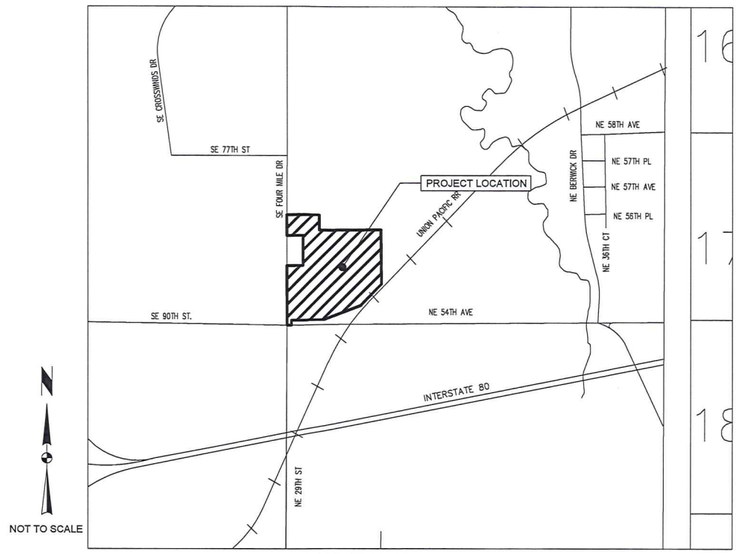
Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure
cc: Timothy Hogan, Hogan Law Office (w/enclosure emailed)
File (electronic)





NOT TO SCALE

VICINITY MAP

city of Ankeny
bringing it all together

REZONING DESCRIPTION

THE SOUTH 208.71 FEET OF THE WEST 450.42 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼
AND
EXCEPT THE SOUTH 416 FEET OF THE NORTH 493 FEET OF THE WEST 225 FEET, THAT PORTION LYING NORTHWEST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, ALL IN SECTION 8, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5 TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO POLK COUNTY BY WARRANTY DEED FILED JUNE 19, 1996 AND RECORDED IN BOOK 7426 PAGE 486, POLK COUNTY, IOWA

OWNER

LEGACY HOUSBY LLC
4200 RIVER OAKS DRIVE
DES MOINES, IA 50312
CONTACT: PATRICIA HOUSBY
PHONE:(515) 229-2400

APPLICANT

HOGAN LAW OFFICE
1717 INGERSOL AVENUE, SUITE 200
DES MOINES, IA 50309
CONTACT: TIMOTHY HOGAN
PHONE:(515) 279-9059

ZONING

EXISTING: R-1 ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: M-1 LIGHT INDUSTRIAL DISTRICT

ADJACENT OWNERS

1. CHARLES & MARILYN HARDEN
   5671 NE 29TH ST DES MOINES, IA 50317
2. POLK COUNTY
   IOWA NATURAL HERITAGE FOUNDATION
   505 5TH AVE STE 444
   DES MOINES, IA 50309-2321
3. ANIMAL RESCUE LEAGUE OF IOWA INC
   5452 NE 22ND ST
   DES MOINES, IA 50313-2528
4. POLK COUNTY CONSERVATION BOARD
   12130 NW 128TH ST
   GRANGER, IA 50109-1200
5. JERI RENES
   ROSE M BROWN
   VICKI BROWN
   2969 NE 54TH AVE DES MOINES, IA 50317
6. ZOE MARKWICK & ELDA BRUZA
   EDGED DES MOINES LLC
   30 OLD KINGS HWY S PMB 1005
   DARIEN, CT 06820-4526
7. SILVER LAND COMPANY LC
   6152 NE 46TH ST
   ALTOONA, IA 50009-9568
8. PEGGY & RICHARD GROVES
   5569 NE 29TH ST DES MOINES, IA 50317
9. LEGACY CUTLER LLC
   LEGACY HOUSBY LLC
   3200 JORDAN GRV
   WEST DES MOINES, IA 50265-6455
10. BRENDA R SAFRANSKI
    4732 95TH ST
    URBANDALE, IA 50322-6212

ADJACENT OWNERSHIP AREAS

OWNER	ACRES	PERCENTAGE OF OWNERSHIP	APPROVAL
1	8.19		28.51%
~~2~~	~~4.74~~	~~NEUTRAL~~	
3	1.82	6.33%	
~~4~~	~~3.25~~	~~NEUTRAL~~	
5	3.65	12.70%	
6	1.28	4.46%	
7	7.38		25.70%
8	1.57	5.46%	
9	2.44		8.49%
10	2.40	8.35%	
TOTAL	28.73	37.30%	62.70% = 100%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date June 2, 2026
Ayes 5 Nays 0 Abstain ___ Absent 2
APPROVED
T. Rapp **Chairperson**
Alyssa Middlestens **Secretary**

RECEIVED
APR 01 2026
CITY OF ANKENY

0 200 FEET

MARK	REVISION	DATE	BY
Engineer:ENGR	Checked By: BKC	Scale: 1" = 200'	
Technician:CMC	Date: 4/3/2026	T-R-S: TTN-RRW-SS	

Project No:126.0134.01 — Sheet C100

ANKENY, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

LEGACY HOUSBY, LLC

REZONING MAP

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 126.0134.01
Sheet C100

V:\Projects\2026\126.0134.01\CAD\D126013401_REZONING MAP.dwg ALLAN SMITH, 2/23/26 EXHIBIT L, 2026040 1, 2:57 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



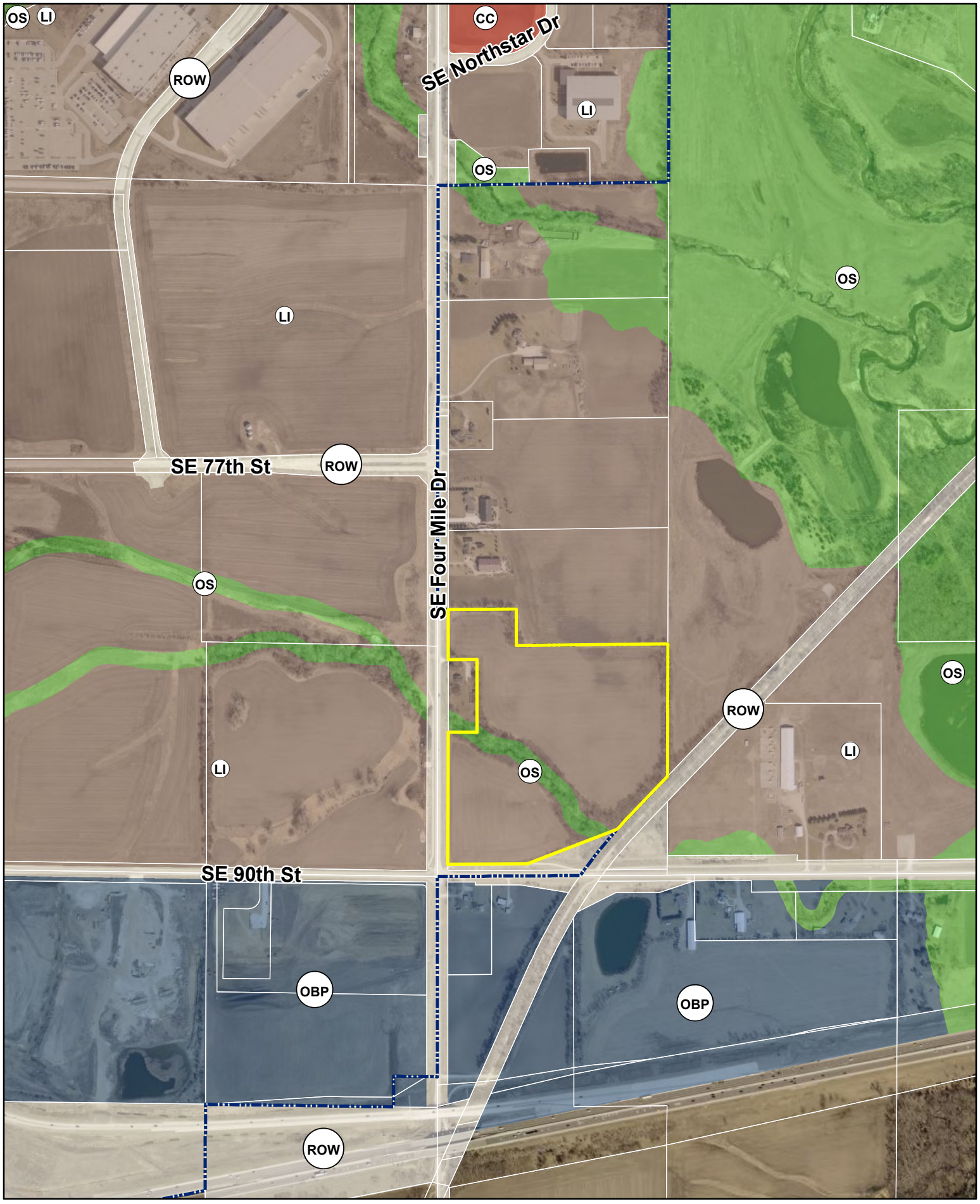
N

1 inch = 797 feet

Date: 4/23/2026

2026 Legacy Housby Rezoning
Aerial Map

Ankeny
bringing it all together.



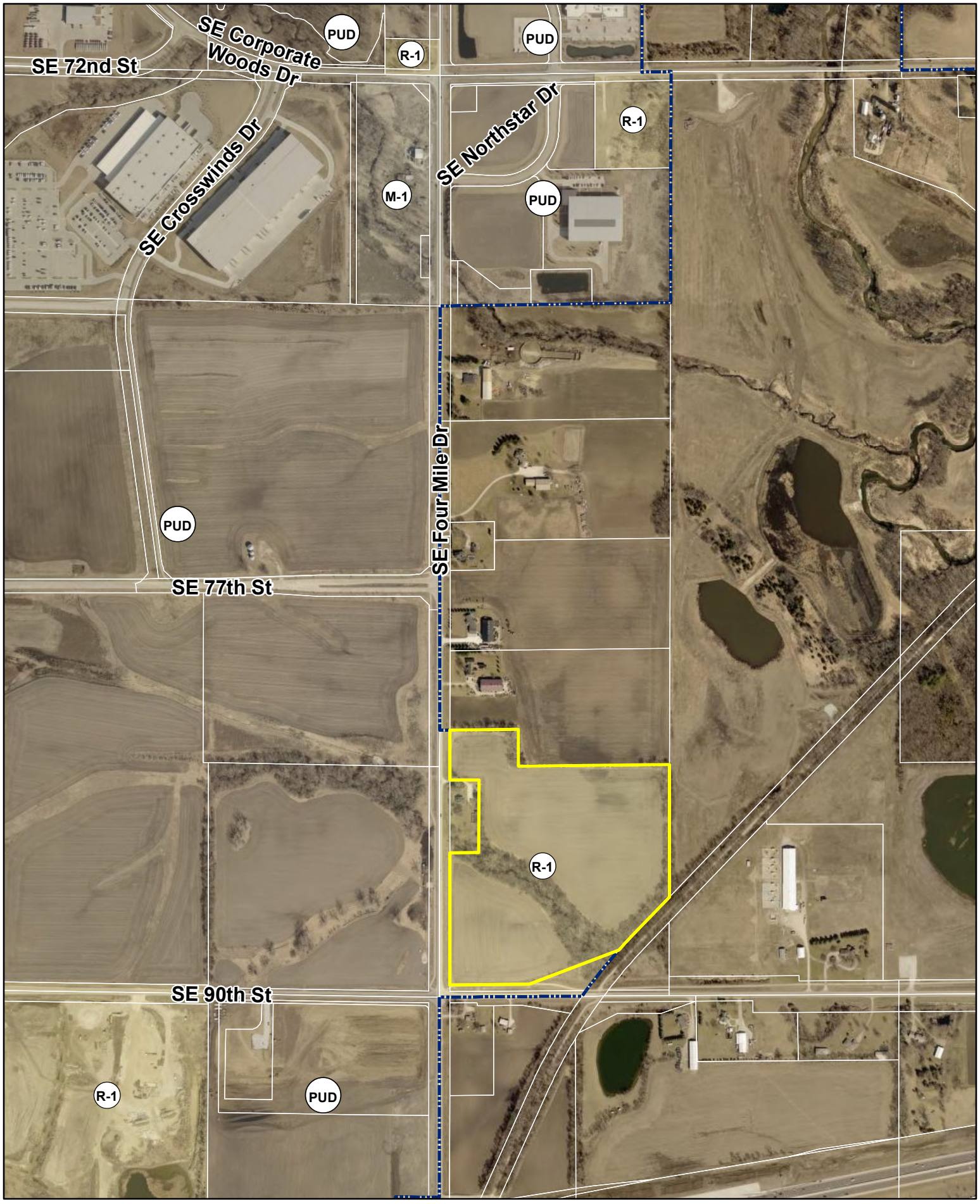
N

1 inch = 694 feet

Date: 5/6/2026

2026 Legacy Housbly Rezoning
Future Land Use Map

Ankeny
bringing it all together.



N

1 inch = 694 feet

Date: 5/6/2026

2026 Legacy Housbly Rezoning
Zoning Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 2263 Consider motion to accept third consideration of **ORDINANCE 2263**, an Ordinance vacating part of a Sanitary Sewer Easement filed in book 10243 and page 741 and located on part of the NE 1/4 of SEC 14-80-24, sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the sale of property vacated by the City of Ankeny, Iowa, to Ankeny Community School District.

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 3rd Reading
Resolution
LEGAL

EXECUTIVE SUMMARY

Ankeny Community School District has requested the vacation of a Sanitary Sewer Easement filed in book 10243 and page 741 and located on part of the NE 1/4 of SEC 14-80-24. The vacated easement has been replaced with other easement(s) to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Sanitary Sewer Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

ATTACHMENTS

1. Ordinance
2. Easement Vacation Exhibit
3. Aerial Map
4. Applicant Letter
5. Resolution
6. Quit Claim Deed

WHEN RECORDED RETURN TO:

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

Preparer Information: Deb Gervais, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3558

ORDINANCE

ORDINANCE VACATING PART OF A PUBLIC SANITARY SEWER EASEMENT FILED IN BOOK 10243 AND PAGE 741 AND LOCATED ON PART OF THE NE ¼ OF SEC 14-80-24

WHEREAS, pursuant to notice published in the manner required by law, on the ____ day of _____, 2026, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate part of a public sanitary sewer easement filed in book 10243 and page 741 and located on part of the NE ¼ of SEC 14-80-24, as shown on the attached Exhibit 'A'; and

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

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

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

SECTION I. The City of Ankeny does hereby vacate and release said easement, as shown on the attached Exhibit 'A'.

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

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

PASSED AND APPROVED this 3rd day of August 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2026

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

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NE1/4
SEC. 14-80N-24W
REQUESTED BY:
ANKENY COMMUNITY SCHOOL DISTRICT

VACATION EASEMENT PLAT

VACATION EASEMENT DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, PARKVIEW TERRACE PLAT 11, AN OFFICIAL PLAT, ALSO BEING THE NORTHWEST CORNER OF PARKVIEW TERRACE PLAT 13, AN OFFICIAL PLAT; THENCE SOUTH 89°52'43" EAST ALONG THE NORTH LINE OF SAID PARKVIEW TERRACE PLAT 13, A DISTANCE OF 382.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°19'30" WEST, 642.49 FEET; THENCE NORTH 80°40'30" EAST, 20.00 FEET; THENCE SOUTH 09°19'30" EAST, 628.46 FEET TO THE PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF NORTH ANKENY BOULEVARD (US HWY 69); THENCE SOUTH 00°01'13" EAST ALONG SAID PRESENTLY ESTABLISHED WEST RIGHT-OF-WAY LINE, 17.12 FEET TO THE NORTHEAST CORNER OF SAID PARKVIEW TERRACE PLAT 13; THENCE NORTH 89°52'43" WEST ALONG SAID NORTH LINE OF PARKVIEW TERRACE PLAT 13, A DISTANCE OF 17.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES (12,859 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

12/17/2025

OWNER

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IA 50023-3033

BASIS OF BEARING

THE NORTH LINE OF PARKVIEW TERRACE PLAT 13, AN OFFICIAL PLAT, IS ASSUMED TO BEAR SOUTH 89°52'43" EAST FOR THE PURPOSE OF THIS SURVEY.

INTENT OF SURVEY

THE INTENT OF THIS SURVEY IS TO VACATE THE EXISTING SANITARY SEWER EASEMENT AS SHOWN ON EASEMENT RECORDED IN BOOK 10243, PAGE 741 IN THE OFFICE THE POLK COUNTY RECORDER.

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument (1/2" Rebar, YPC # 19710 Unless Otherwise Noted)	●	⬡
R.O.W. Rail	⊢⊣	
Centerline Reference Monument (Cut "X", Unless Otherwise Noted)	◆	◇
Calculated Corner	✣	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

06/08/2026
Erin D. Griffin, PLS Date

License Number 19710
My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. NE1/4, SECTION 14-80-24

VACATION EASEMENT PLAT

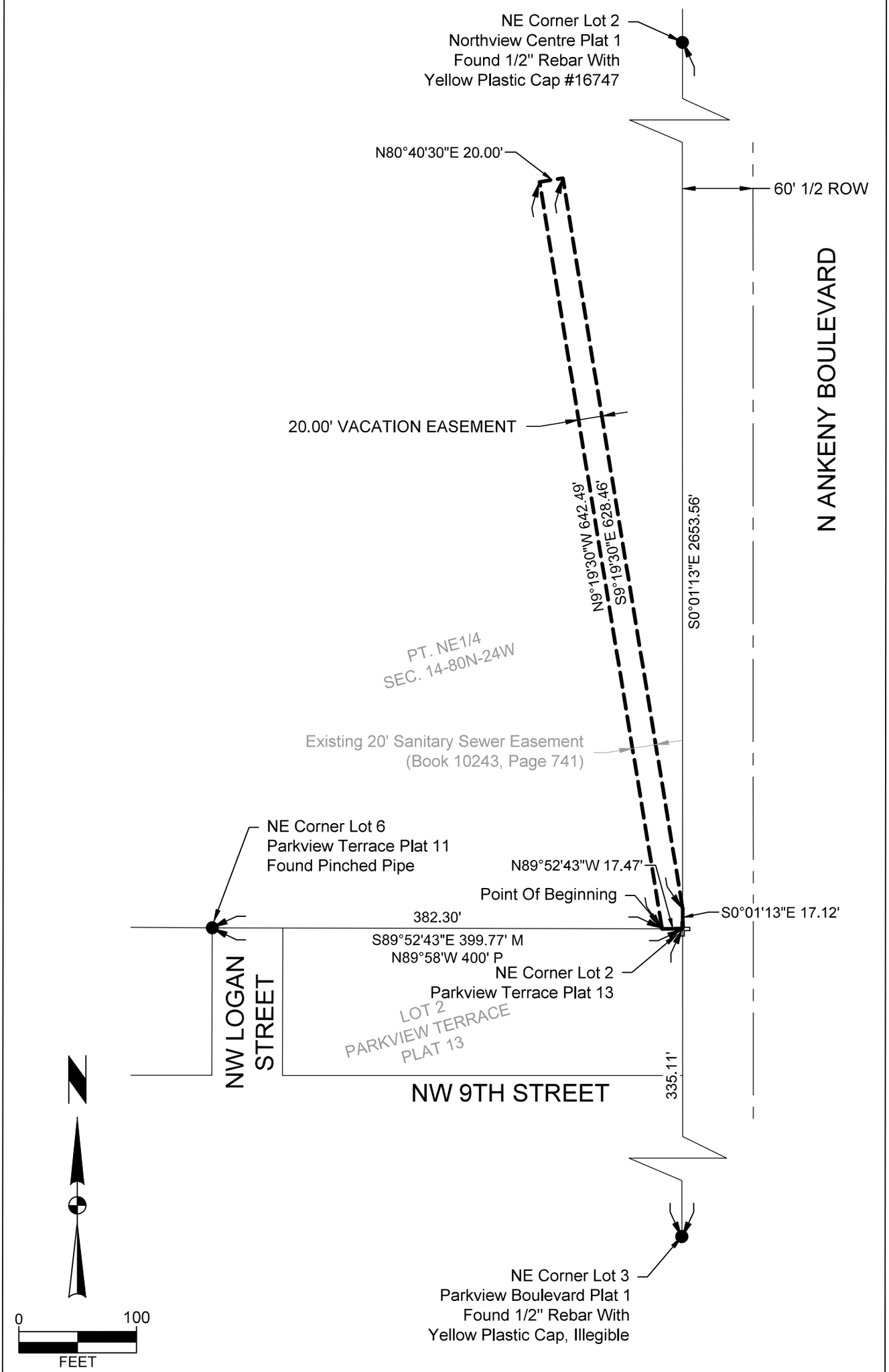
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2	
PN: 124.0141.01	
T-R-S:80N-24W-14	
DATE: 12/17/2025	
PM/TECH: EDG/AJD	

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VACATION EASEMENT PLAT



PT. NE 1/4, SECTION 14-80-24

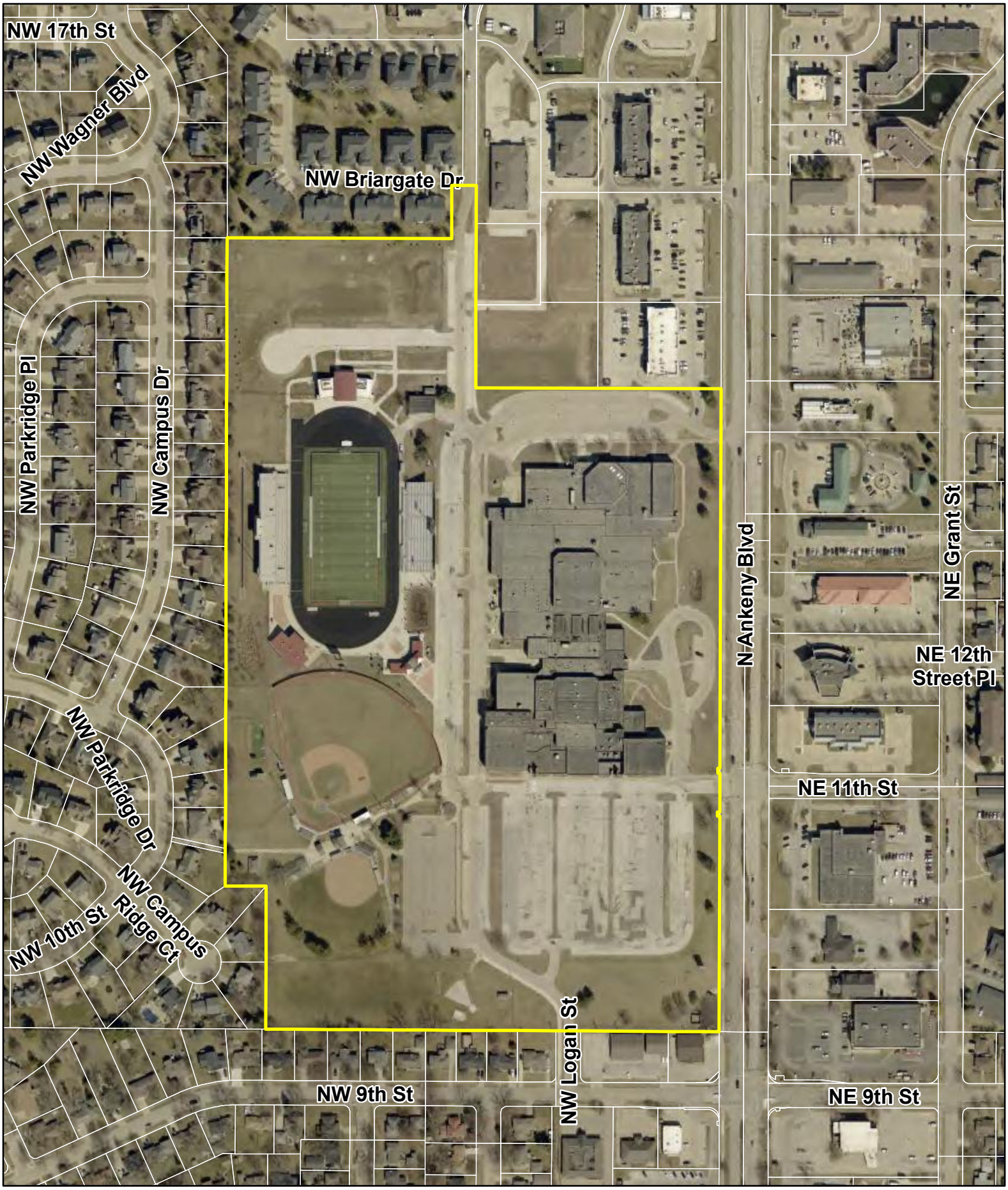
VACATION EASEMENT PLAT

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 2 OF 2
PN: 124.0141.01
T-R-S:80N-24W-14
DATE: 12/17/2025
PM/TECH: EDG/AJD

V:\Projects\2024\124.0141.01\CADD\EASE_1240141_VACN.dwg



N

1 inch = 300 feet

Date: 6/4/2026

Ankeny Community School District
Sanitary Sewer Vacation

Ankeny
bringing it all together.

June 6, 2026

Members of the Plan & Zoning Commission
c/o Laura Hutzell, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: ANKENY INNOVATE HUB
VACACTION REQUEST

Dear City of Ankeny staff:

On behalf of the Ankeny Community School District, we are formally requesting the vacation/release of the 20' Public Sanitary Sewer Easement that currently provides easement over the existing Sanitary Sewer Service to the existing Northview Middle School Building.

As part of the recent City approved Innovative Hub project that is currently under construction, the sanitary sewer servicing that the existing easement covers is being re-routed and relocated closer to Ankeny Boulevard so that it does not run diagonal across the property where the new building development is occurring. New Public Sanitary Sewer routing is being provided underneath Ankeny Boulevard to support both the new proposed Innovative Hub building and to reconnect sewer servicing to the existing Northview Middle School building. With the sewer being re-routed/relocated, the existing Sanitary Sewer easement will be unnecessary for the property after redevelopment. Proposed Easements for the new sanitary sewer routing have already been coordinated with the City of Ankeny.

To support this request the following documents have been provided to the City:

- Easement Vacation Application, Signed (Previous Provided)
- Easement Vacation Review Fee, Paid (Previously Provided)
- Easement Vacation Plat
- Easement Vacation Legal Description
- Easement Vacation Letter Request

Please review the attached materials and feel free to contact me with any questions or requests for additional information.

SNYDER & ASSOCIATES, INC.

Justin Strom, PE
Project Manager

cc: Mike Maddalozzo, Ankeny Community School District

RESOLUTION

RESOLUTION AUTHORIZING THE SALE OF PROPERTY VACATED BY THE CITY OF ANKENY, IOWA, TO ANKENY COMMUNITY SCHOOL DISTRICT

WHEREAS, by Ordinance No. 2263 the City has vacated certain property, as shown on the attached Exhibit 'A'; and

WHEREAS, Ankeny Community School District has offered to purchase said property for an amount equal to the costs incurred by the City to vacate said property; and

WHEREAS, a public hearing on said vacation and sale was held on the 6th day of July, 2026, pursuant to published notice as required by law; and

WHEREAS, this Council, having heard all comments for and against said offer to purchase said property, determines that the offer should be accepted.

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

1. That the City accepts the offer of the Ankeny Community School District to purchase, for an amount equal to the costs incurred by the City in preparing all proceedings and documents necessary to affect vacation and conveyance, the property as shown on the attached Exhibit 'A'; and

2. That the Mayor and City Clerk are hereby authorized and directed to execute and deliver a quit claim deed conveying the aforesaid property to the purchaser upon receipt of the full amount of the purchase price. The Clerk shall compute such amount.

PASSED AND APPROVED this 3rd day of August 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:

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

Preparer Information: Deb Gervais, City of Ankeny, 1210 NW Prairie Ridge Drive, Ankeny, Iowa 50023	Phone: (515) 963-3558
Address Tax Statements: Ankeny Community School District, 306 SW School Street, Ankeny, Iowa 50023	Phone: (515) 965-9600

QUIT CLAIM DEED

BE IT KNOWN BY ALL:

That the CITY OF ANKENY, IOWA, a municipal corporation of the County of Polk, State of Iowa, in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00) in hand paid by Ankeny Community School District, does hereby QUIT CLAIM unto said Ankeny Community School District, all its right, title, and interest in and to the following described property situated in Polk County, Iowa, to-wit:

SEE ATTACHED EXHIBIT 'A'

No Declaration of Value is required under the conditions of Exemption No. 6. No transfer tax is required; consideration is less than $500.00, and the Grantor is a municipal corporation.

DATED this 3rd day of August 2026.

CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

STATE OF IOWA, COUNTY OF POLK, *ss*:

On this 3rd day of August, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bobbi B. Bentz and Michelle Yuska, to me personally known, who being by me duly sworn did say that they are the Mayor and City Clerk, respectively, of the City of Ankeny, Iowa; that the seal affixed to the above and foregoing instrument is the corporate seal of said corporation, and that said instrument was signed pursuant to a Resolution adopted by the City Council of Ankeny, Iowa, on the 3rd day of August, 2026, and the said Bobbi B. Bentz and Michelle Yuska acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 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 2264 An Ordinance amending Chapter 69 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Parking Regulations.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade essential infrastructure

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

As the City grows, updates to the Municipal Code Chapter 69 Parking Regulations are considered to address newly-annexed streets, newly-occupied streets, resident requests or safety concerns. The following updates, all in the northeast quadrant of the City and east of Interstate 35, are proposed:

NE Threshold Drive, from NE 38th Street to NE 25th Street: This street has been extended south of NE 36th Street, and will serve commercial and multi-family development within this section. Parking regulation signs will be installed for the first time on this street section.

NE Threshold Drive, between NE 25th Street and NE Frisk Drive: This street section is new residential street, and it is proposed that on-street parking is not allowed on the interior curve of this street section to support driver sight lines and safety. Parking will be allowed on the opposite side and signs will be installed as home construction is completed.

NE 25th Street, between NE Threshold Drive and NE 24th Street: Similar to the above section of NE Threshold Drive, this is a new residential street and it is proposed that on-street parking is not allowed on the interior curve of this street to support driver sight lines and safety. Parking will be allowed on the opposite side and signs will be installed as home construction is completed.

NE 28th Street, NE 35th Street and NE Waterford Drive: These are new streets serving commercial or multi-family developments with on-site parking lots, and it is proposed that on-street parking not be allowed on these streets. Parking regulation signs will be installed as development construction is completed.

NE Frisk Drive: Section 69.11, No Parking on Both Sides, currently prohibits on-street parking from the entire length of NE Frisk Drive. However, the street has been extended north of NE 18th Street and, except for 200 feet that will be needed for future intersection improvements, the new street section serves as a residential collector street. The proposed amendment to Section 69.11 will allow on-street parking on the west side of NE Frisk Drive in this section. Parking regulation signs will be installed as home construction is completed.

An exhibit of the area, with existing and proposed parking regulations, is attached to this agenda item.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to amend Municipal Code Chapter 69 Parking Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

New signs and/ or posts will be installed by City forces as needed, and funded through the Public Works Department operating budget.

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2264.

ATTACHMENTS

1. Ordinance Amendment
2. NE Quadrant

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 69, PARKING REGULATIONS, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it necessary and proper to amend Chapter 69 of the Code of Ordinances to match current standards and practices.

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

Section 1: Section 69.10, No Parking on North and East Sides of Streets, be and is hereby amended to include the underlined language and delete the stricken language:

1. Exceptions. Notwithstanding the provisions of this section, parking is prohibited in the following locations, but permitted along the curb opposite such locations, as follows:

   AC. Northeast 25th Street. Parking is prohibited on the south side and the east side between Northeast Threshold Drive and Northeast 24th Street.
   AD. Northeast Threshold Drive. Parking is prohibited on the west side and the north side between Northeast 25th Street and Northeast Frisk Drive.

2. Exceptions. Notwithstanding the provisions of this section parking is authorized or prohibited along certain street as hereinafter set forth:

   BH. Northeast Threshold Drive. Parking is prohibited on both sides of Northeast Threshold Drive from ~~Northeast 36th Street~~ Northeast 25th Street to Northeast 38th Street.
   BP. Northeast 28th Street. Parking is prohibited on both sides on Northeast 28th Street east of Northeast Threshold Drive.
   BQ. Northeast 35th Street. Parking is prohibited on both sides of Northeast 35th Street east of Northeast Threshold Drive.
   BR. Northeast Waterford Drive. Parking is prohibited on both sides of Northeast Waterford Drive.

Section 2: That Section 69.11, No Parking on Both Sides, be and is hereby amended to include the underlined language:

3. Major Thoroughfares. On both sides of the following major thoroughfares:

   II. Northeast Frisk Drive from East 1st Street to a point 200 feet north of Northeast 18th Street.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed**.**

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny, Iowa, this _____ day of _____ 2026.

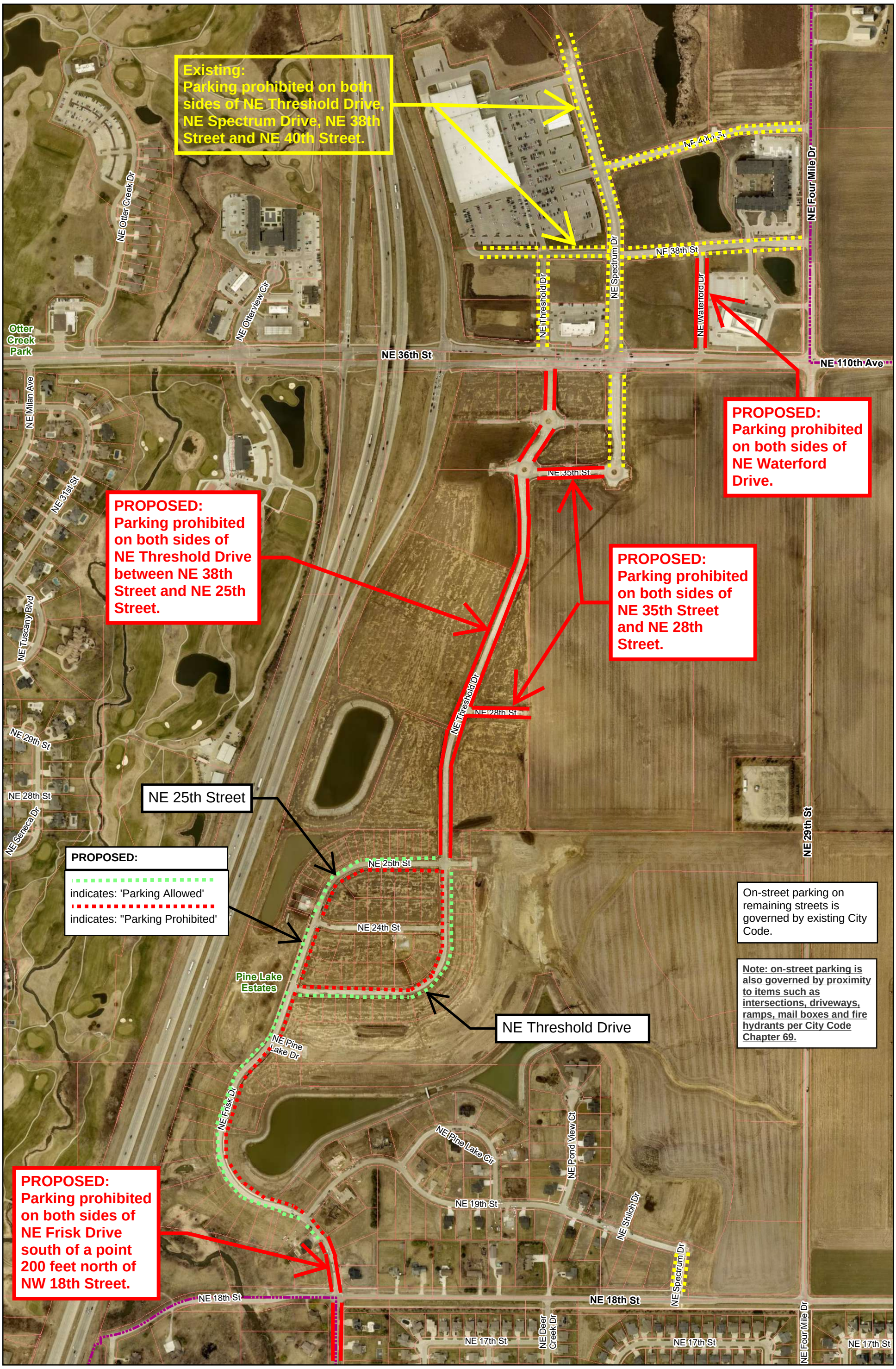
_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Published in the Des Moines Register
On the ___ day of _____, 2026

1st Con _____
2nd Con _____
3rd Con _____



city of Ankeny
bringing it all together

Parking Regulations: NE Quadrant

Map is for Locational Purposes Only.

N W E S

1 in = 500 ft

Date: 7/1/2026

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 3, 2026
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Proposed Memorandum of Understanding with the Ankeny Friends of the Arts, d/b/a Ankeny Art Center.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Consider approval of a Memorandum of Understanding with the Ankeny Art Center regarding their proposed new facility at 315 SW Cherry Street, which will include the Art Center vacating the City-owned building at 1520 SW Ordnance Road.

CITY MANAGER/STAFF RECOMMENDATIONS:

Consider approval of the proposed MOU.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The MOU envisions a $200,000 contribution to the capital campaign for the Art Center, which would be advanced from existing City funds. The City expects to recoup the capital contribution through sale of the existing Art Center site and/or building at 1520 SW Ordnance Road. Additionally, the construction of the new Art Center and vacating of the existing City-owned building is expected to reduce site and facility maintenance costs for the City.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to adopt RESOLUTION approving a Memorandum of Understanding with the Ankeny Friends of the Arts, d/b/a Ankeny Art Center.

ATTACHMENTS

1. Resolution- Art Center MOU 7-29-26
2. Art Center Draft MOU- Proposed 7-29-26

RESOLUTION 2026-XXXX

Resolution approving a Memorandum of Understanding between the City of Ankeny, Iowa and the Ankeny Friends of the Arts, dba Ankeny Art Center

---

WHEREAS, the City of Ankeny owns certain property located at 1520 SW Ordnance Road, Ankeny; and

WHEREAS, said property is currently leased to the Ankeny Friends of the Arts, doing business as the Ankeny Art Center ("Art Center"); and

WHEREAS, the Art Center is undertaking a capital campaign for the construction of a new facility at 315 SW Cherry Street; and

WHEREAS, this relocation will provide direct benefits to the City of Ankeny, including reduced site and facility maintenance and the potential to recoup its proposed capital contribution through sale of the site and/or building following the construction of the new Art Center; and

WHEREAS, the project will promote tourism and economic development through the enhancement of Art Center operations and programming and of Uptown Ankeny in general; and

WHEREAS, the City Council therefore will consider a contribution to the Art Center capital campaign under the terms of a negotiated Memorandum of Understanding ("MOU").

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

1. The City Council of the City of Ankeny, Iowa hereby approves the proposed Memorandum of Understanding Between the City of Ankeny, Iowa and the Ankeny Art Center as attached hereto.

2. The City Council of the City of Ankeny, Iowa approves as a public purpose the underlying capital contribution listed in the MOU based on the significant direct benefits to the City of Ankeny described in the preamble to this Resolution, in addition to the tourism and economic development benefits provided by the Art Center project.

3. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 3rd day of August, 2026.

CITY OF ANKENY, IOWA

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

MEMORANDUM OF UNDERSTANDING

Between the City of Ankeny, Iowa and the Ankeny Art Center

I. Parties

This Memorandum of Understanding ("MOU") is entered into by and between the **City of Ankeny, Iowa** ("City") and the **Ankeny Friends of the Arts, doing business as the Ankeny Art Center** ("Art Center").

II. Purpose

The purpose of this MOU is to express the mutual understanding and intent of the parties regarding the Art Center's efforts to develop and construct a new permanent facility and the City's one-time financial support for that project as determined to be in the public's best interest by the Ankeny City Council and satisfying a public purpose under Iowa law.

III. Background

1. The City currently leases to the Art Center the building located at 1520 SW Ordnance Road, Ankeny, Iowa 50023 ("Current Facility"), which serves as the Art Center's primary location.
2. The Art Center intends to undertake a capital campaign to raise private funds for the construction of an approximately $4.5 million facility at 315 SW Cherry Street, Ankeny, Iowa 50023 ("New Facility") that will provide expanded arts programming and cultural opportunities for the public benefit of the residents of Ankeny.
3. Upon completion of the New Facility, the Art Center anticipates vacating the Current Facility, allowing the City to dispose of or repurpose the property.

IV. Obligations & Covenants of the City

In support of the Art Center's significant capital fundraising efforts and in recognition of the public benefit provided by a new arts facility, the City agrees as follows:

1. If the Art Center successfully raises sufficient funds and proceeds with the project, the City shall contribute **Two Hundred Thousand Dollars ($200,000)** toward the construction of the New Facility.
2. The City's contribution shall occur within thirty (30) days of the issuance of a Certificate of Occupancy for the New Facility.

V. Obligations & Covenants of the Art Center

The Art Center agrees to:

1. Conduct and complete a capital fundraising campaign for the construction of the New Facility.

2. Keep the City reasonably informed regarding the progress of the fundraising campaign and project timeline.

3. Construct the New Facility in accordance with the conceptual designs being distributed for fundraising purposes as of the date of this MOU. The City contribution may be used only for construction of the New Facility.

4. Vacate the Current Facility within a mutually agreed-upon period following occupancy of the New Facility, subject to the terms of the lease agreement between the parties.

VI. Administrative Provisions

1. Term of Agreement. This MOU shall become effective upon execution by both parties and shall remain in effect until the earlier of:

   - Completion of the City's contribution described herein;
   - Mutual written termination by the parties; or
   - Three (3) years from the effective date, unless extended by written agreement.

2. Default. In the event that either party has defaulted on its obligations of the MOU, the other party shall give the defaulting party notice of said default and give the other party fifteen (15) days to remedy said default. In the event that the default is not cured within said fifteen (15) day period, the nondefaulting party may terminate this MOU and seek to recover damages, including reasonable attorneys' fees and costs, caused by said breach.

3. Notices. For purposes of this Agreement, when notice is required to the other party, notice is deemed given when the party has sent written notice, via regular U.S. Mail, with appropriate postage attached and placed in a mailbox for delivery, to the following:

   For the City:
   City Manager
   City of Ankeny, Iowa
   410 West First Street
   Ankeny, Iowa 50023

   For the Art Center:
   President
   Ankeny Art Center
   1520 SW Ordnance Road
   Ankeny, Iowa 50023

4. Survival. All express representations, indemnifications or limitations of liability made in or given in this Agreement shall survive the completion of the services to by rendered by the City and the Art Center hereunder or the termination of this Agreement for any reason.

5. Controlling Law. This Agreement is to be governed by the laws of the State of Iowa. The parties hereto agree that any action, suit or proceeding based upon any matter, claim or controversy arising under this Agreement shall be brought solely in the state or federal courts located in Polk County, Iowa. The parties hereto hereby irrevocably waive objection to the venue of the above-mentioned courts, including any claim that such action, suit or proceeding has been brought in an inconvenient forum. Both parties hereto expressly acknowledge and agree that nothing contained in this Agreement shall be construed to require the parties to submit to mandatory arbitration or mediation in the event of a breach or dispute hereunder.

6. Headings. The headings of sections of this Agreement are for convenient reference only and shall not be deemed to limit, construe, affect, modify or alter the meaning of such sections.

7. Severability. If any section, subsection, term or provision of this Agreement or the application thereof to the City, the Art Center, or a particular circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to the City, the Art Center, or particular circumstances other than that for which it was held invalid or unenforceable, shall not be affected thereby and each remaining section, subsection, term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

8. Modification. The terms of this Agreement may not be changed, waived, discharged or terminated orally, but only by a written document signed by the party against whom enforcement of the change, waiver, discharge or termination is sought.

9. Waiver. No waiver by the City or Art Center of any default hereunder shall operate as a waiver of any other default or of the same default on any future occasion. No delay on the part of the City or the Art Center in exercising any right or remedy hereunder shall operate as a waiver thereof. No single or partial exercise of any right or remedy by the City or the Art Center shall preclude future exercise thereof or the exercise of any other right or remedy.

10. Authority. The persons signing this Agreement warrant and represent that they have the authority to sign as, or on behalf of, the party for whom they are signing.

11. Entire Agreement. Both the City and the Art Center hereby expressly acknowledge and agree that this Agreement is intended to set forth the entire agreement between the parties, that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement, and that no other monies or considerations have been

solicited. No waiver, change, modification or amendment of this Agreement shall be binding upon either party hereto unless in writing and signed by both the City and the Art Center. The waiver by either party hereto of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of that provision or of any other provision or condition in this Agreement.

IX. Authorized Signatures

ACCEPTED & AGREED this _____ day of _____, 2026:

Ankeny Friends of the Arts, dba Ankeny Art Center

By:

_____
Steve Van Oort, President

City of Ankeny

_____
Bobbi B. Bentz, Mayor

Attest:

_____
Michelle Yuska, City Clerk